

# State of Housing in Portland

2019



**Portland  
Housing Bureau**



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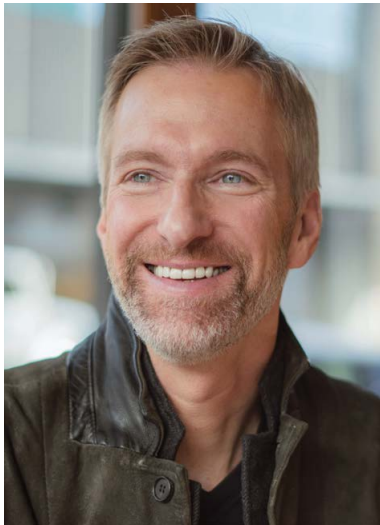
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## Foreword from Mayor Ted Wheeler

Dear Portlanders—

I am pleased to present the *2019 State of Housing in Portland* report, the most comprehensive resource on housing and affordability in our city. This report offers insight into who is being impacted most by the housing crisis at hand. As we continue to grow into a bigger and more diverse city, these insights are critical for decision-makers to know where to target our efforts and resources most effectively for the Portlanders that the housing market is leaving behind.

In addition to new market data and a five-year look at our demographic and housing trends, this year's report also examines how we have responded as a City since Portland City Council declared a housing and homelessness State of Emergency in 2015. I'm proud to say this report shows swift and comprehensive action, from expanded renter protections to the production of more than 5,200 affordable rental homes providing stable housing to an estimated 10,100 Portlanders. It also shows that our affordable housing production remained at an all-time high in 2019 for the second consecutive year, with 878 new units—the most ever produced in a single year. Another 3,100 are currently in development.

The report also shows that we have set ambitious goals to meet our toughest challenges head-on, and we are on track to achieving them. In partnership with Multnomah County and the Joint Office of Homeless Services, we committed in 2017 to adding 2,000 units of Permanent Supportive Housing (PSH) to address chronic homelessness in our community. At this printing, there are already 792 new units of PSH open or in progress now.

Portland's Housing Bond has contributed to this robust response. Twelve projects, totaling more than 1,420 units of permanently affordable housing, are either open or in progress across the city since voters overwhelmingly approved the city's first bond for affordable housing in 2016. Nine of these projects were funded in the last year alone. What's more is that we are leveraging community partnerships and aligning with the homeless services system and culturally specific agencies to better serve those disproportionately impacted by the housing shortage, including Communities of Color, immigrant and refugee populations, and families facing homelessness.

As Mayor, I firmly believe the success of our city is tied to the vibrancy, diversity, and affordability of our neighborhoods. I also believe that everyone deserves to have a safe, stable place they can call home. As Commissioner in charge of housing, I will continue to push for housing opportunities at all income levels so that we remain a vibrant city.

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

Sincerely,

Mayor Ted Wheeler



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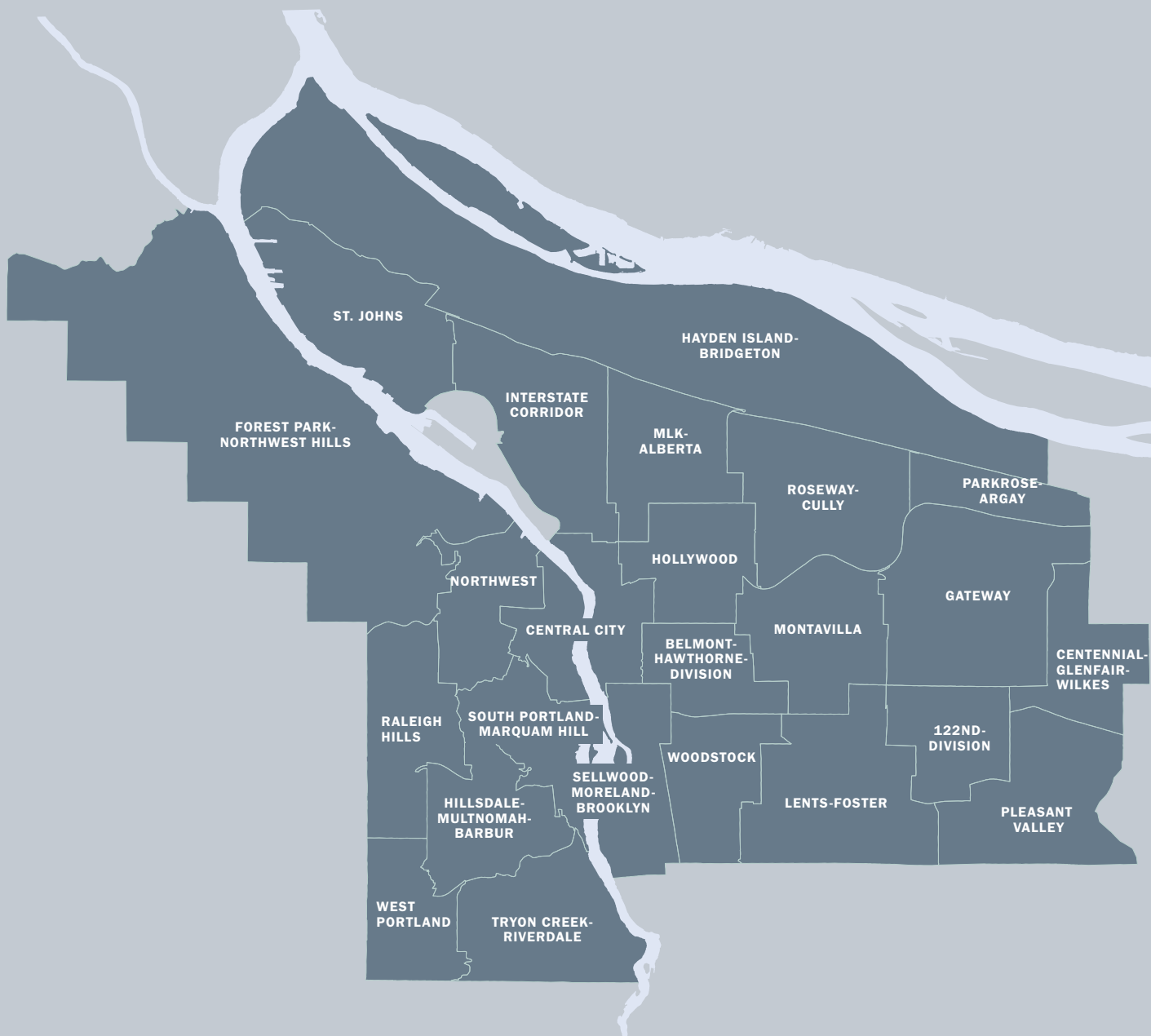
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# Executive Summary

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. While primarily focused on the housing market and the people impacted by it, this report also examines the City of Portland's policies and programs addressing rental and homeownership affordability, tenant protections, and homelessness.

Given the recent accelerated nature of changes in the city, this year's report focuses on demographic and housing trends during the five-year period ranging from 2012 to 2017. The 2019 State of Housing in Portland Report shows that housing affordability (both rental and homeownership) remains a challenge as rents and home prices continue to climb—outpacing incomes.

After a period of high population growth and steep increases in rents and home sales prices, a detailed look at the 2017 population and housing data is signaling that Portland has entered a period of stable growth in population and housing costs. Portland ranks as the 26th most populous city in the United States and the sixth largest city on the West Coast. During the 2012-2017 five-year period, Portland added close to 44,500 new residents. It is noteworthy that the Interstate Corridor, a designated Town Center, added more people and households than the Central City—a marked change from 2017 and earlier years.

Since the growth in population impacts housing need and demand, the City's housing permits and production data show continuing activity. In 2018, 3,891 new units were added to the City's housing stock and 4,092 permits were issued. Compared to 2017, this is a significant drop in unit production, but it should be noted that the 2017 production levels were unusually high as the market was reacting to legislative changes, particularly the implementation of Inclusionary Housing. The 2018 data is more in line with the sustained rate of housing production that will be needed to meet expected growth by 2035—as laid out in Portland's Comprehensive Plan.

As the city continues to grow, Portland is also diversifying, becoming wealthier and more educated. In 2017, almost 50 percent of people over 18 years of age had bachelor's degrees or more. It remains the most affordable city among the six West Coast cities. Unfortunately, the fortunes of a robust economy are not evenly shared and hence disparities in income and educational attainment by race and ethnicity continue to persist. This is evident in the disparity between median income of renters and owners as well as disparities in the income of Whites and People of Color. The gap between household income and housing costs continue to exert cost burden on households and demand that we continue to address housing affordability. In 2019, 878 newly affordable units were produced, the highest ever recorded for one year. The units are expected to house close to 1,500 people.

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

## Demographic Drivers

### Population & Households

Portland continues to add more residents than other cities in Oregon. Its 2017 population of 630,331 includes growth of 44,443 (7.6 percent) between 2012 and 2017. During this period Portland grew at an average annual growth rate of 1.5 percent. However, the number of households grew by 5 percent (at an annual rate of 1 percent). Most of the growth has been in households without children.

Population growth has been concentrated significantly in the Interstate Corridor, Central City, MLK-Alberta and St. Johns neighborhoods. In terms of household growth, Interstate Corridor and Central City still maintain the lead followed by Northwest and South Portland-Marquam Hill. The Parkrose-Argay neighborhood seems to be losing both population and number of households.

### Income

The new data indicates that incomes are beginning to rise overall. Continued job growth and increase in minimum wages is fueling this increase. The share of households making more than \$100,000 has increased significantly from 21.5 percent to 28.8 percent. However, the income gains are not being shared by everyone. A closer look reveals a different picture for many Portlanders depending upon race and household type. The income gains by Portlanders in the top 20 percent were remarkably higher in contrast to those in the middle and lower income groups. Most People of Color show smaller increases, if any, compared to White households.

Median income levels for renters and homeowners in Portland have grown since 2012. The median income for Portland homeowners of nearly \$87,000 per year is more than double that of renters, whose income is almost \$40,000 per year. Portland homeowners have surpassed income levels from before the 2007 recession.

### Housing Stock & Production

In 2017, annual production and permitting levels peaked higher than at any point in the last 16 years. Multifamily permitting in 2017 set a historic high at over 6,000 permits. Production peaked to 8,000 in 2017. In 2018, both permits and production saw a decrease. However, permits still continue to exceed production levels, indicating that although slow, there will be a sustained growth in the number of new housing units being added in 2019. It is more likely that increasing

construction and labor costs and tariff uncertainties are contributing to declining unit production and permitting. This phenomenon was not only seen in Portland but also in surrounding cities in Washington County and Clackamas County.

### Rentership

Rentership continues to increase steadily in Portland as seen in the increase from 46 percent in 2012 to 47 percent in 2017. Portland appears to be heading toward an equal split between renter and homeowner households. Twelve out of 24 neighborhoods show increases in rentership with Forest-Park, Tryon-Creek, Pleasant Valley and Gateway leading with increases above 3 percent.

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

### Homeownership Rate

Homeownership rates on the other hand have decreased in the last few years from 54 percent in 2012 to 53 percent in 2017. This decrease varies by race and ethnicity. All communities, except for Hispanic-Latinx and Native American, experienced decreases in homeownership rate from 2012 to 2017. Sellwood-Moreland, West Portland, Parkrose-Argay, and 122nd-Division are neighborhoods that show more than a 3 percent increase in homeownership.

### Racial Diversity

The City of Portland continues to diversify racially. All neighborhoods have grown more than ten percent in non-White populations with 13 neighborhoods at more than 25 percent.

Citywide, racial diversity as measured by the percent change in the share of Communities of Color, increased in nearly every neighborhood between 2012 and 2017 with the exception of Interstate Corridor, St. Johns, MLK-Alberta, Interstate Corridor, Roseway-Cully, Northwest, and Woodstock, where the proportional share of the Communities of Color showed slight decrease during this period.

## Demographic Drivers continued

### Homelessness

In 2019, 4,015 people were counted as experiencing homelessness on a single night in winter. This *Point-In-Time Count of Homelessness* (PIT Count) is conducted every two years and is based on a federal definition of homelessness (“HUD homeless”) that includes people staying in emergency shelter, transitional housing, or living on the street. The 2019 number is comparable to the number of people counted in both 2015 and 2017.

The new 2019 data show a new trend in the distribution of people experiencing homelessness. There was a decline in the percentage of people living in transitional housing and also a decline from 2017 to 2019 in the share of people staying in shelter. Conversely, there was an increase in the share of

people who were unsheltered for the same time period. From 2015 to 2019, the percentage of people experiencing chronic homelessness increased. Correspondingly, the percentage of unsheltered people who were chronically homeless also increased. People experiencing chronic homelessness reported having a range of disabling conditions, including mental health issues, substance abuse disorders, physical disabilities and chronic health conditions. The PIT count shows three communities of color—members from American Indian-Alaska Native, Native Hawaiian-Pacific Islander, and African American communities—are overrepresented in the population experiencing homelessness in comparison to their representation in the general population.

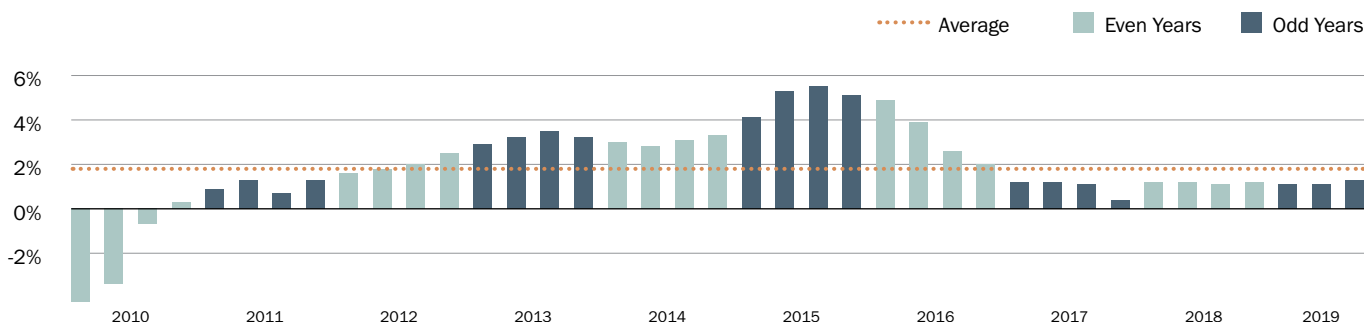
## Affordability

### Rental Affordability

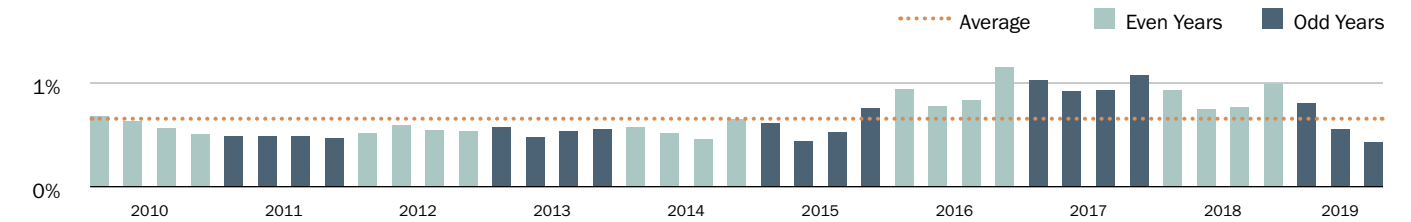
The softening of rent increases seen in 2017 and 2018 began to slow in 2019. During 2017 and 2018, average rents increased only by 2 percent. This softening has slowed in 2019, as the second quarter growth has increased to 4.3 percent. In 2019, the average rental unit charged \$1,491 per month, which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

All neighborhoods across the city saw increases in rent with the exception of Hayden Island, South Portland-Marquam Hill, and West Portland. The following neighborhoods continue to see rent increases averaging 5 percent or more: 122-Division, Central City, Forest Park-Northwest Hills, Interstate Corridor, MLK Alberta, Northwest, Roseway-Cully, Sellwood-Moreland, and Woodstock. Three-bedroom units increased the most (more than 10 percent) in the Central City, Interstate Corridor, Lents-Foster, Roseway-Cully and Woodstock. Northwest was the only neighborhood to see significant decrease in this category (by 11 percent) showing increased unit production and changes in the demand in the neighborhood.

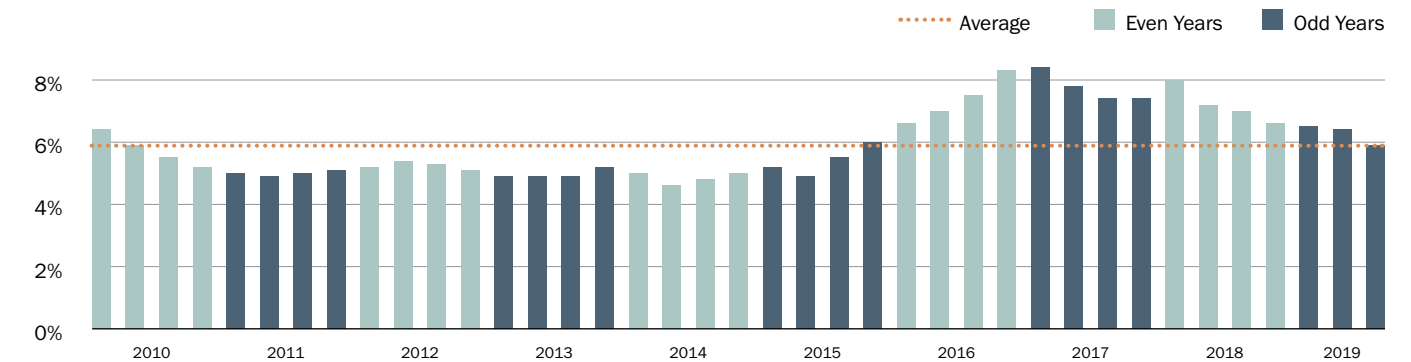
**Fig. 0.01 Percent Change in Rent per Year, 2010-2019** (Quarterly Data)



Source: CoStar 2019

**Fig. 0.02 Rent Concession Rates, 2010-2019** (Quarterly Data)

Source: CoStar 2019

**Fig. 0.03 Vacancy Rates, 2010-2019** (Quarterly Data)

Source: CoStar 2019

## Affordability continued

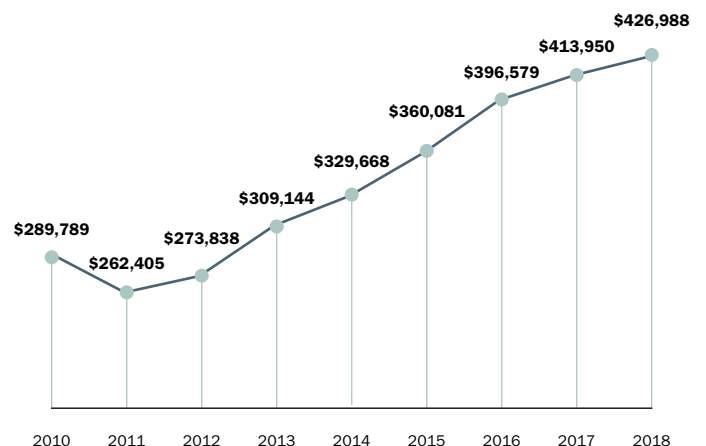
### Homeownership Affordability

In 2018, the median home sales price exceeded \$400,000 in over two thirds of the neighborhoods in Portland compared to over half of the neighborhoods in 2016. A homebuyer looking to buy a home below \$300,000 would have only two neighborhoods to search in, 122nd-Division and Centennial-Glenfair-Wilkes, both located in East Portland.

Between 2014 and 2018, the median home sales prices citywide increased by 30 percent or over \$97,320.

The neighborhoods in East Portland and near east, 122nd-Division, Centennial-Glenfair-Wilkes, Gateway, Lents-Foster, Parkrose-Argay, and Pleasant Valley showed the most significant increase in median homes sales price (between 40 and 55 percent). In North Portland, Hayden Island and St. Johns showed significant increase.

Similar to the last three years, increases in home prices and rents in 2018 in many East Portland neighborhoods continue to raise serious concerns over potential involuntary economic displacement, as well as housing access and stability. Two neighborhoods with already high home sales price—Forest Park Northwest Hills and Northwest showed slow down as they increased only by 4 and 0.3 percent, respectively.

**Fig. 0.04 Increase in Home Prices** (2018\$)

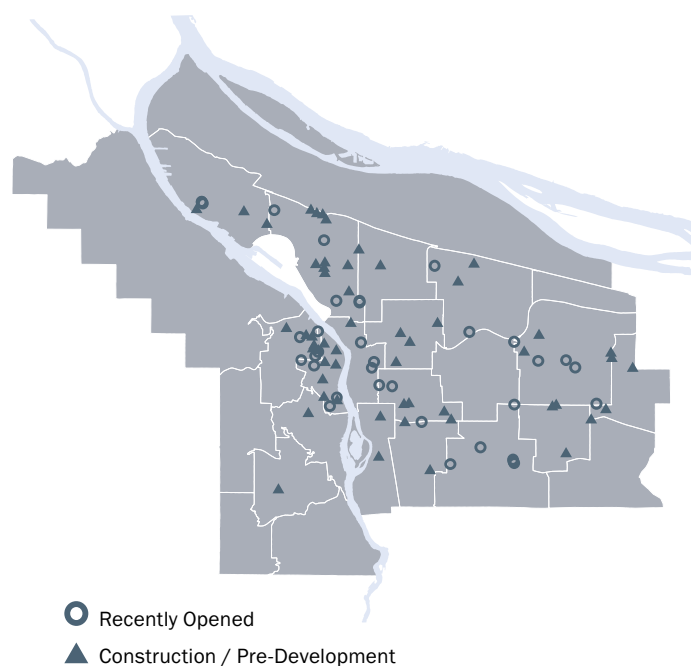
Source: RMLS 2019

## City of Portland: Since Housing Emergency Declaration in 2015

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

Current state and local legislative changes, such as rent control, expanded tenant protection and zoning changes, are providing new environments for the Bureau and the City to develop many more needed affordable units and services in the city. Also, Metro recently allocated \$211 million for the development of affordable housing within the City of Portland, which will add to the City's ongoing efforts. These initiatives along with new policies, programs, and revenue sources will support the creation of thousands of new units of affordable housing and tenant protections for Portlanders in coming years. The Housing Bureau will track and report on the production and preservation of affordable housing units developed by direct financing to nonprofit providers as well as property tax and development fee exemptions to for-profit developers under the above mentioned Council approved initiatives.

**City Regulated Units by Location Since 2015**



**City Regulated Units by the Numbers Since 2015**

**5,263**

**Affordable  
Units**

**6,831**

**Affordable  
Bedrooms**

**10,098**

**Est. People  
Housed**





# Portland Demographics & Housing Stock

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## Section 1

# Population, Households & Income

Portland's population grew by 44,443 individuals (or by 7.6 percent) and more than 12,400 households (5 percent) between 2012 and 2017, according to the latest available American Community Survey (ACS) estimates from the U.S. Census Bureau. The current population is over 630,330. Population growth has been largely concentrated in the Interstate Corridor, Central City, MLK-Alberta, and East Portland.

- ▶ With a population of 630,331, Portland is now the 26th most populous city in the United States.
- ▶ Between 2012 and 2017, Portland's population grew at an average rate of 1.5 percent per year—a more accelerated growth rate than in the previous 15 years. However, the rate has slowed down in most recent years.
- ▶ Household growth is increasing at a slower rate of 1 percent, with non-family and single-person households representing the majority of Portland households.
- ▶ Portland is becoming a wealthier city, with 29 percent of households making \$100,000+. Lower income households have increased at a significantly lower rate than higher-income households.
- ▶ The median income for renter households is \$39,998 per year, less than half the income for homeowners.
- ▶ While incomes have risen overall, median income levels increased significantly among White households compared to Non-White households.
- ▶ Communities of Color continue to experience disproportionately low homeownership rates compared to White households or the population as whole.

# Population

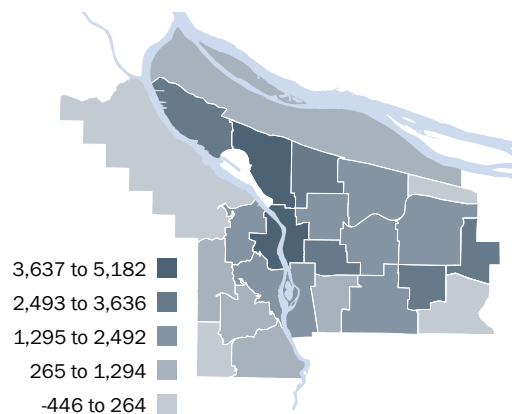
Portland's population increased by more than 44,440 individuals (7.6 percent) between 2012 and 2017, with total estimated population of 630,331 individuals as of 2017.

The population is aging. The median age increased from 36 years in 2012 to 36.8 years in 2017 and the senior population (65+) increased from 10.61 to 12 percent in 2017. The percentage of foreign-born population reached 14 percent in 2017. Also, in terms of education, People with at least a bachelor's degree increased from 41.5 percent in 2012 to 48.2 percent.

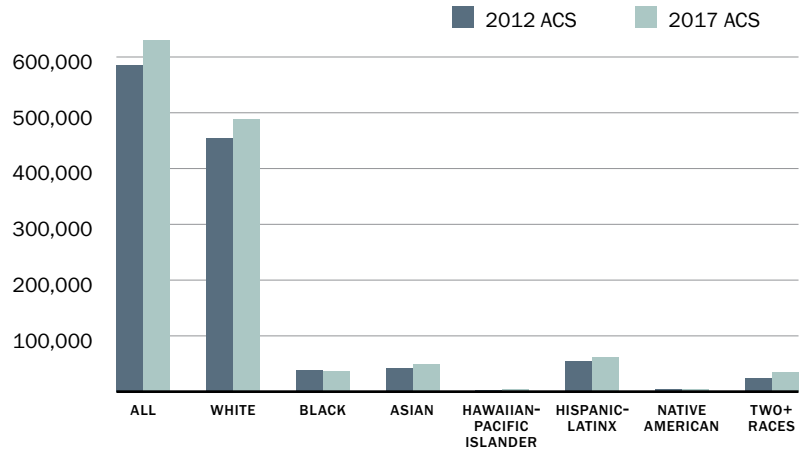
The Central City, North/Northeast, and East Portland saw the largest population increases, accounting for more than 50 percent of the city's population growth.

The population growth seems to be significant among the White, Asian, Hawaiian-Pacific Islanders, and Hispanic-Latinx populations. In addition, there was a 37 percent increase among those who identified as belonging to two or more races between 2012 and 2017.

**Change in Population by Neighborhood 2012-2017**

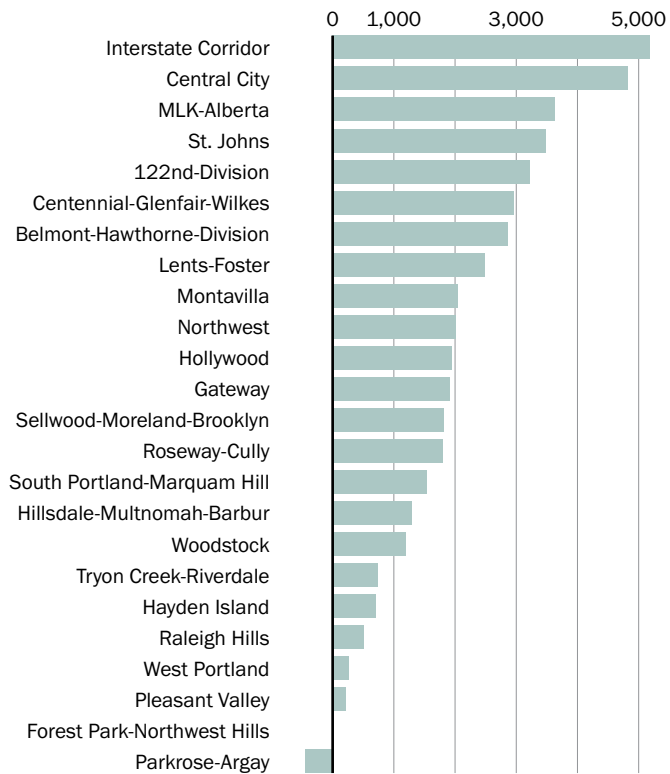


**Fig. 1.1 Population by Race & Ethnicity**



Source: U.S. Census Bureau—2012 5-year ACS Estimates, 2017 5-year ACS Estimates  
Notes: Race Alone Data, Hispanic-Latinx can be of any race

**Fig. 1.2 Population Growth by Neighborhood, 2012-2017**



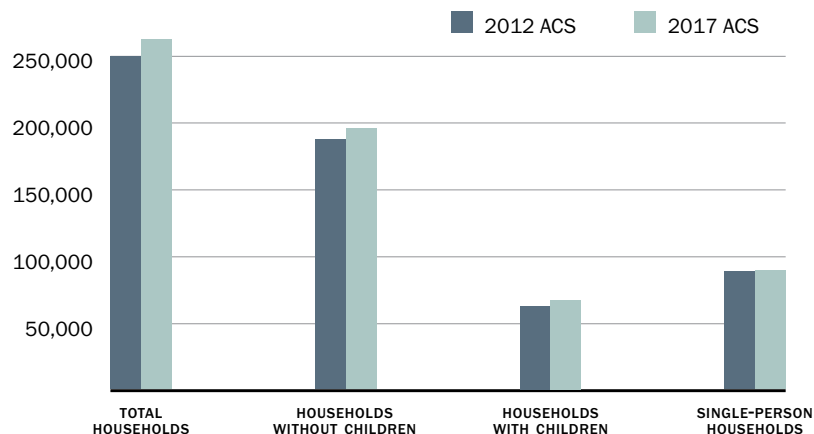
Source: U.S. Census Bureau—2012 5-year ACS Estimates, 2017 5-year ACS Estimates

## Households

Portland added 12,400 households between 2012 and 2017 for a total of 260,949 households. This is a 5 percent increase overall. There was a significant increase in households without children. Single-person households continued to represent one-third of Portland's household population during the period of 2012 to 2017.

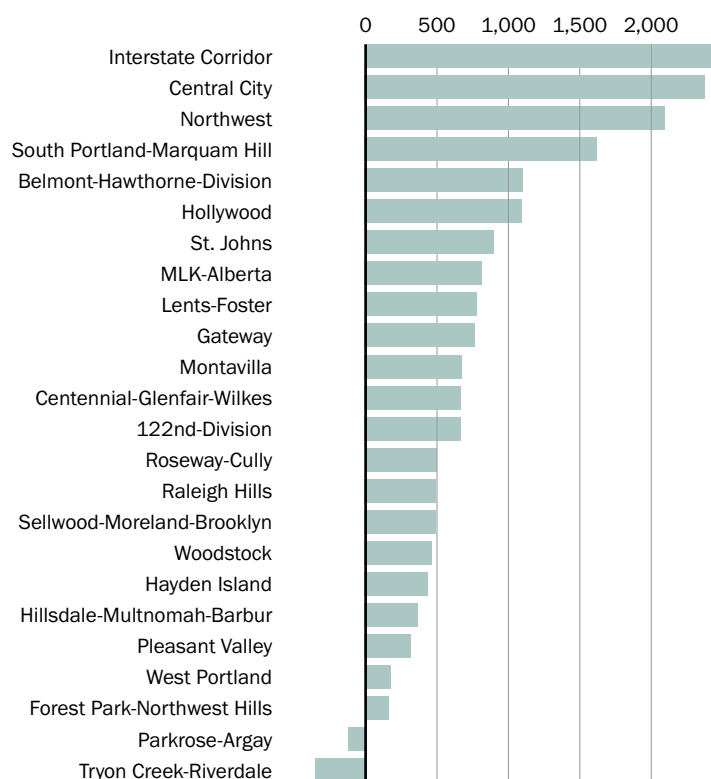
Household growth continues to be heavily concentrated in the Interstate Corridor, Central City, and Northwest Portland, which gained roughly 5,000 of the new households since 2012. The increase in the Interstate Corridor, Northwest, Central City and South Portland is due to an increase in households without children.

**Fig. 1.3 Number of Households**



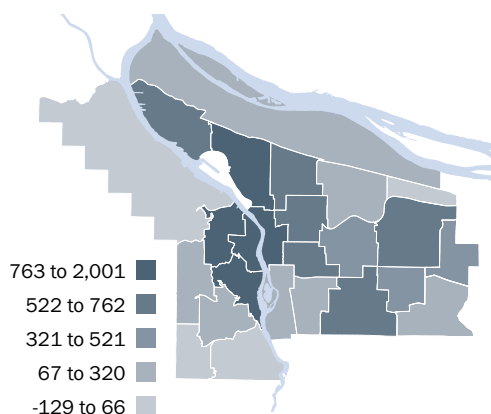
Source: U.S. Census Bureau—2012 5-year ACS Estimates, 2017 5-year ACS Estimates

**Fig. 1.4 Household Growth by Neighborhood, 2012-2017**



Source: U.S. Census Bureau—2012 5-year ACS Estimates, 2017 5-year ACS Estimates

**Growth in Number of Households by Neighborhood 2012-2017**



## Income

Portland's median household income went up by \$6,517 between 2012 and 2017.

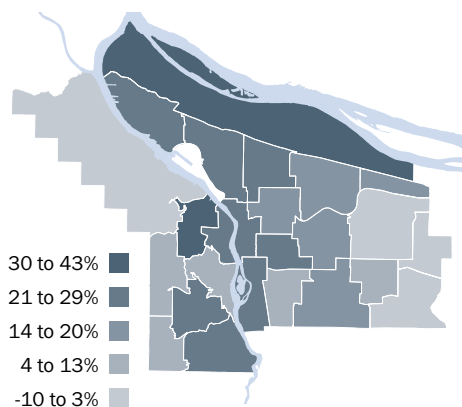
Median income levels for renters and homeowners in Portland have grown since 2012. The median income for Portland homeowners of nearly \$87,000 per year and is more than double that of renters, whose income is almost \$40,000 per year. Portland homeowners have surpassed income levels from before the 2007 recession.

While incomes have risen overall, disparities in income growth by race and ethnicity have continued to persist, with median income levels increasing significantly for White households.

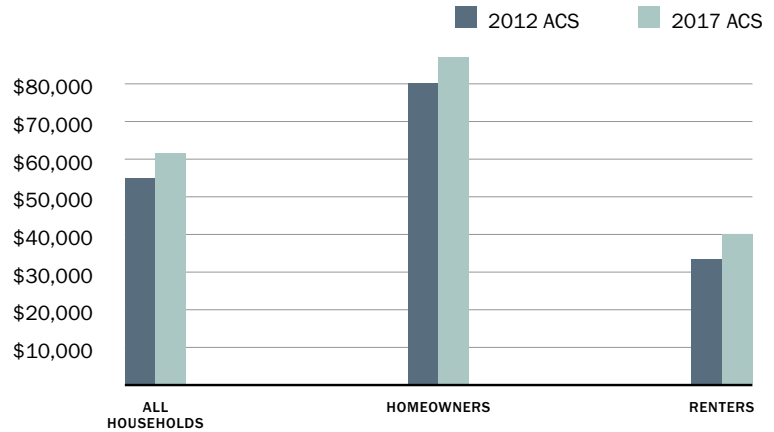
Other race and ethnic groups showed only slight increase or stayed the same as in 2012. Hispanic-Latinx and Native Americans are the two other groups with increasing incomes during the period of 2012 to 2017 that can be considered a reliable change. In contrast, changes to household income for Black, Asian, and Hawaiian-Pacific Islander is not a statistically reliable\* change.

*\*Given that reported income data are estimates based on sample of households, any assertions regarding changes to household income between 2012-2017 need to be statistically verified. The trend in changes to household income by race/ethnicity noted in the section is based on testing for reliability at the 90 percent confidence level.*

### Change in Median Income by Neighborhood 2012-2017

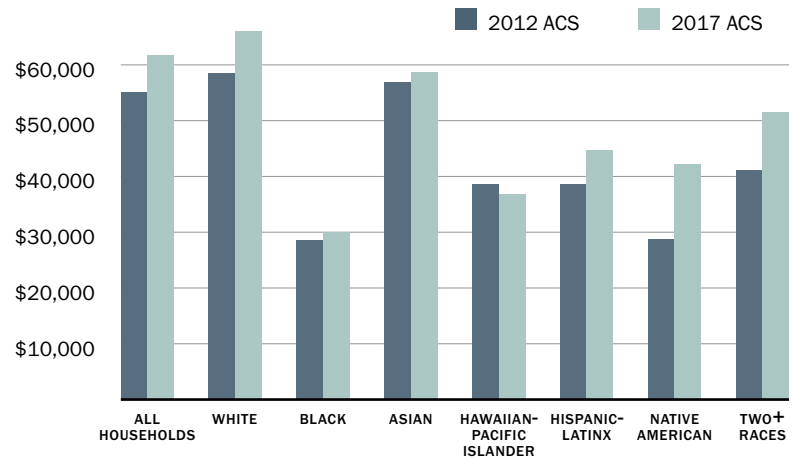


**Fig. 1.5 Median Household Income by Housing Tenure (2017 Adjusted \$)**



Source: U.S. Census Bureau—2012 5-year ACS Estimates, 2017 5-year ACS Estimates

**Fig. 1.6 Median Household Income by Race & Ethnicity (2017 Adjusted \$)**



Source: U.S. Census Bureau—2012 5-year ACS Estimates, 2017 5-year ACS Estimates

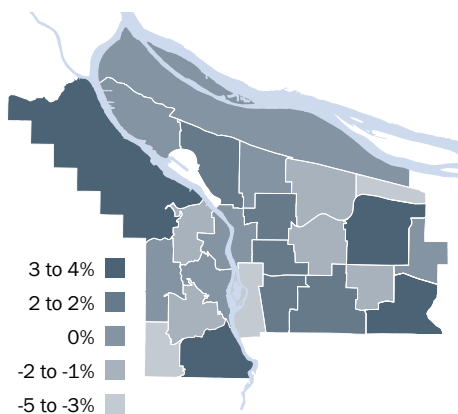
## Rentership

Rentership continues to increase steadily in Portland, from 46 percent in 2012 to 47 percent in 2017. Portland continues to head towards an even split between renter and homeowner households.

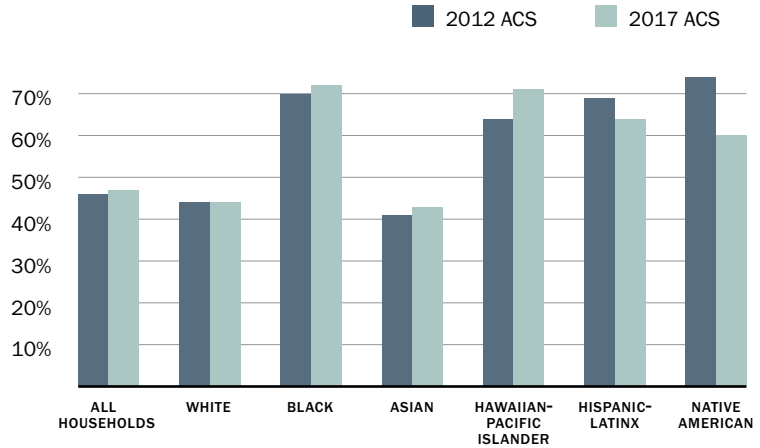
Rentership rates vary by race and ethnicity. African American, Hawaiian-Pacific Islander, Hispanic-Latinx and Native American comprise the majority of renter households. Rentership rates have increased among African American, Asian, and Hawaiian-Pacific Islander households, while staying the same for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

Rentership also varies by the location; Forest Park-Northwest Hills, Tryon Creek-Riverdale, and Pleasant Valley showed a 3.7 percent increase, while Southeast Portland and South Portland showed a decrease in rentership.

**Change in Rentership by Neighborhood 2012-2017**

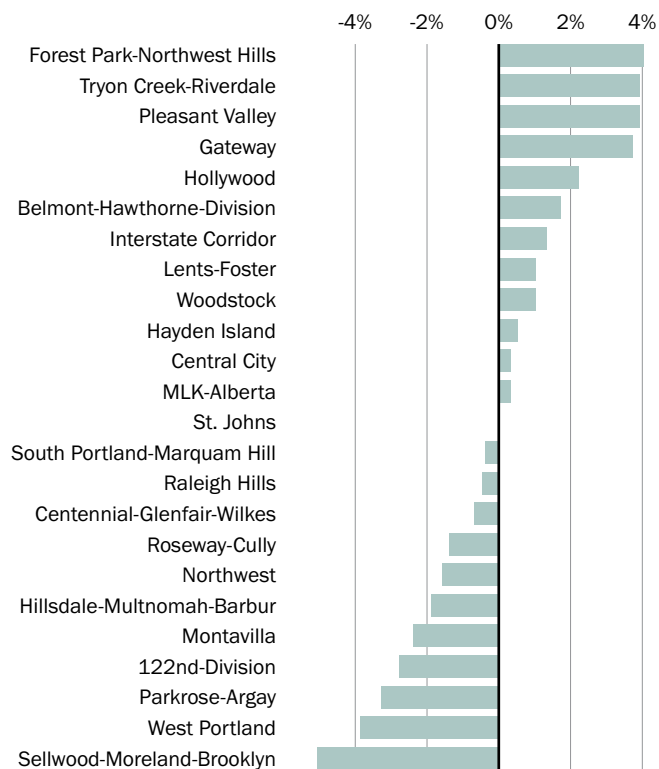


**Fig. 1.7 Rentership by Race & Ethnicity**



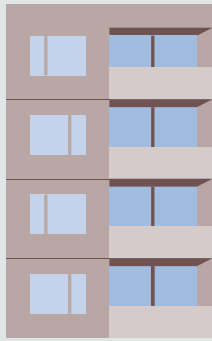
Source: U.S. Census Bureau—2012 5-year ACS Estimates, 2017 5-year ACS Estimates

**Fig. 1.8 Change in Rate of Rentership by Neighborhood, 2012-2017**



Source: U.S. Census Bureau—2012 5-year ACS Estimates, 2017 5-year ACS Estimates

# Renter Households



**46.6%**  
**121,472** of Portland's  
**260,949** Households  
 are Renters

## Household Income

**\$39,998**

Median Income

**\$1,491**

Average Monthly Rent



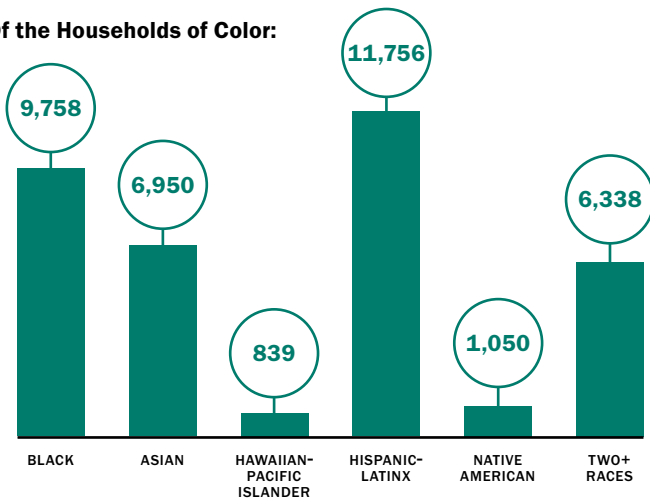
## Households by Race & Ethnicity



**70.4%**  
 of renter households are White

■ **White Households** 85,548  
 ■ **Households of Color** 35,924

Of the Households of Color:



## Household Structure



**2.13**

Average Household Size

**35.2%**

■ **Family** 42,799

**64.8%**

■ **Nonfamily** 78,673

■ **11.2%** are single-mother households

## Geographic Mobility



**68.4%**

of the population living in renter households are in the same house as one year ago

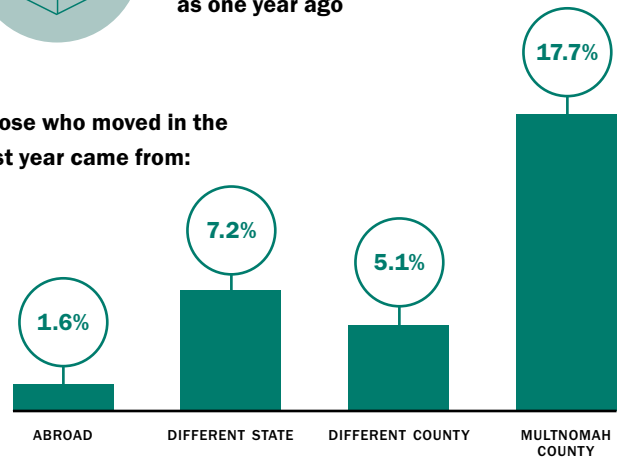
## Dwelling Structure



**72%**  
 of households are in multifamily buildings

■ **Single-Family** 32,952  
 ■ **Multifamily** 87,492  
 ■ **Mobile Home or Other Type** 1,028

Those who moved in the last year came from:



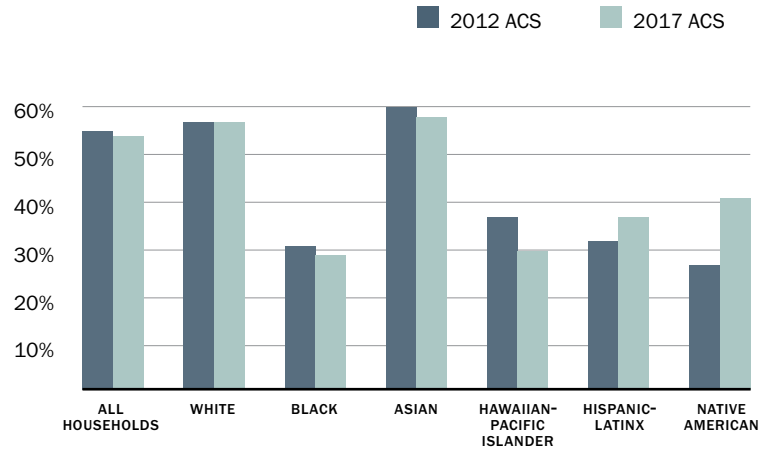
Source: 2017 5-year ACS Estimates; CoStar

## Homeownership

Overall, homeownership has decreased in the last five years, from 54 percent to 53 percent in 2017. This decrease varies by race and ethnicity as well as by location. All but two populations—Hispanic-Latinx and Native American—have experienced decreased homeownership rates. White and Asian populations have the highest rate of homeownership at 56 percent. The homeownership rate is significantly lower for all other Communities of Color.

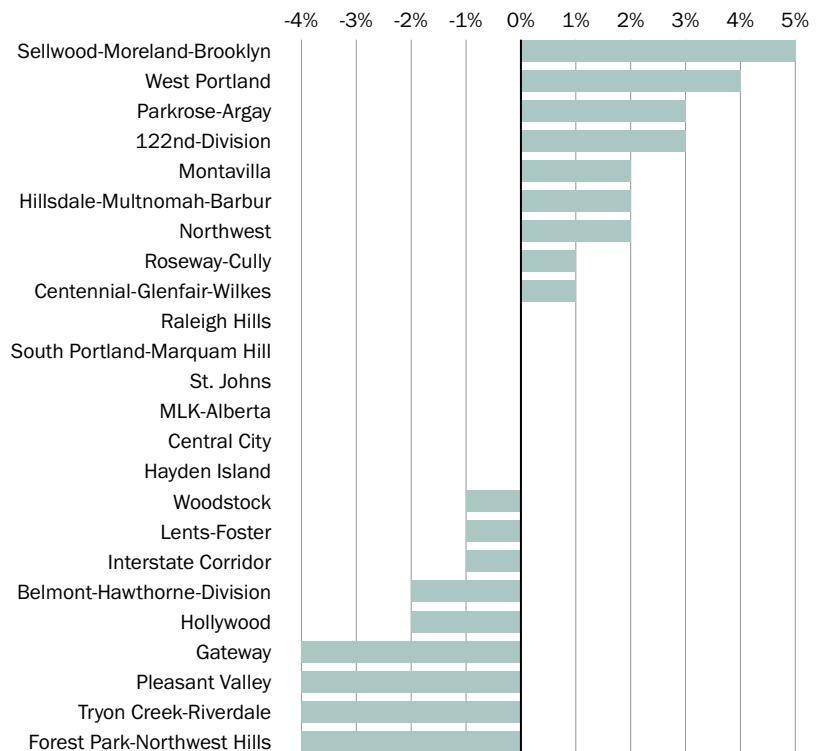
Southeast Portland and South Portland have seen their homeownership rates increase by more than 4 percent.

**Fig. 1.9 Homeownership Rate by Race & Ethnicity**



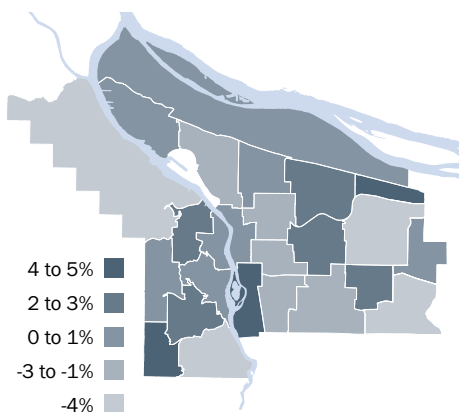
Source: U.S. Census Bureau—2012 5-year ACS Estimates, 2017 5-year ACS Estimates

**Fig. 1.10 Change in Rate of Homeownership by Neighborhood, 2012-2017**



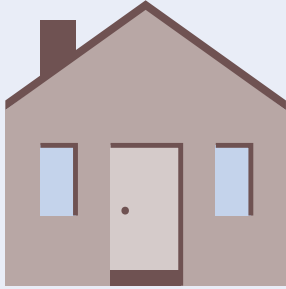
Source: U.S. Census Bureau—2012 5-year ACS Estimates, 2017 5-year ACS Estimates

**Change in Homeownership Rate by Neighborhood 2012-2017**





# Owner-Occupied Households



**53.4%**

**139,477** of Portland's  
**260,949** Households  
are Owner-Occupied

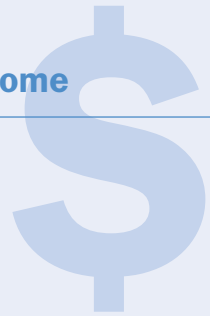
## Household Income

**\$87,249**

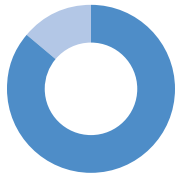
**Median Income**

**\$1,563**

**Median Monthly Housing Costs**



## Households by Race & Ethnicity

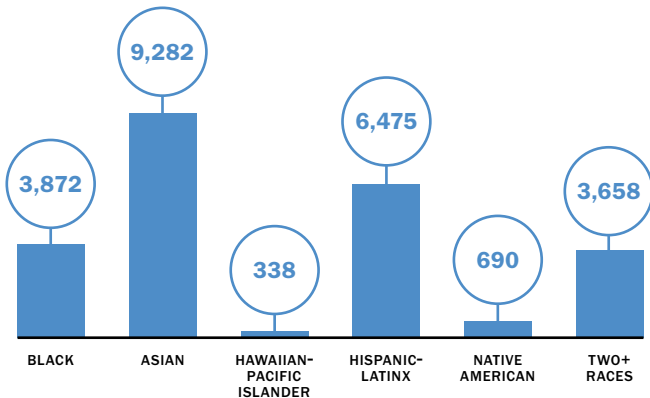


**82.9%**

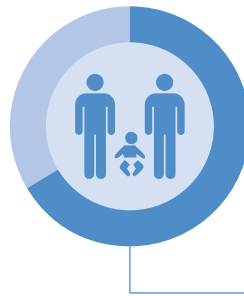
of owner-occupied households are White

■ **White Households** 115,662  
■ **Households of Color** 23,815

Of the Households of Color:



## Household Structure



**2.54**

**Average Household Size**

**66.5%**

■ **Family** 92,744

**33.5%**

■ **Nonfamily** 46,733

■ **8.1%** are single-mother households

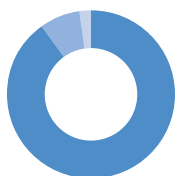
## Geographic Mobility



**89.6%**

of the population living in owner-occupied households are in the same house as one year ago

## Dwelling Structure



**90%**

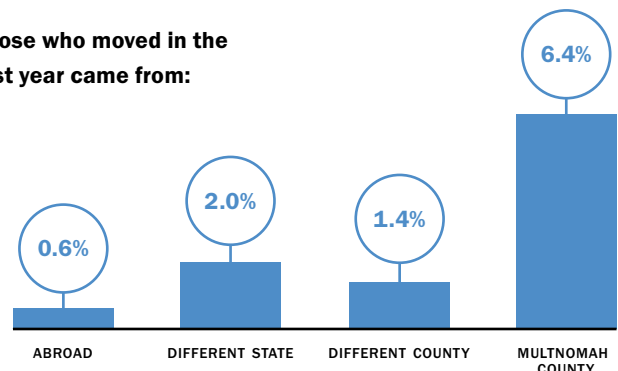
of households are in single-family homes

■ **Single-Family** 125,523  
■ **Multifamily** 11,022  
■ **Mobile Home or Other Type** 2,932

**\$352,700**

**Median Home Value**

Those who moved in the last year came from:



Source: 2017 5-year ACS Estimates; CoStar

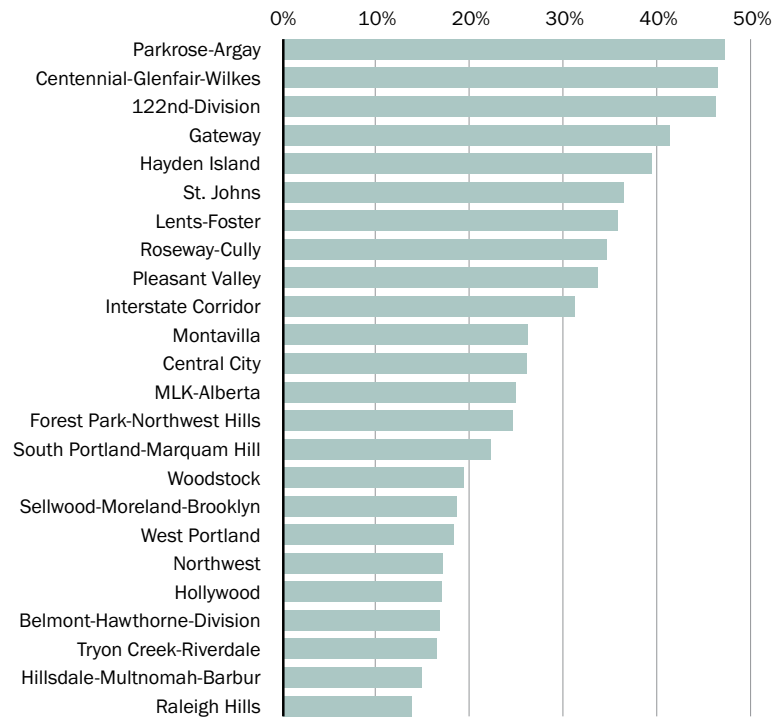
## Racial Diversity

Changes in the proportion of the non-White population measured in all 24 neighborhoods between 2012 and 2017 illustrate a continued significant shift to greater diversity in the racial composition of the city.

Communities of Color continue to increase in Outer East, Northeast, and Southeast Portland, where the neighborhood composition of Communities of Color in 2017 ranged from 25 percent to more than 40 percent.

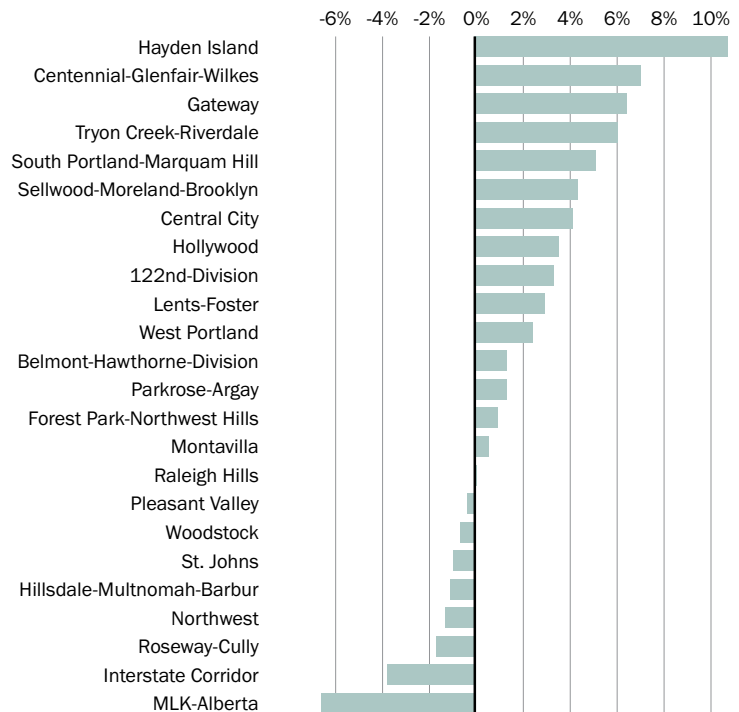
Citywide, racial diversity, as measured by the percent change in the share of Communities of Color, has increased in nearly every neighborhood between 2012 and 2017 with the exception of Interstate Corridor, St. Johns, MLK-Alberta, Interstate Corridor, Roseway-Cully, Northwest, and Woodstock, where the proportional share of the Communities of Color showed slight decrease during this period.

**Fig. 1.11 Non-White Population by Neighborhood, 2017**



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

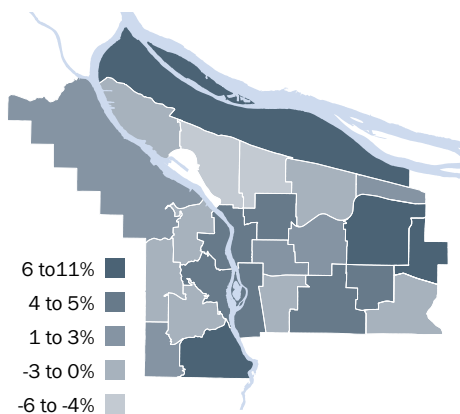
**Fig. 1.12 Change in Racial Diversity by Neighborhood, 2012-2017\***



Source: U.S. Census Bureau—2012 5-Year ACS Estimates, 2017 5-Year ACS Estimates

\*Percent change in share of Communities of Color.

**Change in Racial Diversity by Neighborhood 2012-2017**



# Homelessness

## Point-In-Time (PIT) Count of Homelessness

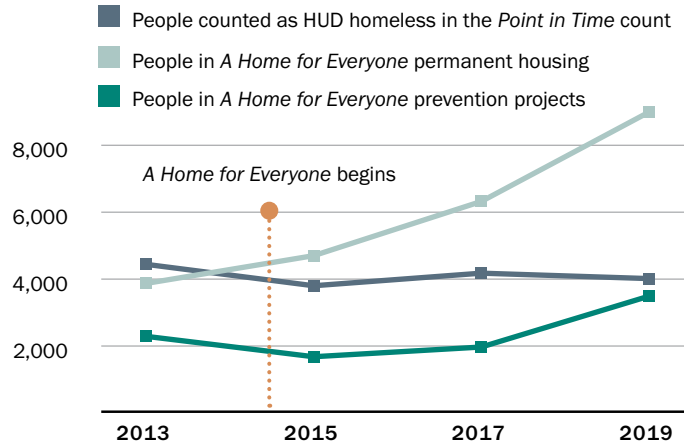
The *Point-In-Time Count of Homelessness* (PIT) is a report of people experiencing homelessness on a single night in winter. The report is published every two years and is based on a federal definition of homelessness (“HUD homeless”) that includes people staying in emergency shelter, transitional housing,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

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

## Changes in Living Situation

Over the past four years, some notable shifts in the living situations of people experiencing homelessness have occurred. There was a decline in the percentage of people living in transitional housing. There was also a decline from 2017 to 2019 in the share of people staying in shelters. Conversely, there was an increase in the share of people who were unsheltered for the same time period.

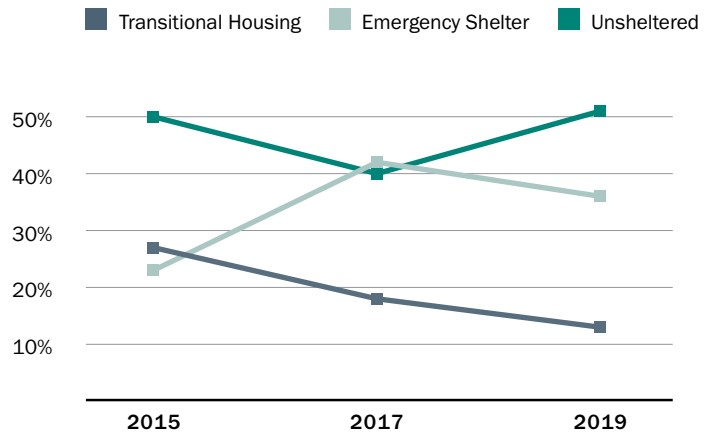
**Fig. 1.13 Number of People Receiving Housing Placement & Prevention Assistance, 2015-2019**



Source: ServicePoint HMIS, 2015-2019 Point-in-Time Count Reports

Note: Numbers of people in permanent housing and prevention projects are from a single day, January 31, in each respective year; date chosen for its rough correspondence to dates of Point-in-Time Counts.

**Fig. 1.14 Change in Shares of People in Various Living Situations, 2015-2019**



Source: 2015-2019 Point-In-Time Count Reports

# Homelessness

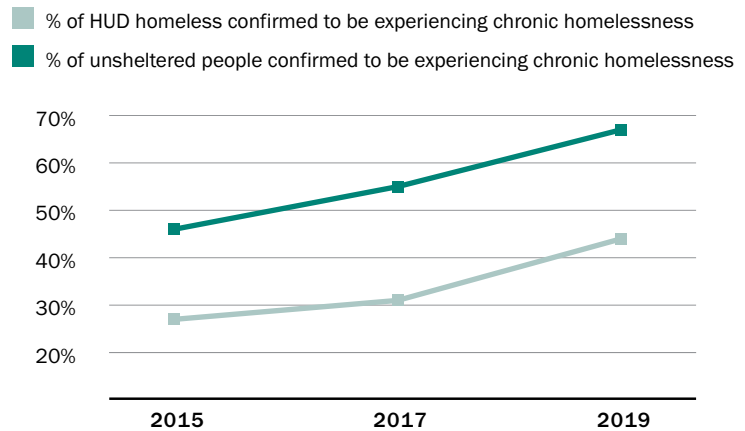
## Chronic Homelessness

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

## Racial Disparities

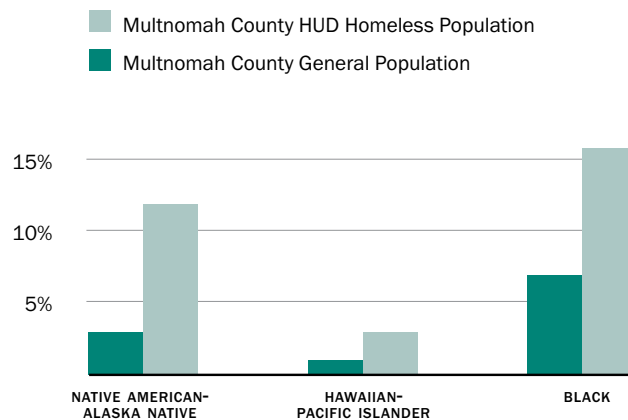
The PIT count shows that members from the American Indian-Alaska Native, Native Hawaiian-Pacific Islander, and African American communities are overrepresented in the population experiencing homelessness in comparison to their representation in the general population. The largest disparity is experienced by people identifying as American Indian/Alaska Native, who represent 12 percent of the homeless population, and only three percent of the general population.

**Fig. 1.15 Number of People Experiencing Chronic Homelessness, 2015-2019**



Source: 2015-2019 Point-In-Time Count Reports

**Fig. 1.16 People Experiencing Homelessness in 2019**



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

## Section 2

# Housing Stock & Production

Portland has experienced four years of strong housing production and permitting in last 17 years, with annual production and permitting peaking in 2017. The annual production and permitting in 2018 reflects the pre-2017 level.

- ▶ Multifamily permitting and production in 2017 set a historic high at 6,023 permits and 8,432 units in production.
- ▶ Multifamily permitting in 2018 indicated that the city will continue to see growth in the number of new housing units in 2019.
- ▶ Single-family permits and production have remained consistent with recent years and have not risen to the pre-recessionary level.
- ▶ Most of the new multifamily units continue to be focused in the Central City and Interstate Corridor, and single-family units are focused in the Lents-Foster and Montavilla neighborhoods.
- ▶ In total, the composition of the city's housing stock consists of 291,964 units with 154,422 single family and 137,542 multifamily homes.

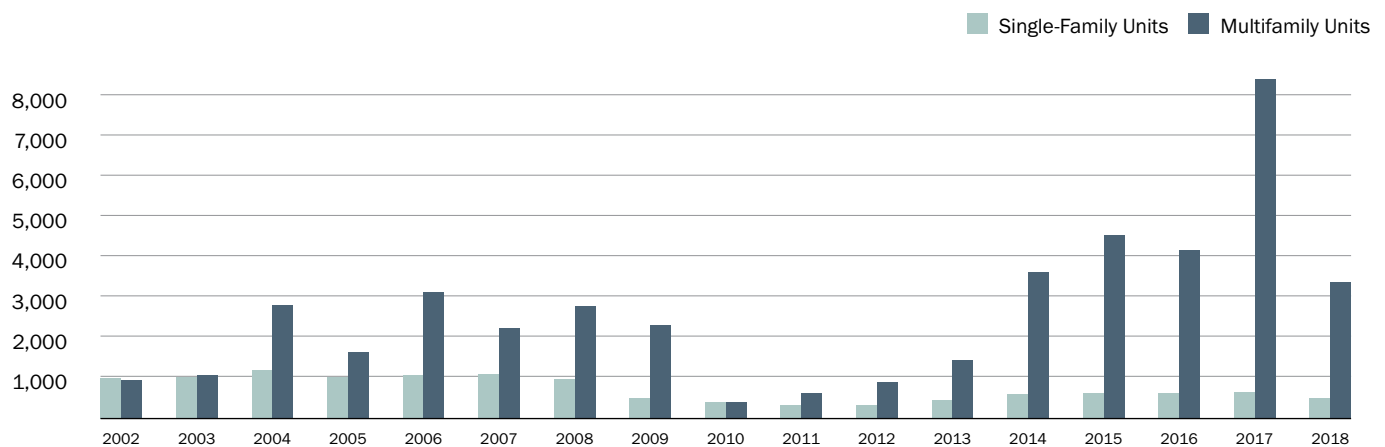
## Production Totals

In 2017, annual production levels were the highest than any point in the last sixteen years; Portland added 9,080 units to the housing stock in 2017—a 3.25 percent increase overall. In 2018, production decreased to 3,891 units, which added only 1.4 percent units over the previous year. Multifamily unit production continues to constitute the bulk of new residential development with 92 percent of all new housing units falling within the multifamily category. In total, the composition of the city’s housing stock consists of 291,964 units with 154,422 single family and 137,542 multifamily homes.

Housing production in 2017 exceeded 2016 levels by an increase of nearly 88 percent.

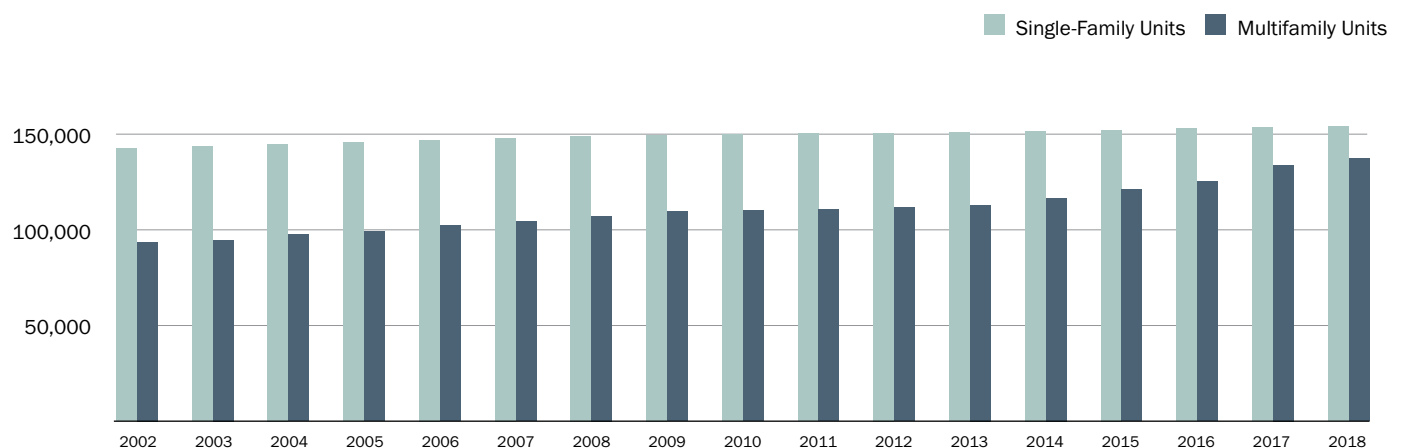
In 2018 the production of 3,891 was very close to the 2016 level.

**Fig. 1.15 Portland Housing Stock Annual Unit Production, 2002-2018**



Source: Multnomah County, Portland Tax Lot Data 2019, and Metro Multifamily Inventory 2019

**Fig. 1.16 Portland Housing Stock Total Units, 2002-2018**



Source: Multnomah County, Portland Tax Lot Data 2019, and Metro Multifamily Inventory 2019

## Production Totals, cont.

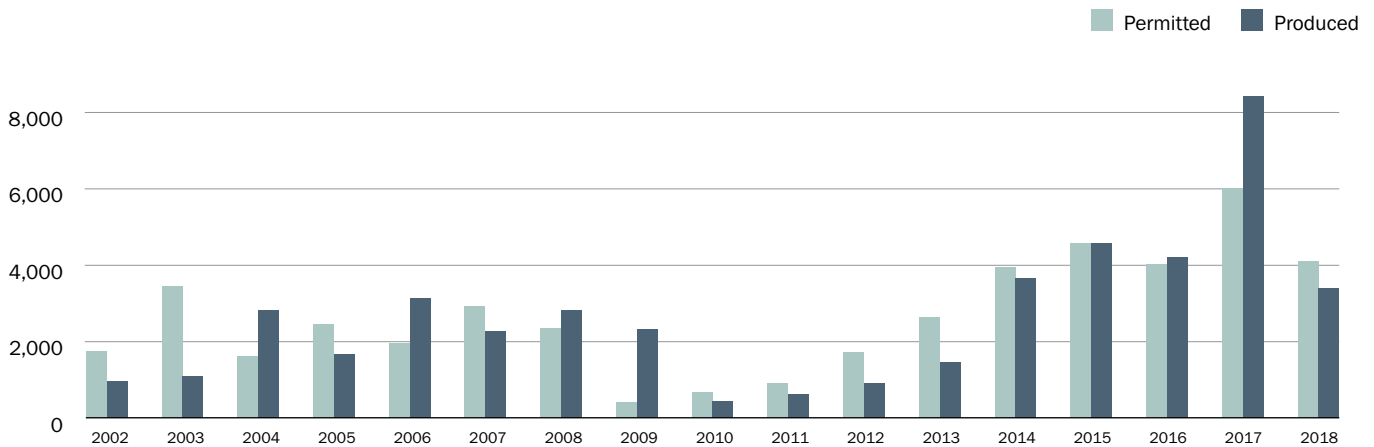
### Multifamily

Updated data shows multifamily production from 2015 to 2018 continues to exceed pre-recessionary levels of development. More than 6,023 permits were issued in 2017, for a total of nearly 18,721 permits issued from 2015 to 2018. Nearly 20,000 units were added to the multifamily housing stock during this time.

### Single-Family

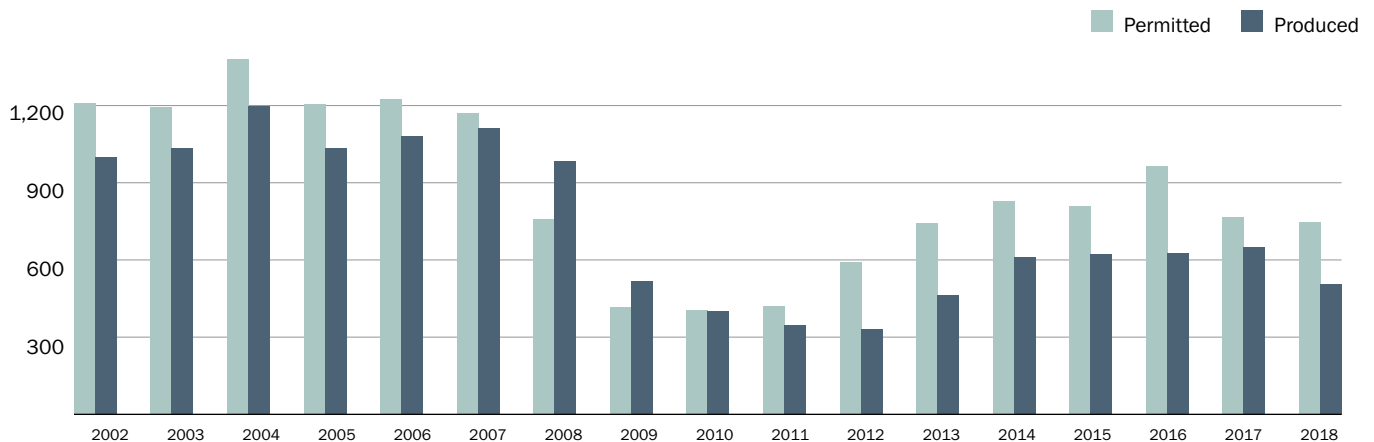
Portland is seeing a leveling of the number of single-family housing units added to the housing stock in the post-recession market. The production of new units has averaged about 600 per year for the past four years. Permitting between 2015 and 2018 has remained consistent at around 800 per year, with permits slightly down in 2018 than the previous year.

**Fig. 1.17 Multifamily Unit Permits & Production, 2002-2018**



Source: Multnomah County, Portland Tax Lot Data 2018, Metro Multifamily Inventory 2018, and City of Portland Bureau of Development Services 2018

**Fig. 1.18 Single-Family Unit Permits & Production, 2002-2018**



Source: Multnomah County, Portland Tax Lot Data 2019, Metro Multifamily Inventory 2019, and City of Portland Bureau of Development Services 2019

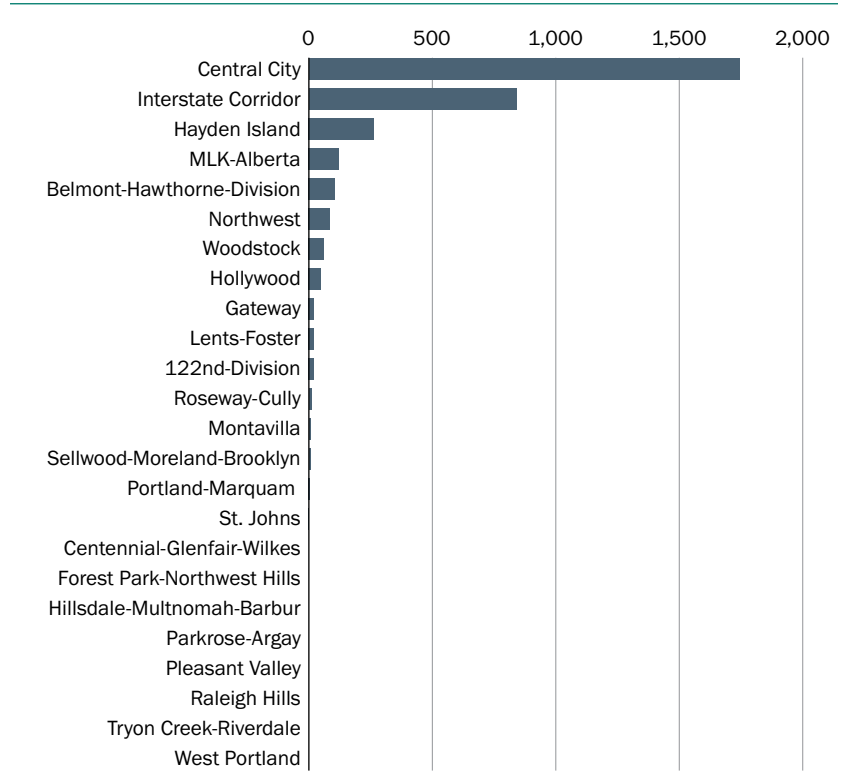
## Production by Neighborhood

### Multifamily

3,382 multifamily units were produced in Portland in 2018, nearly 76 percent of those were added in the Central City and Interstate Corridor. The Central City added 1,745 and the Interstate Corridor added 842 multifamily units.

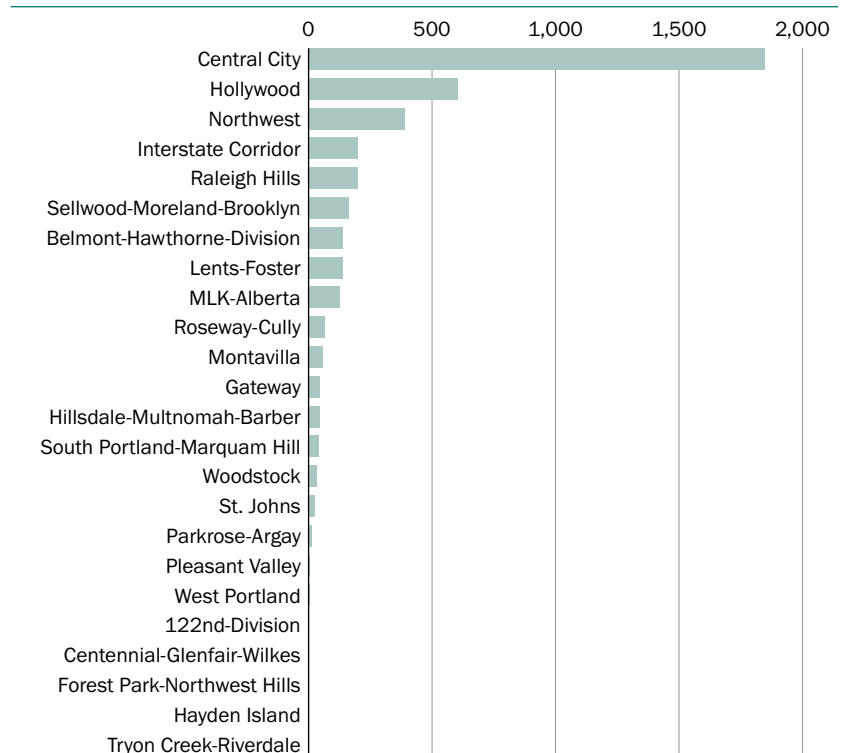
In 2017, the City of Portland issued more than 4,090 permits for multifamily units throughout the city. As in previous years, multifamily permitting continues to be concentrated in the Central City and the surrounding areas of the Interstate Corridor, Hollywood, and Northwest. Multifamily permits in these neighborhoods accounted for nearly 50 percent of all multifamily permits.

**Fig. 1.19 Multifamily Unit Production by Neighborhood, 2018**



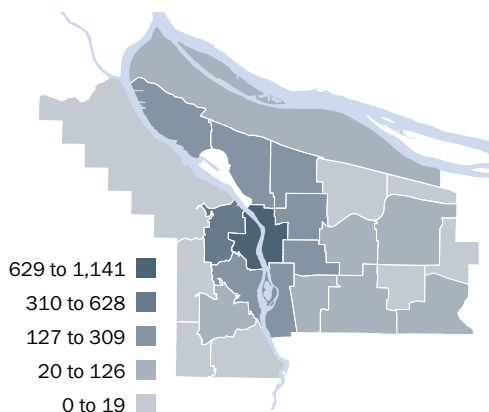
Source: Multnomah County, Portland Tax Lot Data 2019

**Fig. 1.20 Multifamily Unit Permits by Neighborhood, 2018**



Source: City of Portland, Bureau of Development Services 2019

### Multifamily Permitting 2018



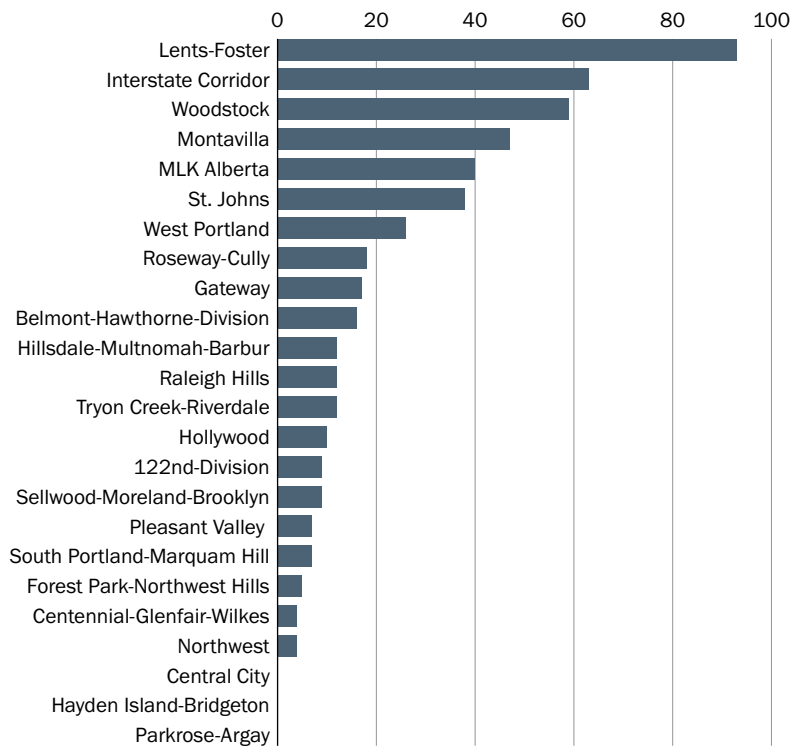


## Production by Neighborhood, cont.

### Single-Family

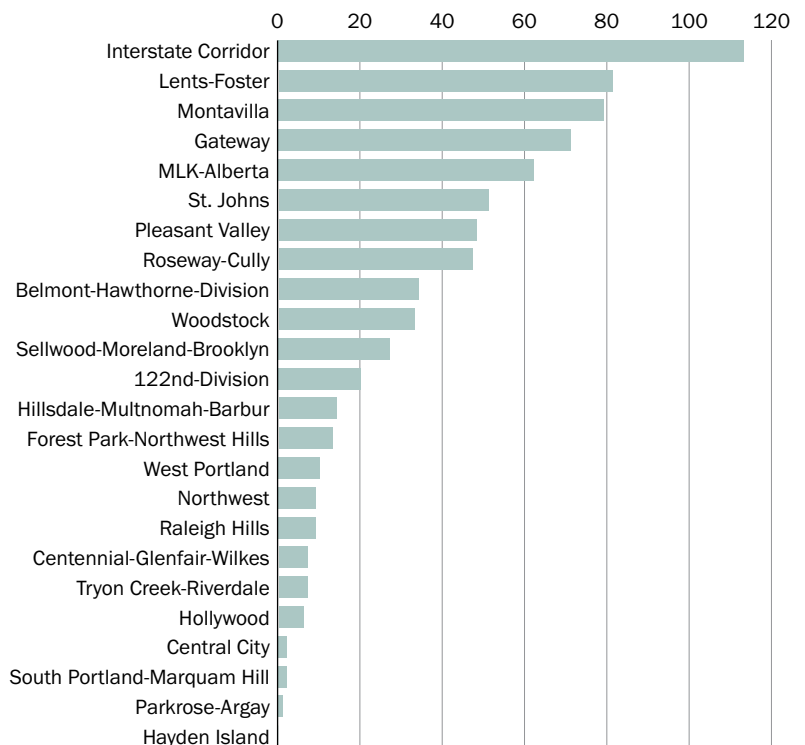
508 single-family homes were produced in Portland in 2018, 22 percent less than in 2017. Most of the units produced were concentrated in Lents-Foster, the Interstate Corridor, Woodstock, Montavilla and MLK-Alberta neighborhoods, which accounted for 60 percent of over all single-family production. These five neighborhoods along with Gateway and St. Johns also make up a significant proportion (60 percent) of the single family permits issued in 2018.

**Fig. 1.21 Single-Family Unit Production by Neighborhood, 2018**



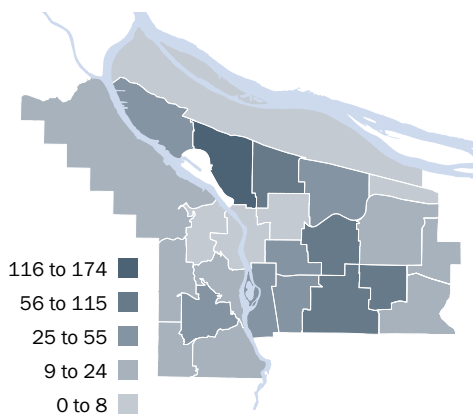
Source: Multnomah County, Portland Tax Lot Data 2019

**Fig. 1.22 Single-Family Unit Permits by Neighborhood, 2018**



Source: City of Portland, Bureau of Development Services 2019

### Single-Family Permitting 2018





# Housing Market Affordability

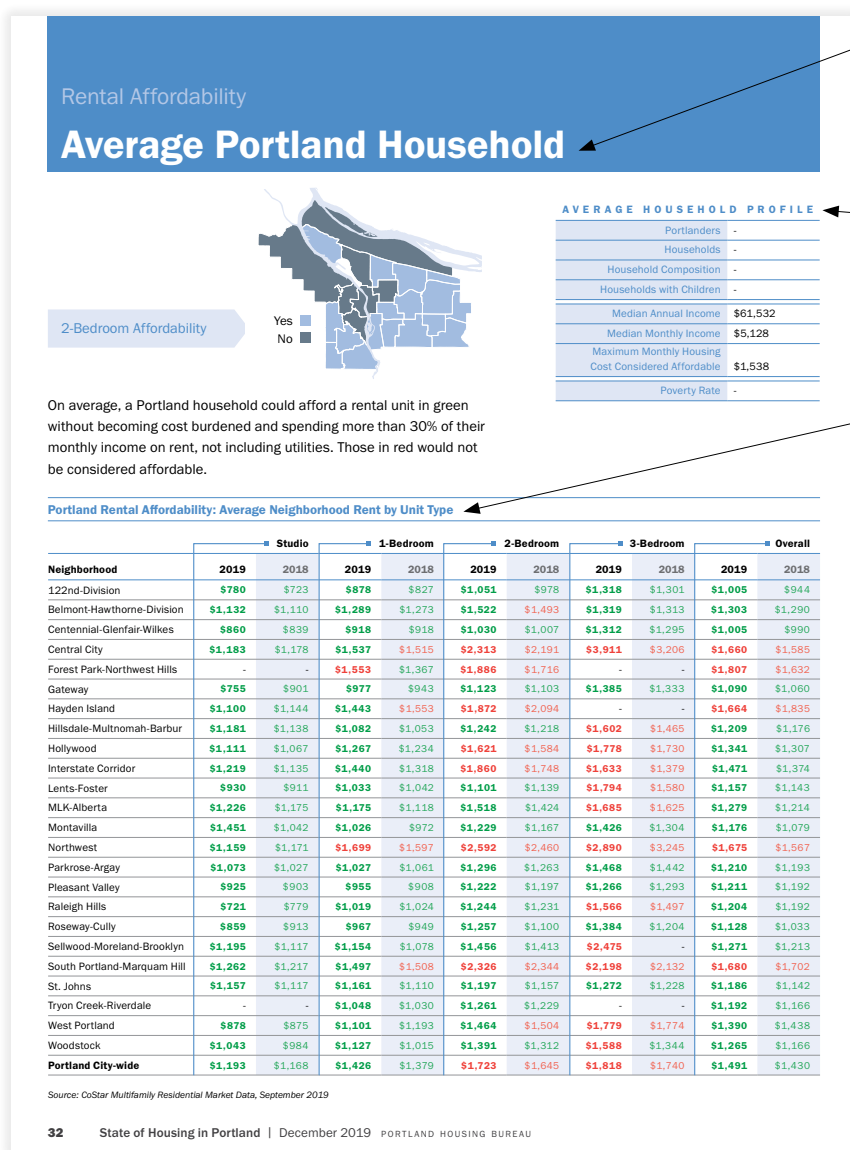
## Contents

30	2.01 Rental Housing Affordability
46	2.02 Homeownership Affordability

## Section 1

# Rental Housing Market & Affordability

## Guide to Rental Affordability Estimates



### Household Profile

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

### Household Data

Currently available data for each household type.

Data Source: ACS 2017 5-Year Estimates

### Affordability Estimates

Average Q3 rent for 2018 and 2019, and estimates of the affordability of multifamily rental units for each neighborhood by unit type. Affordability was determined according to whether or not the average rent for a type of unit in a neighborhood exceeded 30% of the median income for the given household type (not including utilities).

Data Source: ACS 2017 5-Year Income Estimates and CoStar 2019 Multifamily Residential Market Survey Data

# Change in Rental Prices 2018 to 2019

From an average overall rent growth of 8 to 9 percent in 2015 and 7 percent in 2016, Portland saw a smaller increase of rents in 2017 and 2018. During this period average rents increased by 2 percent. The second quarter of 2019 shows overall rent growth increasing to 4.3 percent. In 2019, the average rental unit charges \$1,491 per month, which is \$61 higher than the previous year. All unit types have increased in average rents, however, the increases are greater among larger units. Two- and 3-bedroom units have increased on average by 4.7 and 4.5 percent, respectively. On average the vacancy rates have decreased from 7.1 percent in 2018 to 6.4 percent in 2019.

All neighborhoods across the city saw increases in average rents with the exception of Hayden Island, South Portland-Marquam Hill, and West Portland. The following neighborhoods continue to see rent increases averaging 5 percent or more: 122-Division, Central City, Forest Park-Northwest Hills, Interstate Corridor, MLK Alberta, Northwest, Roseway-Cully, Sellwood-Moreland, and Woodstock. On average, rents for 3-Bedroom units increased the most (more than 10 percent) in the Central City, Interstate Corridor, Lents-Foster, Roseway-Cully and Woodstock. Northwest was the only neighborhood to see a significant decline in this category (by 11 percent).

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

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2019	% +/-	2019	% +/-	2019	% +/-	2019	% +/-	2019	% +/-
122nd-Division	\$780	+8%	\$878	+6%	\$1,051	+7%	\$1,318	+1%	\$1,005	+6%
Belmont-Hawthorne-Division	\$1,132	+2%	\$1,289	+1%	\$1,522	+2%	\$1,319	0%	\$1,303	+1%
Centennial-Glenfair-Wilkes	\$860	+3%	\$918	0%	\$1,030	+2%	\$1,312	+1%	\$1,005	+2%
Central City	\$1,183	0%	\$1,537	+1%	\$2,313	+6%	\$3,911	+22%	\$1,660	+5%
Forest Park-Northwest Hills	-	-	\$1,553	+14%	\$1,886	+10%	-	-	\$1,807	+11%
Gateway	\$755	-16%	\$977	+4%	\$1,123	+2%	\$1,385	+4%	\$1,090	+3%
Hayden Island	\$1,100	-4%	\$1,443	-7%	\$1,872	-11%	-	-	\$1,664	-9%
Hillsdale-Multnomah-Barbur	\$1,181	+4%	\$1,082	+3%	\$1,242	+2%	\$1,602	+9%	\$1,209	+3%
Hollywood	\$1,111	+4%	\$1,267	+3%	\$1,621	+2%	\$1,778	+3%	\$1,341	+3%
Interstate Corridor	\$1,219	+7%	\$1,440	+9%	\$1,860	+6%	\$1,633	+18%	\$1,471	+7%
Lents-Foster	\$930	+2%	\$1,033	-1%	\$1,101	-3%	\$1,794	+14%	\$1,157	+1%
MLK-Alberta	\$1,226	+4%	\$1,175	+5%	\$1,518	+7%	\$1,685	+4%	\$1,279	+5%
Montavilla	\$1,451	+39%	\$1,026	+6%	\$1,229	+5%	\$1,426	+9%	\$1,176	+9%
Northwest	\$1,159	-1%	\$1,699	+6%	\$2,592	+5%	\$2,890	-11%	\$1,675	+7%
Parkrose-Argay	\$1,073	+4%	\$1,027	-3%	\$1,296	+3%	\$1,468	+2%	\$1,210	+1%
Pleasant Valley	\$925	-	\$955	+5%	\$1,222	+2%	\$1,266	-2%	\$1,211	+2%
Raleigh Hills	\$721	-7%	\$1,019	0%	\$1,244	+1%	\$1,566	+5%	\$1,204	+1%
Roseway-Cully	\$859	-6%	\$967	+2%	\$1,257	+14%	\$1,384	+15%	\$1,128	+9%
Sellwood-Moreland-Brooklyn	\$1,195	+7%	\$1,154	+7%	\$1,456	+3%	\$2,475	-	\$1,271	+5%
South Portland-Marquam Hill	\$1,262	+4%	\$1,497	-1%	\$2,326	-1%	\$2,198	+3%	\$1,680	-1%
St. Johns	\$1,157	+4%	\$1,161	+5%	\$1,197	+3%	\$1,272	+4%	\$1,186	+4%
Tryon Creek-Riverdale	-	-	\$1,048	+2%	\$1,261	+3%	-	-	\$1,192	+2%
West Portland	\$878	0%	\$1,101	-8%	\$1,464	-3%	\$1,779	0%	\$1,390	-3%
Woodstock	\$1,043	+6%	\$1,127	+11%	\$1,391	+6%	\$1,588	+18%	\$1,265	+8%
<b>Portland City-wide</b>	<b>\$1,193</b>	<b>+2.1%</b>	<b>\$1,426</b>	<b>+3.4%</b>	<b>\$1,723</b>	<b>4.7%</b>	<b>\$1,818</b>	<b>+4.5%</b>	<b>\$1,491</b>	<b>+4.3%</b>

Source: CoStar Multifamily Residential Market Data, October 2019

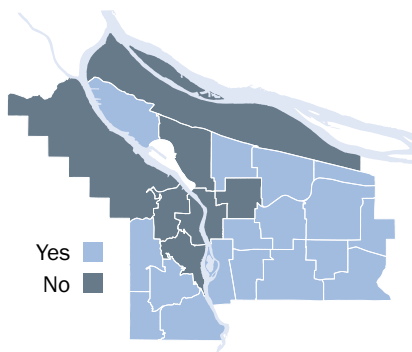
# Average Portland Household

## AVERAGE HOUSEHOLD PROFILE

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

## 2-Bedroom Affordability

Yes ■  
No ■



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

## Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
122nd-Division	\$780	\$723	\$878	\$827	\$1,051	\$978	\$1,318	\$1,301	\$1,005	\$944
Belmont-Hawthorne-Division	\$1,132	\$1,110	\$1,289	\$1,273	\$1,522	\$1,493	\$1,319	\$1,313	\$1,303	\$1,290
Centennial-Glenfair-Wilkes	\$860	\$839	\$918	\$918	\$1,030	\$1,007	\$1,312	\$1,295	\$1,005	\$990
Central City	\$1,183	\$1,178	\$1,537	\$1,515	\$2,313	\$2,191	\$3,911	\$3,206	\$1,660	\$1,585
Forest Park-Northwest Hills	-	-	\$1,553	\$1,367	\$1,886	\$1,716	-	-	\$1,807	\$1,632
Gateway	\$755	\$901	\$977	\$943	\$1,123	\$1,103	\$1,385	\$1,333	\$1,090	\$1,060
Hayden Island	\$1,100	\$1,144	\$1,443	\$1,553	\$1,872	\$2,094	-	-	\$1,664	\$1,835
Hillsdale-Multnomah-Barbur	\$1,181	\$1,138	\$1,082	\$1,053	\$1,242	\$1,218	\$1,602	\$1,465	\$1,209	\$1,176
Hollywood	\$1,111	\$1,067	\$1,267	\$1,234	\$1,621	\$1,584	\$1,778	\$1,730	\$1,341	\$1,307
Interstate Corridor	\$1,219	\$1,135	\$1,440	\$1,318	\$1,860	\$1,748	\$1,633	\$1,379	\$1,471	\$1,374
Lents-Foster	\$930	\$911	\$1,033	\$1,042	\$1,101	\$1,139	\$1,794	\$1,580	\$1,157	\$1,143
MLK-Alberta	\$1,226	\$1,175	\$1,175	\$1,118	\$1,518	\$1,424	\$1,685	\$1,625	\$1,279	\$1,214
Montavilla	\$1,451	\$1,042	\$1,026	\$972	\$1,229	\$1,167	\$1,426	\$1,304	\$1,176	\$1,079
Northwest	\$1,159	\$1,171	\$1,699	\$1,597	\$2,592	\$2,460	\$2,890	\$3,245	\$1,675	\$1,567
Parkrose-Argay	\$1,073	\$1,027	\$1,027	\$1,061	\$1,296	\$1,263	\$1,468	\$1,442	\$1,210	\$1,193
Pleasant Valley	\$925	\$903	\$955	\$908	\$1,222	\$1,197	\$1,266	\$1,293	\$1,211	\$1,192
Raleigh Hills	\$721	\$779	\$1,019	\$1,024	\$1,244	\$1,231	\$1,566	\$1,497	\$1,204	\$1,192
Roseway-Cully	\$859	\$913	\$967	\$949	\$1,257	\$1,100	\$1,384	\$1,204	\$1,128	\$1,033
Sellwood-Moreland-Brooklyn	\$1,195	\$1,117	\$1,154	\$1,078	\$1,456	\$1,413	\$2,475	-	\$1,271	\$1,213
South Portland-Marquam Hill	\$1,262	\$1,217	\$1,497	\$1,508	\$2,326	\$2,344	\$2,198	\$2,132	\$1,680	\$1,702
St. Johns	\$1,157	\$1,117	\$1,161	\$1,110	\$1,197	\$1,157	\$1,272	\$1,228	\$1,186	\$1,142
Tryon Creek-Riverdale	-	-	\$1,048	\$1,030	\$1,261	\$1,229	-	-	\$1,192	\$1,166
West Portland	\$878	\$875	\$1,101	\$1,193	\$1,464	\$1,504	\$1,779	\$1,774	\$1,390	\$1,438
Woodstock	\$1,043	\$984	\$1,127	\$1,015	\$1,391	\$1,312	\$1,588	\$1,344	\$1,265	\$1,166
<b>Portland City-wide</b>	<b>\$1,193</b>	<b>\$1,168</b>	<b>\$1,426</b>	<b>\$1,379</b>	<b>\$1,723</b>	<b>\$1,645</b>	<b>\$1,818</b>	<b>\$1,740</b>	<b>\$1,491</b>	<b>\$1,430</b>

Source: CoStar Multifamily Residential Market Data, September 2019

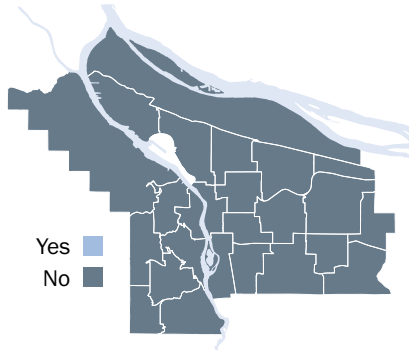
# 3 Person Extremely Low Income (30% AMI)

## AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$22,410
Median Monthly Income	\$1,868
Maximum Monthly Housing Cost Considered Affordable	\$560
Poverty Rate	-

## 2-Bedroom Affordability

Yes ■  
No ■



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

## Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
122nd-Division	\$780	\$723	\$878	\$827	\$1,051	\$978	\$1,318	\$1,301	\$1,005	\$944
Belmont-Hawthorne-Division	\$1,132	\$1,110	\$1,289	\$1,273	\$1,522	\$1,493	\$1,319	\$1,313	\$1,303	\$1,290
Centennial-Glenfair-Wilkes	\$860	\$839	\$918	\$918	\$1,030	\$1,007	\$1,312	\$1,295	\$1,005	\$990
Central City	\$1,183	\$1,178	\$1,537	\$1,515	\$2,313	\$2,191	\$3,911	\$3,206	\$1,660	\$1,585
Forest Park-Northwest Hills	-	-	\$1,553	\$1,367	\$1,886	\$1,716	-	-	\$1,807	\$1,632
Gateway	\$755	\$901	\$977	\$943	\$1,123	\$1,103	\$1,385	\$1,333	\$1,090	\$1,060
Hayden Island	\$1,100	\$1,144	\$1,443	\$1,553	\$1,872	\$2,094	-	-	\$1,664	\$1,835
Hillsdale-Multnomah-Barbur	\$1,181	\$1,138	\$1,082	\$1,053	\$1,242	\$1,218	\$1,602	\$1,465	\$1,209	\$1,176
Hollywood	\$1,111	\$1,067	\$1,267	\$1,234	\$1,621	\$1,584	\$1,778	\$1,730	\$1,341	\$1,307
Interstate Corridor	\$1,219	\$1,135	\$1,440	\$1,318	\$1,860	\$1,748	\$1,633	\$1,379	\$1,471	\$1,374
Lents-Foster	\$930	\$911	\$1,033	\$1,042	\$1,101	\$1,139	\$1,794	\$1,580	\$1,157	\$1,143
MLK-Alberta	\$1,226	\$1,175	\$1,175	\$1,118	\$1,518	\$1,424	\$1,685	\$1,625	\$1,279	\$1,214
Montavilla	\$1,451	\$1,042	\$1,026	\$972	\$1,229	\$1,167	\$1,426	\$1,304	\$1,176	\$1,079
Northwest	\$1,159	\$1,171	\$1,699	\$1,597	\$2,592	\$2,460	\$2,890	\$3,245	\$1,675	\$1,567
Parkrose-Argay	\$1,073	\$1,027	\$1,027	\$1,061	\$1,296	\$1,263	\$1,468	\$1,442	\$1,210	\$1,193
Pleasant Valley	\$925	\$903	\$955	\$908	\$1,222	\$1,197	\$1,266	\$1,293	\$1,211	\$1,192
Raleigh Hills	\$721	\$779	\$1,019	\$1,024	\$1,244	\$1,231	\$1,566	\$1,497	\$1,204	\$1,192
Roseway-Cully	\$859	\$913	\$967	\$949	\$1,257	\$1,100	\$1,384	\$1,204	\$1,128	\$1,033
Sellwood-Moreland-Brooklyn	\$1,195	\$1,117	\$1,154	\$1,078	\$1,456	\$1,413	\$2,475	-	\$1,271	\$1,213
South Portland-Marquam Hill	\$1,262	\$1,217	\$1,497	\$1,508	\$2,326	\$2,344	\$2,198	\$2,132	\$1,680	\$1,702
St. Johns	\$1,157	\$1,117	\$1,161	\$1,110	\$1,197	\$1,157	\$1,272	\$1,228	\$1,186	\$1,142
Tryon Creek-Riverdale	-	-	\$1,048	\$1,030	\$1,261	\$1,229	-	-	\$1,192	\$1,166
West Portland	\$878	\$875	\$1,101	\$1,193	\$1,464	\$1,504	\$1,779	\$1,774	\$1,390	\$1,438
Woodstock	\$1,043	\$984	\$1,127	\$1,015	\$1,391	\$1,312	\$1,588	\$1,344	\$1,265	\$1,166
Portland City-wide	\$1,193	\$1,168	\$1,426	\$1,379	\$1,723	\$1,645	\$1,818	\$1,740	\$1,491	\$1,430

Source: CoStar Multifamily Residential Market Data, September 2019

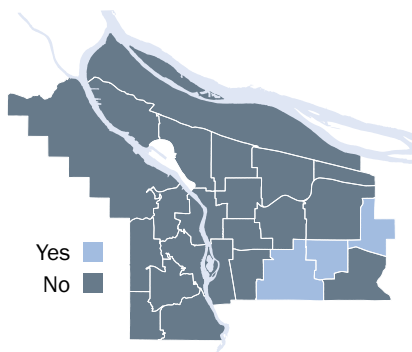
# 3 Person Low Income (60% AMI)

## AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$44,820
Median Monthly Income	\$3,735
Maximum Monthly Housing Cost Considered Affordable	\$1,121
Poverty Rate	-

## 2-Bedroom Affordability

Yes  
No



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

## Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
122nd-Division	\$780	\$723	\$878	\$827	\$1,051	\$978	\$1,318	\$1,301	\$1,005	\$944
Belmont-Hawthorne-Division	\$1,132	\$1,110	\$1,289	\$1,273	\$1,522	\$1,493	\$1,319	\$1,313	\$1,303	\$1,290
Centennial-Glenfair-Wilkes	\$860	\$839	\$918	\$918	\$1,030	\$1,007	\$1,312	\$1,295	\$1,005	\$990
Central City	\$1,183	\$1,178	\$1,537	\$1,515	\$2,313	\$2,191	\$3,911	\$3,206	\$1,660	\$1,585
Forest Park-Northwest Hills	-	-	\$1,553	\$1,367	\$1,886	\$1,716	-	-	\$1,807	\$1,632
Gateway	\$755	\$901	\$977	\$943	\$1,123	\$1,103	\$1,385	\$1,333	\$1,090	\$1,060
Hayden Island	\$1,100	\$1,144	\$1,443	\$1,553	\$1,872	\$2,094	-	-	\$1,664	\$1,835
Hillsdale-Multnomah-Barbur	\$1,181	\$1,138	\$1,082	\$1,053	\$1,242	\$1,218	\$1,602	\$1,465	\$1,209	\$1,176
Hollywood	\$1,111	\$1,067	\$1,267	\$1,234	\$1,621	\$1,584	\$1,778	\$1,730	\$1,341	\$1,307
Interstate Corridor	\$1,219	\$1,135	\$1,440	\$1,318	\$1,860	\$1,748	\$1,633	\$1,379	\$1,471	\$1,374
Lents-Foster	\$930	\$911	\$1,033	\$1,042	\$1,101	\$1,139	\$1,794	\$1,580	\$1,157	\$1,143
MLK-Alberta	\$1,226	\$1,175	\$1,175	\$1,118	\$1,518	\$1,424	\$1,685	\$1,625	\$1,279	\$1,214
Montavilla	\$1,451	\$1,042	\$1,026	\$972	\$1,229	\$1,167	\$1,426	\$1,304	\$1,176	\$1,079
Northwest	\$1,159	\$1,171	\$1,699	\$1,597	\$2,592	\$2,460	\$2,890	\$3,245	\$1,675	\$1,567
Parkrose-Argay	\$1,073	\$1,027	\$1,027	\$1,061	\$1,296	\$1,263	\$1,468	\$1,442	\$1,210	\$1,193
Pleasant Valley	\$925	\$903	\$955	\$908	\$1,222	\$1,197	\$1,266	\$1,293	\$1,211	\$1,192
Raleigh Hills	\$721	\$779	\$1,019	\$1,024	\$1,244	\$1,231	\$1,566	\$1,497	\$1,204	\$1,192
Roseway-Cully	\$859	\$913	\$967	\$949	\$1,257	\$1,100	\$1,384	\$1,204	\$1,128	\$1,033
Sellwood-Moreland-Brooklyn	\$1,195	\$1,117	\$1,154	\$1,078	\$1,456	\$1,413	\$2,475	-	\$1,271	\$1,213
South Portland-Marquam Hill	\$1,262	\$1,217	\$1,497	\$1,508	\$2,326	\$2,344	\$2,198	\$2,132	\$1,680	\$1,702
St. Johns	\$1,157	\$1,117	\$1,161	\$1,110	\$1,197	\$1,157	\$1,272	\$1,228	\$1,186	\$1,142
Tryon Creek-Riverdale	-	-	\$1,048	\$1,030	\$1,261	\$1,229	-	-	\$1,192	\$1,166
West Portland	\$878	\$875	\$1,101	\$1,193	\$1,464	\$1,504	\$1,779	\$1,774	\$1,390	\$1,438
Woodstock	\$1,043	\$984	\$1,127	\$1,015	\$1,391	\$1,312	\$1,588	\$1,344	\$1,265	\$1,166
Portland City-wide	\$1,193	\$1,168	\$1,426	\$1,379	\$1,723	\$1,645	\$1,818	\$1,740	\$1,491	\$1,430

Source: CoStar Multifamily Residential Market Data, September 2019



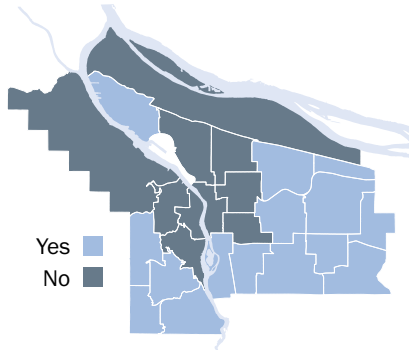
# 3 Person Moderate Income (80% AMI)

## AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$59,760
Median Monthly Income	\$4,980
Maximum Monthly Housing Cost Considered Affordable	\$1,494
Poverty Rate	-

## 2-Bedroom Affordability

Yes ■  
No ■



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

## Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
122nd-Division	\$780	\$723	\$878	\$827	\$1,051	\$978	\$1,318	\$1,301	\$1,005	\$944
Belmont-Hawthorne-Division	\$1,132	\$1,110	\$1,289	\$1,273	\$1,522	\$1,493	\$1,319	\$1,313	\$1,303	\$1,290
Centennial-Glenfair-Wilkes	\$860	\$839	\$918	\$918	\$1,030	\$1,007	\$1,312	\$1,295	\$1,005	\$990
Central City	\$1,183	\$1,178	\$1,537	\$1,515	\$2,313	\$2,191	\$3,911	\$3,206	\$1,660	\$1,585
Forest Park-Northwest Hills	-	-	\$1,553	\$1,367	\$1,886	\$1,716	-	-	\$1,807	\$1,632
Gateway	\$755	\$901	\$977	\$943	\$1,123	\$1,103	\$1,385	\$1,333	\$1,090	\$1,060
Hayden Island	\$1,100	\$1,144	\$1,443	\$1,553	\$1,872	\$2,094	-	-	\$1,664	\$1,835
Hillsdale-Multnomah-Barbur	\$1,181	\$1,138	\$1,082	\$1,053	\$1,242	\$1,218	\$1,602	\$1,465	\$1,209	\$1,176
Hollywood	\$1,111	\$1,067	\$1,267	\$1,234	\$1,621	\$1,584	\$1,778	\$1,730	\$1,341	\$1,307
Interstate Corridor	\$1,219	\$1,135	\$1,440	\$1,318	\$1,860	\$1,748	\$1,633	\$1,379	\$1,471	\$1,374
Lents-Foster	\$930	\$911	\$1,033	\$1,042	\$1,101	\$1,139	\$1,794	\$1,580	\$1,157	\$1,143
MLK-Alberta	\$1,226	\$1,175	\$1,175	\$1,118	\$1,518	\$1,424	\$1,685	\$1,625	\$1,279	\$1,214
Montavilla	\$1,451	\$1,042	\$1,026	\$972	\$1,229	\$1,167	\$1,426	\$1,304	\$1,176	\$1,079
Northwest	\$1,159	\$1,171	\$1,699	\$1,597	\$2,592	\$2,460	\$2,890	\$3,245	\$1,675	\$1,567
Parkrose-Argay	\$1,073	\$1,027	\$1,027	\$1,061	\$1,296	\$1,263	\$1,468	\$1,442	\$1,210	\$1,193
Pleasant Valley	\$925	\$903	\$955	\$908	\$1,222	\$1,197	\$1,266	\$1,293	\$1,211	\$1,192
Raleigh Hills	\$721	\$779	\$1,019	\$1,024	\$1,244	\$1,231	\$1,566	\$1,497	\$1,204	\$1,192
Roseway-Cully	\$859	\$913	\$967	\$949	\$1,257	\$1,100	\$1,384	\$1,204	\$1,128	\$1,033
Sellwood-Moreland-Brooklyn	\$1,195	\$1,117	\$1,154	\$1,078	\$1,456	\$1,413	\$2,475	-	\$1,271	\$1,213
South Portland-Marquam Hill	\$1,262	\$1,217	\$1,497	\$1,508	\$2,326	\$2,344	\$2,198	\$2,132	\$1,680	\$1,702
St. Johns	\$1,157	\$1,117	\$1,161	\$1,110	\$1,197	\$1,157	\$1,272	\$1,228	\$1,186	\$1,142
Tryon Creek-Riverdale	-	-	\$1,048	\$1,030	\$1,261	\$1,229	-	-	\$1,192	\$1,166
West Portland	\$878	\$875	\$1,101	\$1,193	\$1,464	\$1,504	\$1,779	\$1,774	\$1,390	\$1,438
Woodstock	\$1,043	\$984	\$1,127	\$1,015	\$1,391	\$1,312	\$1,588	\$1,344	\$1,265	\$1,166
Portland City-wide	\$1,193	\$1,168	\$1,426	\$1,379	\$1,723	\$1,645	\$1,818	\$1,740	\$1,491	\$1,430

Source: CoStar Multifamily Residential Market Data, September 2019

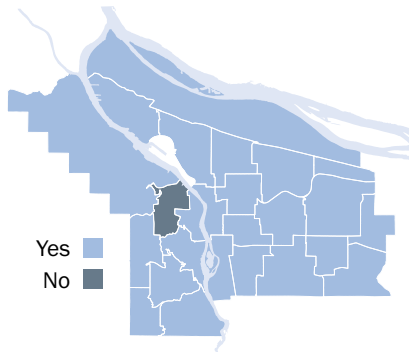
# Average Couple with Family

## AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$96,535
Median Monthly Income	\$8,045
Maximum Monthly Housing Cost Considered Affordable	\$2,413
Poverty Rate	-

## 2-Bedroom Affordability

Yes ■  
No ■



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

## Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
122nd-Division	\$780	\$723	\$878	\$827	\$1,051	\$978	\$1,318	\$1,301	\$1,005	\$944
Belmont-Hawthorne-Division	\$1,132	\$1,110	\$1,289	\$1,273	\$1,522	\$1,493	\$1,319	\$1,313	\$1,303	\$1,290
Centennial-Glenfair-Wilkes	\$860	\$839	\$918	\$918	\$1,030	\$1,007	\$1,312	\$1,295	\$1,005	\$990
Central City	\$1,183	\$1,178	\$1,537	\$1,515	\$2,313	\$2,191	\$3,911	\$3,206	\$1,660	\$1,585
Forest Park-Northwest Hills	-	-	\$1,553	\$1,367	\$1,886	\$1,716	-	-	\$1,807	\$1,632
Gateway	\$755	\$901	\$977	\$943	\$1,123	\$1,103	\$1,385	\$1,333	\$1,090	\$1,060
Hayden Island	\$1,100	\$1,144	\$1,443	\$1,553	\$1,872	\$2,094	-	-	\$1,664	\$1,835
Hillsdale-Multnomah-Barbur	\$1,181	\$1,138	\$1,082	\$1,053	\$1,242	\$1,218	\$1,602	\$1,465	\$1,209	\$1,176
Hollywood	\$1,111	\$1,067	\$1,267	\$1,234	\$1,621	\$1,584	\$1,778	\$1,730	\$1,341	\$1,307
Interstate Corridor	\$1,219	\$1,135	\$1,440	\$1,318	\$1,860	\$1,748	\$1,633	\$1,379	\$1,471	\$1,374
Lents-Foster	\$930	\$911	\$1,033	\$1,042	\$1,101	\$1,139	\$1,794	\$1,580	\$1,157	\$1,143
MLK-Alberta	\$1,226	\$1,175	\$1,175	\$1,118	\$1,518	\$1,424	\$1,685	\$1,625	\$1,279	\$1,214
Montavilla	\$1,451	\$1,042	\$1,026	\$972	\$1,229	\$1,167	\$1,426	\$1,304	\$1,176	\$1,079
Northwest	\$1,159	\$1,171	\$1,699	\$1,597	\$2,592	\$2,460	\$2,890	\$3,245	\$1,675	\$1,567
Parkrose-Argay	\$1,073	\$1,027	\$1,027	\$1,061	\$1,296	\$1,263	\$1,468	\$1,442	\$1,210	\$1,193
Pleasant Valley	\$925	\$903	\$955	\$908	\$1,222	\$1,197	\$1,266	\$1,293	\$1,211	\$1,192
Raleigh Hills	\$721	\$779	\$1,019	\$1,024	\$1,244	\$1,231	\$1,566	\$1,497	\$1,204	\$1,192
Roseway-Cully	\$859	\$913	\$967	\$949	\$1,257	\$1,100	\$1,384	\$1,204	\$1,128	\$1,033
Sellwood-Moreland-Brooklyn	\$1,195	\$1,117	\$1,154	\$1,078	\$1,456	\$1,413	\$2,475	-	\$1,271	\$1,213
South Portland-Marquam Hill	\$1,262	\$1,217	\$1,497	\$1,508	\$2,326	\$2,344	\$2,198	\$2,132	\$1,680	\$1,702
St. Johns	\$1,157	\$1,117	\$1,161	\$1,110	\$1,197	\$1,157	\$1,272	\$1,228	\$1,186	\$1,142
Tryon Creek-Riverdale	-	-	\$1,048	\$1,030	\$1,261	\$1,229	-	-	\$1,192	\$1,166
West Portland	\$878	\$875	\$1,101	\$1,193	\$1,464	\$1,504	\$1,779	\$1,774	\$1,390	\$1,438
Woodstock	\$1,043	\$984	\$1,127	\$1,015	\$1,391	\$1,312	\$1,588	\$1,344	\$1,265	\$1,166
<b>Portland City-wide</b>	<b>\$1,193</b>	<b>\$1,168</b>	<b>\$1,426</b>	<b>\$1,379</b>	<b>\$1,723</b>	<b>\$1,645</b>	<b>\$1,818</b>	<b>\$1,740</b>	<b>\$1,491</b>	<b>\$1,430</b>

Source: CoStar Multifamily Residential Market Data, September 2019

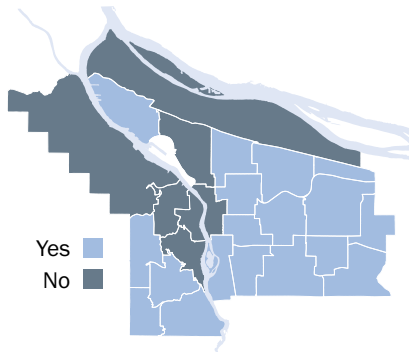
# Average White Household

## AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$65,945
Median Monthly Income	\$5,495
Maximum Monthly Housing Cost Considered Affordable	\$1,649
Poverty Rate	-

## 2-Bedroom Affordability

Yes  
No



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

## Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
122nd-Division	\$780	\$723	\$878	\$827	\$1,051	\$978	\$1,318	\$1,301	\$1,005	\$944
Belmont-Hawthorne-Division	\$1,132	\$1,110	\$1,289	\$1,273	\$1,522	\$1,493	\$1,319	\$1,313	\$1,303	\$1,290
Centennial-Glenfair-Wilkes	\$860	\$839	\$918	\$918	\$1,030	\$1,007	\$1,312	\$1,295	\$1,005	\$990
Central City	\$1,183	\$1,178	\$1,537	\$1,515	\$2,313	\$2,191	\$3,911	\$3,206	\$1,660	\$1,585
Forest Park-Northwest Hills	-	-	\$1,553	\$1,367	\$1,886	\$1,716	-	-	\$1,807	\$1,632
Gateway	\$755	\$901	\$977	\$943	\$1,123	\$1,103	\$1,385	\$1,333	\$1,090	\$1,060
Hayden Island	\$1,100	\$1,144	\$1,443	\$1,553	\$1,872	\$2,094	-	-	\$1,664	\$1,835
Hillsdale-Multnomah-Barbur	\$1,181	\$1,138	\$1,082	\$1,053	\$1,242	\$1,218	\$1,602	\$1,465	\$1,209	\$1,176
Hollywood	\$1,111	\$1,067	\$1,267	\$1,234	\$1,621	\$1,584	\$1,778	\$1,730	\$1,341	\$1,307
Interstate Corridor	\$1,219	\$1,135	\$1,440	\$1,318	\$1,860	\$1,748	\$1,633	\$1,379	\$1,471	\$1,374
Lents-Foster	\$930	\$911	\$1,033	\$1,042	\$1,101	\$1,139	\$1,794	\$1,580	\$1,157	\$1,143
MLK-Alberta	\$1,226	\$1,175	\$1,175	\$1,118	\$1,518	\$1,424	\$1,685	\$1,625	\$1,279	\$1,214
Montavilla	\$1,451	\$1,042	\$1,026	\$972	\$1,229	\$1,167	\$1,426	\$1,304	\$1,176	\$1,079
Northwest	\$1,159	\$1,171	\$1,699	\$1,597	\$2,592	\$2,460	\$2,890	\$3,245	\$1,675	\$1,567
Parkrose-Argay	\$1,073	\$1,027	\$1,027	\$1,061	\$1,296	\$1,263	\$1,468	\$1,442	\$1,210	\$1,193
Pleasant Valley	\$925	\$903	\$955	\$908	\$1,222	\$1,197	\$1,266	\$1,293	\$1,211	\$1,192
Raleigh Hills	\$721	\$779	\$1,019	\$1,024	\$1,244	\$1,231	\$1,566	\$1,497	\$1,204	\$1,192
Roseway-Cully	\$859	\$913	\$967	\$949	\$1,257	\$1,100	\$1,384	\$1,204	\$1,128	\$1,033
Sellwood-Moreland-Brooklyn	\$1,195	\$1,117	\$1,154	\$1,078	\$1,456	\$1,413	\$2,475	-	\$1,271	\$1,213
South Portland-Marquam Hill	\$1,262	\$1,217	\$1,497	\$1,508	\$2,326	\$2,344	\$2,198	\$2,132	\$1,680	\$1,702
St. Johns	\$1,157	\$1,117	\$1,161	\$1,110	\$1,197	\$1,157	\$1,272	\$1,228	\$1,186	\$1,142
Tryon Creek-Riverdale	-	-	\$1,048	\$1,030	\$1,261	\$1,229	-	-	\$1,192	\$1,166
West Portland	\$878	\$875	\$1,101	\$1,193	\$1,464	\$1,504	\$1,779	\$1,774	\$1,390	\$1,438
Woodstock	\$1,043	\$984	\$1,127	\$1,015	\$1,391	\$1,312	\$1,588	\$1,344	\$1,265	\$1,166
<b>Portland City-wide</b>	<b>\$1,193</b>	<b>\$1,168</b>	<b>\$1,426</b>	<b>\$1,379</b>	<b>\$1,723</b>	<b>\$1,645</b>	<b>\$1,818</b>	<b>\$1,740</b>	<b>\$1,491</b>	<b>\$1,430</b>

Source: CoStar Multifamily Residential Market Data, September 2019

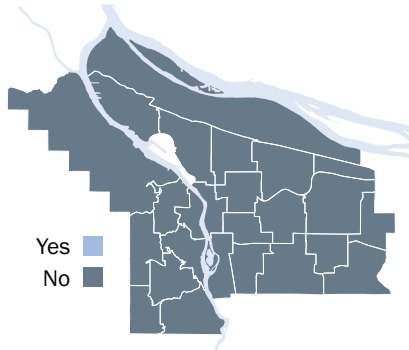
# Average Black Household

## AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$29,864
Median Monthly Income	\$2,489
Maximum Monthly Housing Cost Considered Affordable	\$747
Poverty Rate	-

## 2-Bedroom Affordability

Yes ■  
No ■



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

## Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
122nd-Division	\$780	\$723	\$878	\$827	\$1,051	\$978	\$1,318	\$1,301	\$1,005	\$944
Belmont-Hawthorne-Division	\$1,132	\$1,110	\$1,289	\$1,273	\$1,522	\$1,493	\$1,319	\$1,313	\$1,303	\$1,290
Centennial-Glenfair-Wilkes	\$860	\$839	\$918	\$918	\$1,030	\$1,007	\$1,312	\$1,295	\$1,005	\$990
Central City	\$1,183	\$1,178	\$1,537	\$1,515	\$2,313	\$2,191	\$3,911	\$3,206	\$1,660	\$1,585
Forest Park-Northwest Hills	-	-	\$1,553	\$1,367	\$1,886	\$1,716	-	-	\$1,807	\$1,632
Gateway	\$755	\$901	\$977	\$943	\$1,123	\$1,103	\$1,385	\$1,333	\$1,090	\$1,060
Hayden Island	\$1,100	\$1,144	\$1,443	\$1,553	\$1,872	\$2,094	-	-	\$1,664	\$1,835
Hillsdale-Multnomah-Barbur	\$1,181	\$1,138	\$1,082	\$1,053	\$1,242	\$1,218	\$1,602	\$1,465	\$1,209	\$1,176
Hollywood	\$1,111	\$1,067	\$1,267	\$1,234	\$1,621	\$1,584	\$1,778	\$1,730	\$1,341	\$1,307
Interstate Corridor	\$1,219	\$1,135	\$1,440	\$1,318	\$1,860	\$1,748	\$1,633	\$1,379	\$1,471	\$1,374
Lents-Foster	\$930	\$911	\$1,033	\$1,042	\$1,101	\$1,139	\$1,794	\$1,580	\$1,157	\$1,143
MLK-Alberta	\$1,226	\$1,175	\$1,175	\$1,118	\$1,518	\$1,424	\$1,685	\$1,625	\$1,279	\$1,214
Montavilla	\$1,451	\$1,042	\$1,026	\$972	\$1,229	\$1,167	\$1,426	\$1,304	\$1,176	\$1,079
Northwest	\$1,159	\$1,171	\$1,699	\$1,597	\$2,592	\$2,460	\$2,890	\$3,245	\$1,675	\$1,567
Parkrose-Argay	\$1,073	\$1,027	\$1,027	\$1,061	\$1,296	\$1,263	\$1,468	\$1,442	\$1,210	\$1,193
Pleasant Valley	\$925	\$903	\$955	\$908	\$1,222	\$1,197	\$1,266	\$1,293	\$1,211	\$1,192
Raleigh Hills	\$721	\$779	\$1,019	\$1,024	\$1,244	\$1,231	\$1,566	\$1,497	\$1,204	\$1,192
Roseway-Cully	\$859	\$913	\$967	\$949	\$1,257	\$1,100	\$1,384	\$1,204	\$1,128	\$1,033
Sellwood-Moreland-Brooklyn	\$1,195	\$1,117	\$1,154	\$1,078	\$1,456	\$1,413	\$2,475	-	\$1,271	\$1,213
South Portland-Marquam Hill	\$1,262	\$1,217	\$1,497	\$1,508	\$2,326	\$2,344	\$2,198	\$2,132	\$1,680	\$1,702
St. Johns	\$1,157	\$1,117	\$1,161	\$1,110	\$1,197	\$1,157	\$1,272	\$1,228	\$1,186	\$1,142
Tryon Creek-Riverdale	-	-	\$1,048	\$1,030	\$1,261	\$1,229	-	-	\$1,192	\$1,166
West Portland	\$878	\$875	\$1,101	\$1,193	\$1,464	\$1,504	\$1,779	\$1,774	\$1,390	\$1,438
Woodstock	\$1,043	\$984	\$1,127	\$1,015	\$1,391	\$1,312	\$1,588	\$1,344	\$1,265	\$1,166
<b>Portland City-wide</b>	<b>\$1,193</b>	<b>\$1,168</b>	<b>\$1,426</b>	<b>\$1,379</b>	<b>\$1,723</b>	<b>\$1,645</b>	<b>\$1,818</b>	<b>\$1,740</b>	<b>\$1,491</b>	<b>\$1,430</b>

Source: CoStar Multifamily Residential Market Data, September 2019

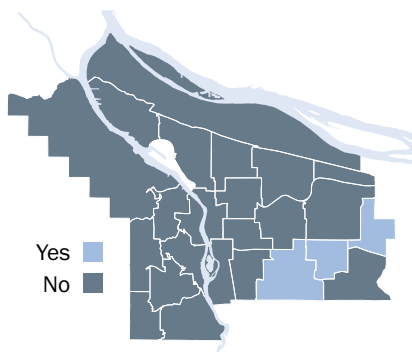
# Average Latinx Household

## AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$44,507
Median Monthly Income	\$3,709
Maximum Monthly Housing Cost Considered Affordable	\$1,113
Poverty Rate	-

## 2-Bedroom Affordability

Yes ■  
No ■



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

## Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
122nd-Division	\$780	\$723	\$878	\$827	\$1,051	\$978	\$1,318	\$1,301	\$1,005	\$944
Belmont-Hawthorne-Division	\$1,132	\$1,110	\$1,289	\$1,273	\$1,522	\$1,493	\$1,319	\$1,313	\$1,303	\$1,290
Centennial-Glenfair-Wilkes	\$860	\$839	\$918	\$918	\$1,030	\$1,007	\$1,312	\$1,295	\$1,005	\$990
Central City	\$1,183	\$1,178	\$1,537	\$1,515	\$2,313	\$2,191	\$3,911	\$3,206	\$1,660	\$1,585
Forest Park-Northwest Hills	-	-	\$1,553	\$1,367	\$1,886	\$1,716	-	-	\$1,807	\$1,632
Gateway	\$755	\$901	\$977	\$943	\$1,123	\$1,103	\$1,385	\$1,333	\$1,090	\$1,060
Hayden Island	\$1,100	\$1,144	\$1,443	\$1,553	\$1,872	\$2,094	-	-	\$1,664	\$1,835
Hillsdale-Multnomah-Barbur	\$1,181	\$1,138	\$1,082	\$1,053	\$1,242	\$1,218	\$1,602	\$1,465	\$1,209	\$1,176
Hollywood	\$1,111	\$1,067	\$1,267	\$1,234	\$1,621	\$1,584	\$1,778	\$1,730	\$1,341	\$1,307
Interstate Corridor	\$1,219	\$1,135	\$1,440	\$1,318	\$1,860	\$1,748	\$1,633	\$1,379	\$1,471	\$1,374
Lents-Foster	\$930	\$911	\$1,033	\$1,042	\$1,101	\$1,139	\$1,794	\$1,580	\$1,157	\$1,143
MLK-Alberta	\$1,226	\$1,175	\$1,175	\$1,118	\$1,518	\$1,424	\$1,685	\$1,625	\$1,279	\$1,214
Montavilla	\$1,451	\$1,042	\$1,026	\$972	\$1,229	\$1,167	\$1,426	\$1,304	\$1,176	\$1,079
Northwest	\$1,159	\$1,171	\$1,699	\$1,597	\$2,592	\$2,460	\$2,890	\$3,245	\$1,675	\$1,567
Parkrose-Argay	\$1,073	\$1,027	\$1,027	\$1,061	\$1,296	\$1,263	\$1,468	\$1,442	\$1,210	\$1,193
Pleasant Valley	\$925	\$903	\$955	\$908	\$1,222	\$1,197	\$1,266	\$1,293	\$1,211	\$1,192
Raleigh Hills	\$721	\$779	\$1,019	\$1,024	\$1,244	\$1,231	\$1,566	\$1,497	\$1,204	\$1,192
Roseway-Cully	\$859	\$913	\$967	\$949	\$1,257	\$1,100	\$1,384	\$1,204	\$1,128	\$1,033
Sellwood-Moreland-Brooklyn	\$1,195	\$1,117	\$1,154	\$1,078	\$1,456	\$1,413	\$2,475	-	\$1,271	\$1,213
South Portland-Marquam Hill	\$1,262	\$1,217	\$1,497	\$1,508	\$2,326	\$2,344	\$2,198	\$2,132	\$1,680	\$1,702
St. Johns	\$1,157	\$1,117	\$1,161	\$1,110	\$1,197	\$1,157	\$1,272	\$1,228	\$1,186	\$1,142
Tryon Creek-Riverdale	-	-	\$1,048	\$1,030	\$1,261	\$1,229	-	-	\$1,192	\$1,166
West Portland	\$878	\$875	\$1,101	\$1,193	\$1,464	\$1,504	\$1,779	\$1,774	\$1,390	\$1,438
Woodstock	\$1,043	\$984	\$1,127	\$1,015	\$1,391	\$1,312	\$1,588	\$1,344	\$1,265	\$1,166
<b>Portland City-wide</b>	<b>\$1,193</b>	<b>\$1,168</b>	<b>\$1,426</b>	<b>\$1,379</b>	<b>\$1,723</b>	<b>\$1,645</b>	<b>\$1,818</b>	<b>\$1,740</b>	<b>\$1,491</b>	<b>\$1,430</b>

Source: CoStar Multifamily Residential Market Data, September 2019

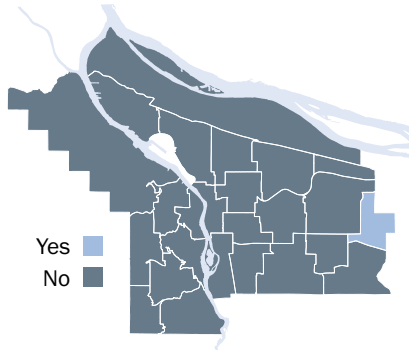
# Average Native American Household

## AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$42,000
Median Monthly Income	\$3,500
Maximum Monthly Housing Cost Considered Affordable	\$1,050
Poverty Rate	-

## 2-Bedroom Affordability

Yes ■  
No ■



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

## Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
122nd-Division	\$780	\$723	\$878	\$827	\$1,051	\$978	\$1,318	\$1,301	\$1,005	\$944
Belmont-Hawthorne-Division	\$1,132	\$1,110	\$1,289	\$1,273	\$1,522	\$1,493	\$1,319	\$1,313	\$1,303	\$1,290
Centennial-Glenfair-Wilkes	\$860	\$839	\$918	\$918	\$1,030	\$1,007	\$1,312	\$1,295	\$1,005	\$990
Central City	\$1,183	\$1,178	\$1,537	\$1,515	\$2,313	\$2,191	\$3,911	\$3,206	\$1,660	\$1,585
Forest Park-Northwest Hills	-	-	\$1,553	\$1,367	\$1,886	\$1,716	-	-	\$1,807	\$1,632
Gateway	\$755	\$901	\$977	\$943	\$1,123	\$1,103	\$1,385	\$1,333	\$1,090	\$1,060
Hayden Island	\$1,100	\$1,144	\$1,443	\$1,553	\$1,872	\$2,094	-	-	\$1,664	\$1,835
Hillsdale-Multnomah-Barbur	\$1,181	\$1,138	\$1,082	\$1,053	\$1,242	\$1,218	\$1,602	\$1,465	\$1,209	\$1,176
Hollywood	\$1,111	\$1,067	\$1,267	\$1,234	\$1,621	\$1,584	\$1,778	\$1,730	\$1,341	\$1,307
Interstate Corridor	\$1,219	\$1,135	\$1,440	\$1,318	\$1,860	\$1,748	\$1,633	\$1,379	\$1,471	\$1,374
Lents-Foster	\$930	\$911	\$1,033	\$1,042	\$1,101	\$1,139	\$1,794	\$1,580	\$1,157	\$1,143
MLK-Alberta	\$1,226	\$1,175	\$1,175	\$1,118	\$1,518	\$1,424	\$1,685	\$1,625	\$1,279	\$1,214
Montavilla	\$1,451	\$1,042	\$1,026	\$972	\$1,229	\$1,167	\$1,426	\$1,304	\$1,176	\$1,079
Northwest	\$1,159	\$1,171	\$1,699	\$1,597	\$2,592	\$2,460	\$2,890	\$3,245	\$1,675	\$1,567
Parkrose-Argay	\$1,073	\$1,027	\$1,027	\$1,061	\$1,296	\$1,263	\$1,468	\$1,442	\$1,210	\$1,193
Pleasant Valley	\$925	\$903	\$955	\$908	\$1,222	\$1,197	\$1,266	\$1,293	\$1,211	\$1,192
Raleigh Hills	\$721	\$779	\$1,019	\$1,024	\$1,244	\$1,231	\$1,566	\$1,497	\$1,204	\$1,192
Roseway-Cully	\$859	\$913	\$967	\$949	\$1,257	\$1,100	\$1,384	\$1,204	\$1,128	\$1,033
Sellwood-Moreland-Brooklyn	\$1,195	\$1,117	\$1,154	\$1,078	\$1,456	\$1,413	\$2,475	-	\$1,271	\$1,213
South Portland-Marquam Hill	\$1,262	\$1,217	\$1,497	\$1,508	\$2,326	\$2,344	\$2,198	\$2,132	\$1,680	\$1,702
St. Johns	\$1,157	\$1,117	\$1,161	\$1,110	\$1,197	\$1,157	\$1,272	\$1,228	\$1,186	\$1,142
Tryon Creek-Riverdale	-	-	\$1,048	\$1,030	\$1,261	\$1,229	-	-	\$1,192	\$1,166
West Portland	\$878	\$875	\$1,101	\$1,193	\$1,464	\$1,504	\$1,779	\$1,774	\$1,390	\$1,438
Woodstock	\$1,043	\$984	\$1,127	\$1,015	\$1,391	\$1,312	\$1,588	\$1,344	\$1,265	\$1,166
<b>Portland City-wide</b>	<b>\$1,193</b>	<b>\$1,168</b>	<b>\$1,426</b>	<b>\$1,379</b>	<b>\$1,723</b>	<b>\$1,645</b>	<b>\$1,818</b>	<b>\$1,740</b>	<b>\$1,491</b>	<b>\$1,430</b>

Source: CoStar Multifamily Residential Market Data, September 2019

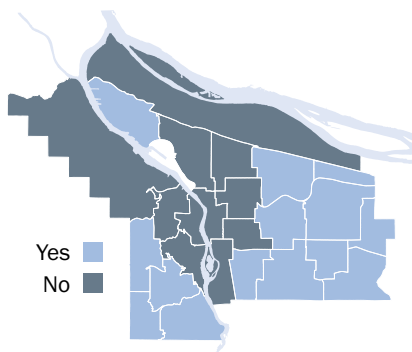
# Average Asian Household

## AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$58,586
Median Monthly Income	\$4,882
Maximum Monthly Housing Cost Considered Affordable	\$1,465
Poverty Rate	-

### 2-Bedroom Affordability

Yes ■  
No ■



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

### Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
122nd-Division	\$780	\$723	\$878	\$827	\$1,051	\$978	\$1,318	\$1,301	\$1,005	\$944
Belmont-Hawthorne-Division	\$1,132	\$1,110	\$1,289	\$1,273	\$1,522	\$1,493	\$1,319	\$1,313	\$1,303	\$1,290
Centennial-Glenfair-Wilkes	\$860	\$839	\$918	\$918	\$1,030	\$1,007	\$1,312	\$1,295	\$1,005	\$990
Central City	\$1,183	\$1,178	\$1,537	\$1,515	\$2,313	\$2,191	\$3,911	\$3,206	\$1,660	\$1,585
Forest Park-Northwest Hills	-	-	\$1,553	\$1,367	\$1,886	\$1,716	-	-	\$1,807	\$1,632
Gateway	\$755	\$901	\$977	\$943	\$1,123	\$1,103	\$1,385	\$1,333	\$1,090	\$1,060
Hayden Island	\$1,100	\$1,144	\$1,443	\$1,553	\$1,872	\$2,094	-	-	\$1,664	\$1,835
Hillsdale-Multnomah-Barbur	\$1,181	\$1,138	\$1,082	\$1,053	\$1,242	\$1,218	\$1,602	\$1,465	\$1,209	\$1,176
Hollywood	\$1,111	\$1,067	\$1,267	\$1,234	\$1,621	\$1,584	\$1,778	\$1,730	\$1,341	\$1,307
Interstate Corridor	\$1,219	\$1,135	\$1,440	\$1,318	\$1,860	\$1,748	\$1,633	\$1,379	\$1,471	\$1,374
Lents-Foster	\$930	\$911	\$1,033	\$1,042	\$1,101	\$1,139	\$1,794	\$1,580	\$1,157	\$1,143
MLK-Alberta	\$1,226	\$1,175	\$1,175	\$1,118	\$1,518	\$1,424	\$1,685	\$1,625	\$1,279	\$1,214
Montavilla	\$1,451	\$1,042	\$1,026	\$972	\$1,229	\$1,167	\$1,426	\$1,304	\$1,176	\$1,079
Northwest	\$1,159	\$1,171	\$1,699	\$1,597	\$2,592	\$2,460	\$2,890	\$3,245	\$1,675	\$1,567
Parkrose-Argay	\$1,073	\$1,027	\$1,027	\$1,061	\$1,296	\$1,263	\$1,468	\$1,442	\$1,210	\$1,193
Pleasant Valley	\$925	\$903	\$955	\$908	\$1,222	\$1,197	\$1,266	\$1,293	\$1,211	\$1,192
Raleigh Hills	\$721	\$779	\$1,019	\$1,024	\$1,244	\$1,231	\$1,566	\$1,497	\$1,204	\$1,192
Roseway-Cully	\$859	\$913	\$967	\$949	\$1,257	\$1,100	\$1,384	\$1,204	\$1,128	\$1,033
Sellwood-Moreland-Brooklyn	\$1,195	\$1,117	\$1,154	\$1,078	\$1,456	\$1,413	\$2,475	-	\$1,271	\$1,213
South Portland-Marquam Hill	\$1,262	\$1,217	\$1,497	\$1,508	\$2,326	\$2,344	\$2,198	\$2,132	\$1,680	\$1,702
St. Johns	\$1,157	\$1,117	\$1,161	\$1,110	\$1,197	\$1,157	\$1,272	\$1,228	\$1,186	\$1,142
Tryon Creek-Riverdale	-	-	\$1,048	\$1,030	\$1,261	\$1,229	-	-	\$1,192	\$1,166
West Portland	\$878	\$875	\$1,101	\$1,193	\$1,464	\$1,504	\$1,779	\$1,774	\$1,390	\$1,438
Woodstock	\$1,043	\$984	\$1,127	\$1,015	\$1,391	\$1,312	\$1,588	\$1,344	\$1,265	\$1,166
<b>Portland City-wide</b>	<b>\$1,193</b>	<b>\$1,168</b>	<b>\$1,426</b>	<b>\$1,379</b>	<b>\$1,723</b>	<b>\$1,645</b>	<b>\$1,818</b>	<b>\$1,740</b>	<b>\$1,491</b>	<b>\$1,430</b>

Source: CoStar Multifamily Residential Market Data, September 2019



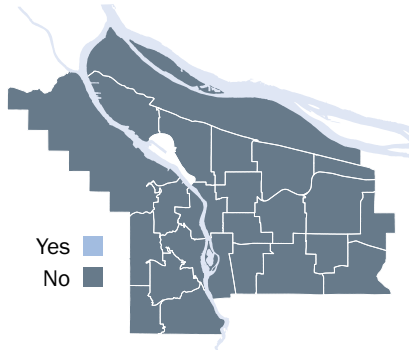
# Average Pacific Islander Household

## AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$36,661
Median Monthly Income	\$3,055
Maximum Monthly Housing Cost Considered Affordable	\$917
Poverty Rate	-

## 2-Bedroom Affordability

Yes ■  
No ■



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

## Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
122nd-Division	\$780	\$723	\$878	\$827	\$1,051	\$978	\$1,318	\$1,301	\$1,005	\$944
Belmont-Hawthorne-Division	\$1,132	\$1,110	\$1,289	\$1,273	\$1,522	\$1,493	\$1,319	\$1,313	\$1,303	\$1,290
Centennial-Glenfair-Wilkes	\$860	\$839	\$918	\$918	\$1,030	\$1,007	\$1,312	\$1,295	\$1,005	\$990
Central City	\$1,183	\$1,178	\$1,537	\$1,515	\$2,313	\$2,191	\$3,911	\$3,206	\$1,660	\$1,585
Forest Park-Northwest Hills	-	-	\$1,553	\$1,367	\$1,886	\$1,716	-	-	\$1,807	\$1,632
Gateway	\$755	\$901	\$977	\$943	\$1,123	\$1,103	\$1,385	\$1,333	\$1,090	\$1,060
Hayden Island	\$1,100	\$1,144	\$1,443	\$1,553	\$1,872	\$2,094	-	-	\$1,664	\$1,835
Hillsdale-Multnomah-Barbur	\$1,181	\$1,138	\$1,082	\$1,053	\$1,242	\$1,218	\$1,602	\$1,465	\$1,209	\$1,176
Hollywood	\$1,111	\$1,067	\$1,267	\$1,234	\$1,621	\$1,584	\$1,778	\$1,730	\$1,341	\$1,307
Interstate Corridor	\$1,219	\$1,135	\$1,440	\$1,318	\$1,860	\$1,748	\$1,633	\$1,379	\$1,471	\$1,374
Lents-Foster	\$930	\$911	\$1,033	\$1,042	\$1,101	\$1,139	\$1,794	\$1,580	\$1,157	\$1,143
MLK-Alberta	\$1,226	\$1,175	\$1,175	\$1,118	\$1,518	\$1,424	\$1,685	\$1,625	\$1,279	\$1,214
Montavilla	\$1,451	\$1,042	\$1,026	\$972	\$1,229	\$1,167	\$1,426	\$1,304	\$1,176	\$1,079
Northwest	\$1,159	\$1,171	\$1,699	\$1,597	\$2,592	\$2,460	\$2,890	\$3,245	\$1,675	\$1,567
Parkrose-Argay	\$1,073	\$1,027	\$1,027	\$1,061	\$1,296	\$1,263	\$1,468	\$1,442	\$1,210	\$1,193
Pleasant Valley	\$925	\$903	\$955	\$908	\$1,222	\$1,197	\$1,266	\$1,293	\$1,211	\$1,192
Raleigh Hills	\$721	\$779	\$1,019	\$1,024	\$1,244	\$1,231	\$1,566	\$1,497	\$1,204	\$1,192
Roseway-Cully	\$859	\$913	\$967	\$949	\$1,257	\$1,100	\$1,384	\$1,204	\$1,128	\$1,033
Sellwood-Moreland-Brooklyn	\$1,195	\$1,117	\$1,154	\$1,078	\$1,456	\$1,413	\$2,475	-	\$1,271	\$1,213
South Portland-Marquam Hill	\$1,262	\$1,217	\$1,497	\$1,508	\$2,326	\$2,344	\$2,198	\$2,132	\$1,680	\$1,702
St. Johns	\$1,157	\$1,117	\$1,161	\$1,110	\$1,197	\$1,157	\$1,272	\$1,228	\$1,186	\$1,142
Tryon Creek-Riverdale	-	-	\$1,048	\$1,030	\$1,261	\$1,229	-	-	\$1,192	\$1,166
West Portland	\$878	\$875	\$1,101	\$1,193	\$1,464	\$1,504	\$1,779	\$1,774	\$1,390	\$1,438
Woodstock	\$1,043	\$984	\$1,127	\$1,015	\$1,391	\$1,312	\$1,588	\$1,344	\$1,265	\$1,166
Portland City-wide	\$1,193	\$1,168	\$1,426	\$1,379	\$1,723	\$1,645	\$1,818	\$1,740	\$1,491	\$1,430

Source: CoStar Multifamily Residential Market Data, September 2019



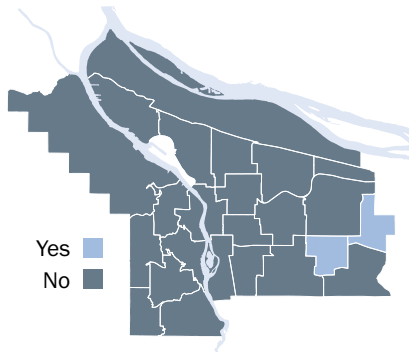
# Average Senior Household

## AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$42,841
Median Monthly Income	\$3,570
Maximum Monthly Housing Cost Considered Affordable	\$1,071
Poverty Rate	-

## 2-Bedroom Affordability

Yes ■  
No ■



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

## Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
122nd-Division	\$780	\$723	\$878	\$827	\$1,051	\$978	\$1,318	\$1,301	\$1,005	\$944
Belmont-Hawthorne-Division	\$1,132	\$1,110	\$1,289	\$1,273	\$1,522	\$1,493	\$1,319	\$1,313	\$1,303	\$1,290
Centennial-Glenfair-Wilkes	\$860	\$839	\$918	\$918	\$1,030	\$1,007	\$1,312	\$1,295	\$1,005	\$990
Central City	\$1,183	\$1,178	\$1,537	\$1,515	\$2,313	\$2,191	\$3,911	\$3,206	\$1,660	\$1,585
Forest Park-Northwest Hills	-	-	\$1,553	\$1,367	\$1,886	\$1,716	-	-	\$1,807	\$1,632
Gateway	\$755	\$901	\$977	\$943	\$1,123	\$1,103	\$1,385	\$1,333	\$1,090	\$1,060
Hayden Island	\$1,100	\$1,144	\$1,443	\$1,553	\$1,872	\$2,094	-	-	\$1,664	\$1,835
Hillsdale-Multnomah-Barbur	\$1,181	\$1,138	\$1,082	\$1,053	\$1,242	\$1,218	\$1,602	\$1,465	\$1,209	\$1,176
Hollywood	\$1,111	\$1,067	\$1,267	\$1,234	\$1,621	\$1,584	\$1,778	\$1,730	\$1,341	\$1,307
Interstate Corridor	\$1,219	\$1,135	\$1,440	\$1,318	\$1,860	\$1,748	\$1,633	\$1,379	\$1,471	\$1,374
Lents-Foster	\$930	\$911	\$1,033	\$1,042	\$1,101	\$1,139	\$1,794	\$1,580	\$1,157	\$1,143
MLK-Alberta	\$1,226	\$1,175	\$1,175	\$1,118	\$1,518	\$1,424	\$1,685	\$1,625	\$1,279	\$1,214
Montavilla	\$1,451	\$1,042	\$1,026	\$972	\$1,229	\$1,167	\$1,426	\$1,304	\$1,176	\$1,079
Northwest	\$1,159	\$1,171	\$1,699	\$1,597	\$2,592	\$2,460	\$2,890	\$3,245	\$1,675	\$1,567
Parkrose-Argay	\$1,073	\$1,027	\$1,027	\$1,061	\$1,296	\$1,263	\$1,468	\$1,442	\$1,210	\$1,193
Pleasant Valley	\$925	\$903	\$955	\$908	\$1,222	\$1,197	\$1,266	\$1,293	\$1,211	\$1,192
Raleigh Hills	\$721	\$779	\$1,019	\$1,024	\$1,244	\$1,231	\$1,566	\$1,497	\$1,204	\$1,192
Roseway-Cully	\$859	\$913	\$967	\$949	\$1,257	\$1,100	\$1,384	\$1,204	\$1,128	\$1,033
Sellwood-Moreland-Brooklyn	\$1,195	\$1,117	\$1,154	\$1,078	\$1,456	\$1,413	\$2,475	-	\$1,271	\$1,213
South Portland-Marquam Hill	\$1,262	\$1,217	\$1,497	\$1,508	\$2,326	\$2,344	\$2,198	\$2,132	\$1,680	\$1,702
St. Johns	\$1,157	\$1,117	\$1,161	\$1,110	\$1,197	\$1,157	\$1,272	\$1,228	\$1,186	\$1,142
Tryon Creek-Riverdale	-	-	\$1,048	\$1,030	\$1,261	\$1,229	-	-	\$1,192	\$1,166
West Portland	\$878	\$875	\$1,101	\$1,193	\$1,464	\$1,504	\$1,779	\$1,774	\$1,390	\$1,438
Woodstock	\$1,043	\$984	\$1,127	\$1,015	\$1,391	\$1,312	\$1,588	\$1,344	\$1,265	\$1,166
<b>Portland City-wide</b>	<b>\$1,193</b>	<b>\$1,168</b>	<b>\$1,426</b>	<b>\$1,379</b>	<b>\$1,723</b>	<b>\$1,645</b>	<b>\$1,818</b>	<b>\$1,740</b>	<b>\$1,491</b>	<b>\$1,430</b>

Source: CoStar Multifamily Residential Market Data, September 2019

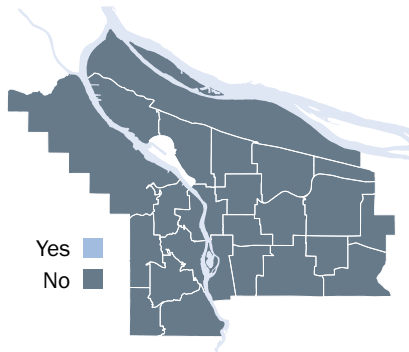
# Average Single Mother Household

## AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$36,478
Median Monthly Income	\$3,040
Maximum Monthly Housing Cost Considered Affordable	\$912
Poverty Rate	-

## 2-Bedroom Affordability

Yes ■  
No ■



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

## Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
122nd-Division	\$780	\$723	\$878	\$827	\$1,051	\$978	\$1,318	\$1,301	\$1,005	\$944
Belmont-Hawthorne-Division	\$1,132	\$1,110	\$1,289	\$1,273	\$1,522	\$1,493	\$1,319	\$1,313	\$1,303	\$1,290
Centennial-Glenfair-Wilkes	\$860	\$839	\$918	\$918	\$1,030	\$1,007	\$1,312	\$1,295	\$1,005	\$990
Central City	\$1,183	\$1,178	\$1,537	\$1,515	\$2,313	\$2,191	\$3,911	\$3,206	\$1,660	\$1,585
Forest Park-Northwest Hills	-	-	\$1,553	\$1,367	\$1,886	\$1,716	-	-	\$1,807	\$1,632
Gateway	\$755	\$901	\$977	\$943	\$1,123	\$1,103	\$1,385	\$1,333	\$1,090	\$1,060
Hayden Island	\$1,100	\$1,144	\$1,443	\$1,553	\$1,872	\$2,094	-	-	\$1,664	\$1,835
Hillside-Multnomah-Barbur	\$1,181	\$1,138	\$1,082	\$1,053	\$1,242	\$1,218	\$1,602	\$1,465	\$1,209	\$1,176
Hollywood	\$1,111	\$1,067	\$1,267	\$1,234	\$1,621	\$1,584	\$1,778	\$1,730	\$1,341	\$1,307
Interstate Corridor	\$1,219	\$1,135	\$1,440	\$1,318	\$1,860	\$1,748	\$1,633	\$1,379	\$1,471	\$1,374
Lents-Foster	\$930	\$911	\$1,033	\$1,042	\$1,101	\$1,139	\$1,794	\$1,580	\$1,157	\$1,143
MLK-Alberta	\$1,226	\$1,175	\$1,175	\$1,118	\$1,518	\$1,424	\$1,685	\$1,625	\$1,279	\$1,214
Montavilla	\$1,451	\$1,042	\$1,026	\$972	\$1,229	\$1,167	\$1,426	\$1,304	\$1,176	\$1,079
Northwest	\$1,159	\$1,171	\$1,699	\$1,597	\$2,592	\$2,460	\$2,890	\$3,245	\$1,675	\$1,567
Parkrose-Argay	\$1,073	\$1,027	\$1,027	\$1,061	\$1,296	\$1,263	\$1,468	\$1,442	\$1,210	\$1,193
Pleasant Valley	\$925	\$903	\$955	\$908	\$1,222	\$1,197	\$1,266	\$1,293	\$1,211	\$1,192
Raleigh Hills	\$721	\$779	\$1,019	\$1,024	\$1,244	\$1,231	\$1,566	\$1,497	\$1,204	\$1,192
Roseway-Cully	\$859	\$913	\$967	\$949	\$1,257	\$1,100	\$1,384	\$1,204	\$1,128	\$1,033
Sellwood-Moreland-Brooklyn	\$1,195	\$1,117	\$1,154	\$1,078	\$1,456	\$1,413	\$2,475	-	\$1,271	\$1,213
South Portland-Marquam Hill	\$1,262	\$1,217	\$1,497	\$1,508	\$2,326	\$2,344	\$2,198	\$2,132	\$1,680	\$1,702
St. Johns	\$1,157	\$1,117	\$1,161	\$1,110	\$1,197	\$1,157	\$1,272	\$1,228	\$1,186	\$1,142
Tryon Creek-Riverdale	-	-	\$1,048	\$1,030	\$1,261	\$1,229	-	-	\$1,192	\$1,166
West Portland	\$878	\$875	\$1,101	\$1,193	\$1,464	\$1,504	\$1,779	\$1,774	\$1,390	\$1,438
Woodstock	\$1,043	\$984	\$1,127	\$1,015	\$1,391	\$1,312	\$1,588	\$1,344	\$1,265	\$1,166
Portland City-wide	\$1,193	\$1,168	\$1,426	\$1,379	\$1,723	\$1,645	\$1,818	\$1,740	\$1,491	\$1,430

Source: CoStar Multifamily Residential Market Data, September 2019

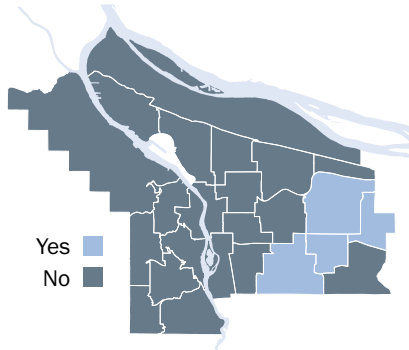
# Average Foreign-Born Household

## AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$45,948
Median Monthly Income	\$3,829
Maximum Monthly Housing Cost Considered Affordable	\$1,149
Poverty Rate	-

## 2-Bedroom Affordability

Yes ■  
No ■



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

## Portland Rental Affordability: Average Neighborhood Rent by Unit Type

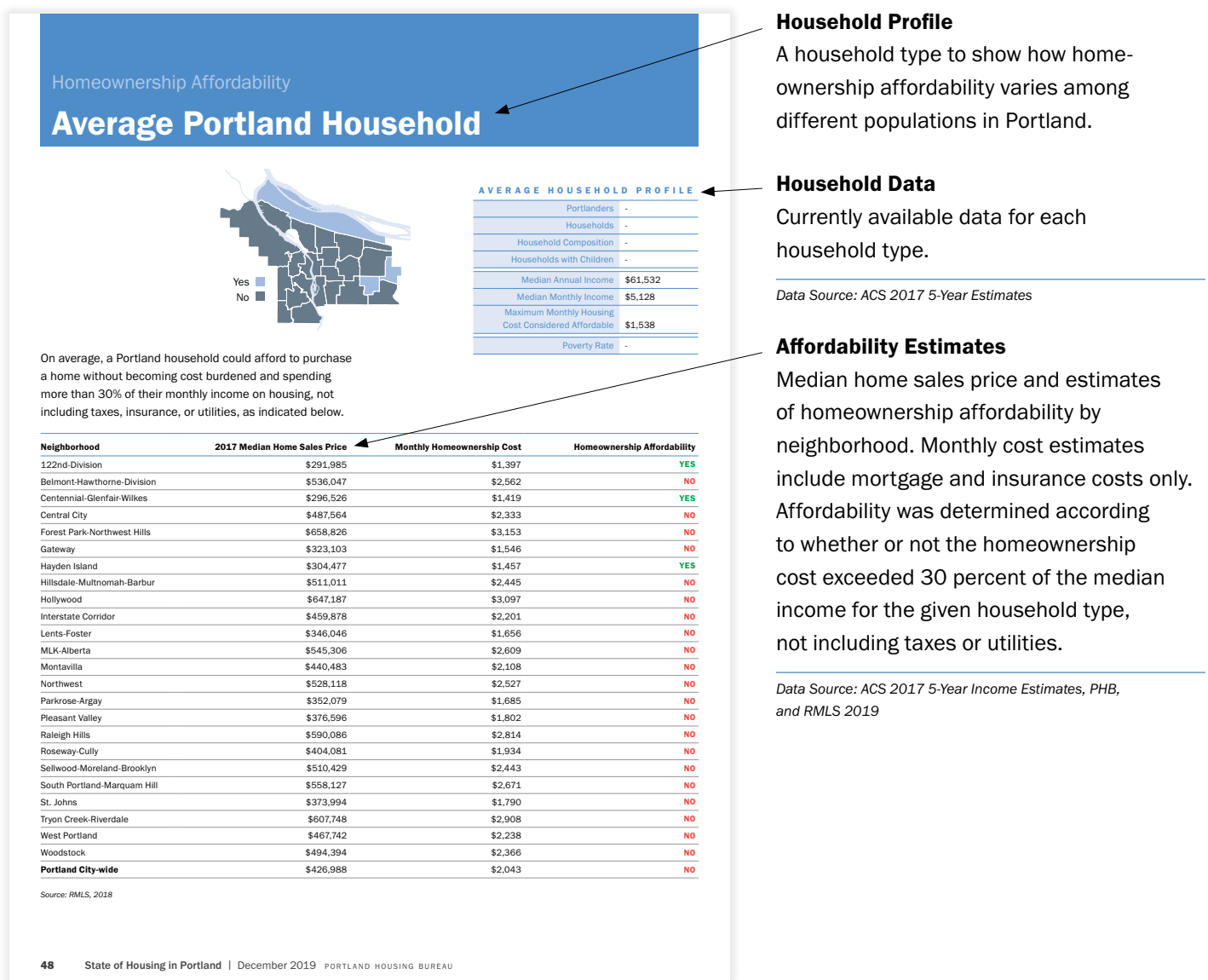
Neighborhood	Studio		1-Bedroom		2-Bedroom		3-Bedroom		Overall	
	2019	2018	2019	2018	2019	2018	2019	2018	2019	2018
122nd-Division	\$780	\$723	\$878	\$827	\$1,051	\$978	\$1,318	\$1,301	\$1,005	\$944
Belmont-Hawthorne-Division	\$1,132	\$1,110	\$1,289	\$1,273	\$1,522	\$1,493	\$1,319	\$1,313	\$1,303	\$1,290
Centennial-Glenfair-Wilkes	\$860	\$839	\$918	\$918	\$1,030	\$1,007	\$1,312	\$1,295	\$1,005	\$990
Central City	\$1,183	\$1,178	\$1,537	\$1,515	\$2,313	\$2,191	\$3,911	\$3,206	\$1,660	\$1,585
Forest Park-Northwest Hills	-	-	\$1,553	\$1,367	\$1,886	\$1,716	-	-	\$1,807	\$1,632
Gateway	\$755	\$901	\$977	\$943	\$1,123	\$1,103	\$1,385	\$1,333	\$1,090	\$1,060
Hayden Island	\$1,100	\$1,144	\$1,443	\$1,553	\$1,872	\$2,094	-	-	\$1,664	\$1,835
Hillsdale-Multnomah-Barbur	\$1,181	\$1,138	\$1,082	\$1,053	\$1,242	\$1,218	\$1,602	\$1,465	\$1,209	\$1,176
Hollywood	\$1,111	\$1,067	\$1,267	\$1,234	\$1,621	\$1,584	\$1,778	\$1,730	\$1,341	\$1,307
Interstate Corridor	\$1,219	\$1,135	\$1,440	\$1,318	\$1,860	\$1,748	\$1,633	\$1,379	\$1,471	\$1,374
Lents-Foster	\$930	\$911	\$1,033	\$1,042	\$1,101	\$1,139	\$1,794	\$1,580	\$1,157	\$1,143
MLK-Alberta	\$1,226	\$1,175	\$1,175	\$1,118	\$1,518	\$1,424	\$1,685	\$1,625	\$1,279	\$1,214
Montavilla	\$1,451	\$1,042	\$1,026	\$972	\$1,229	\$1,167	\$1,426	\$1,304	\$1,176	\$1,079
Northwest	\$1,159	\$1,171	\$1,699	\$1,597	\$2,592	\$2,460	\$2,890	\$3,245	\$1,675	\$1,567
Parkrose-Argay	\$1,073	\$1,027	\$1,027	\$1,061	\$1,296	\$1,263	\$1,468	\$1,442	\$1,210	\$1,193
Pleasant Valley	\$925	\$903	\$955	\$908	\$1,222	\$1,197	\$1,266	\$1,293	\$1,211	\$1,192
Raleigh Hills	\$721	\$779	\$1,019	\$1,024	\$1,244	\$1,231	\$1,566	\$1,497	\$1,204	\$1,192
Roseway-Cully	\$859	\$913	\$967	\$949	\$1,257	\$1,100	\$1,384	\$1,204	\$1,128	\$1,033
Sellwood-Moreland-Brooklyn	\$1,195	\$1,117	\$1,154	\$1,078	\$1,456	\$1,413	\$2,475	-	\$1,271	\$1,213
South Portland-Marquam Hill	\$1,262	\$1,217	\$1,497	\$1,508	\$2,326	\$2,344	\$2,198	\$2,132	\$1,680	\$1,702
St. Johns	\$1,157	\$1,117	\$1,161	\$1,110	\$1,197	\$1,157	\$1,272	\$1,228	\$1,186	\$1,142
Tryon Creek-Riverdale	-	-	\$1,048	\$1,030	\$1,261	\$1,229	-	-	\$1,192	\$1,166
West Portland	\$878	\$875	\$1,101	\$1,193	\$1,464	\$1,504	\$1,779	\$1,774	\$1,390	\$1,438
Woodstock	\$1,043	\$984	\$1,127	\$1,015	\$1,391	\$1,312	\$1,588	\$1,344	\$1,265	\$1,166
Portland City-wide	\$1,193	\$1,168	\$1,426	\$1,379	\$1,723	\$1,645	\$1,818	\$1,740	\$1,491	\$1,430

Source: CoStar Multifamily Residential Market Data, September 2019

## Section 2

# Homeownership Market & Affordability

## Guide to Homeownership Affordability Estimates



# Change in Home Sales Price 2014 to 2018

In 2018, the median home sales price in Portland exceeded \$400,000 in over two-thirds of the neighborhoods in the city compared to over half of the neighborhoods in 2016. A homebuyer looking to buy a home below \$300,000 would have only two neighborhoods to search in, 122nd-Division and Centennial-Glenfair-Wilkes, both located in East Portland.

Between 2014 and 2018, the median home sales prices citywide increased 30 percent or over \$97,320. The neighborhoods in East Portland and near east: 122nd-Division, Centennial-Glenfair-Wilkes, Gateway, Lents-Foster, Parkrose-Argay, and Pleasant Valley showed the most significant in median homes sales price (between 40 to 55 percent). North Portland, Hayden Island and St. Johns neighborhoods showed significant increase.

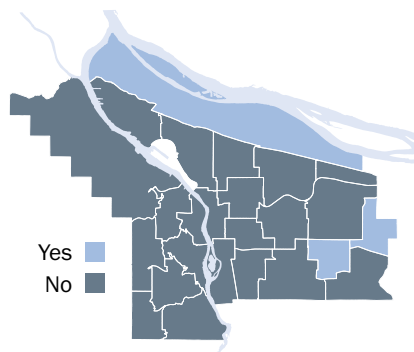
Similar to last three years, increases in home prices and rents in 2018 in many East Portland neighborhoods continue to raise serious concerns over potential involuntary economic displacement, as well as housing access and stability. Two neighborhoods with already high home sales price—Forest Park Northwest Hills and Northwest—showed slow down as they increased only by 4 and 0.3 percent, respectively.

## Portland Homeownership Affordability: Change in Median Home Sales Price, 2014 to 2018

Neighborhood	2014 Median Home Sales Price*	2018 Median Home Sales Price	% +/-
122nd-Division	\$196,206	\$291,985	+49%
Belmont-Hawthorne-Division	\$441,330	\$536,047	+21%
Centennial-Glenfair-Wilkes	\$191,420	\$296,526	+55%
Central City	\$398,793	\$487,564	+22%
Forest Park-Northwest Hills	\$632,751	\$658,826	+4%
Gateway	\$218,007	\$323,103	+48%
Hayden Island	\$202,002	\$304,477	+51%
Hillsdale-Multnomah-Barbur	\$377,524	\$511,011	+35%
Hollywood	\$552,992	\$647,187	+17%
Interstate Corridor	\$350,937	\$459,878	+31%
Lents-Foster	\$239,276	\$346,046	+45%
MLK-Alberta	\$414,744	\$545,306	+31%
Montavilla	\$326,478	\$440,483	+35%
Northwest	\$526,406	\$528,118	0%
Parkrose-Argay	\$252,037	\$352,079	+40%
Pleasant Valley	\$263,203	\$376,596	+43%
Raleigh Hills	\$463,663	\$590,086	+27%
Roseway-Cully	\$297,765	\$404,081	+36%
Sellwood-Moreland-Brooklyn	\$420,753	\$510,429	+21%
South Portland-Marquam Hill	\$417,403	\$558,127	+34%
St. Johns	\$264,798	\$373,994	+41%
Tryon Creek-Riverdale	\$483,815	\$607,748	+26%
West Portland	\$349,874	\$467,742	+34%
Woodstock	\$382,734	\$494,394	+29%
<b>Portland City-wide</b>	<b>\$329,668</b>	<b>\$426,988</b>	<b>+30%</b>

Source: RMLS, 2018; \*2018 Dollars

# Average Portland Household



## AVERAGE HOUSEHOLD PROFILE

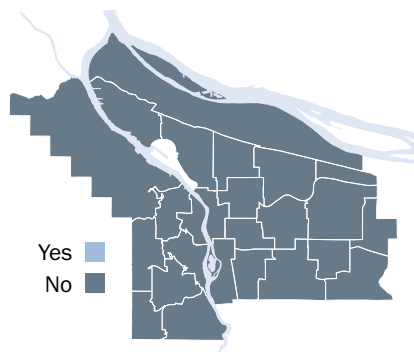
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$61,532
Median Monthly Income	\$1,538
Maximum Monthly Housing Cost Considered Affordable	\$5,128
Poverty Rate	-

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

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$291,985	\$1,397	YES
Belmont-Hawthorne-Division	\$536,047	\$2,562	NO
Centennial-Glenfair-Wilkes	\$296,526	\$1,419	YES
Central City	\$487,564	\$2,333	NO
Forest Park-Northwest Hills	\$658,826	\$3,153	NO
Gateway	\$323,103	\$1,546	NO
Hayden Island	\$304,477	\$1,457	YES
Hillsdale-Multnomah-Barbur	\$511,011	\$2,445	NO
Hollywood	\$647,187	\$3,097	NO
Interstate Corridor	\$459,878	\$2,201	NO
Lents-Foster	\$346,046	\$1,656	NO
MLK-Alberta	\$545,306	\$2,609	NO
Montavilla	\$440,483	\$2,108	NO
Northwest	\$528,118	\$2,527	NO
Parkrose-Argay	\$352,079	\$1,685	NO
Pleasant Valley	\$376,596	\$1,802	NO
Raleigh Hills	\$590,086	\$2,814	NO
Roseway-Cully	\$404,081	\$1,934	NO
Sellwood-Moreland-Brooklyn	\$510,429	\$2,443	NO
South Portland-Marquam Hill	\$558,127	\$2,671	NO
St. Johns	\$373,994	\$1,790	NO
Tryon Creek-Riverdale	\$607,748	\$2,908	NO
West Portland	\$467,742	\$2,238	NO
Woodstock	\$494,394	\$2,366	NO
<b>Portland City-wide</b>	<b>\$426,988</b>	<b>\$2,043</b>	<b>NO</b>

Source: RMLS, 2018

# 3 Person Extremely Low Income (30% AMI)



## AVERAGE HOUSEHOLD PROFILE

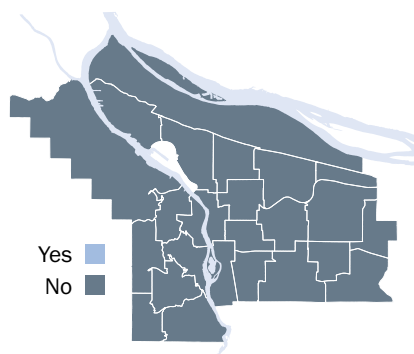
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$22,410
Median Monthly Income	\$1,868
Maximum Monthly Housing Cost Considered Affordable	\$560
Poverty Rate	-

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

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$291,985	\$1,397	NO
Belmont-Hawthorne-Division	\$536,047	\$2,562	NO
Centennial-Glenfair-Wilkes	\$296,526	\$1,419	NO
Central City	\$487,564	\$2,333	NO
Forest Park-Northwest Hills	\$658,826	\$3,153	NO
Gateway	\$323,103	\$1,546	NO
Hayden Island	\$304,477	\$1,457	NO
Hillsdale-Multnomah-Barbur	\$511,011	\$2,445	NO
Hollywood	\$647,187	\$3,097	NO
Interstate Corridor	\$459,878	\$2,201	NO
Lents-Foster	\$346,046	\$1,656	NO
MLK-Alberta	\$545,306	\$2,609	NO
Montavilla	\$440,483	\$2,108	NO
Northwest	\$528,118	\$2,527	NO
Parkrose-Argay	\$352,079	\$1,685	NO
Pleasant Valley	\$376,596	\$1,802	NO
Raleigh Hills	\$590,086	\$2,814	NO
Roseway-Cully	\$404,081	\$1,934	NO
Sellwood-Moreland-Brooklyn	\$510,429	\$2,443	NO
South Portland-Marquam Hill	\$558,127	\$2,671	NO
St. Johns	\$373,994	\$1,790	NO
Tryon Creek-Riverdale	\$607,748	\$2,908	NO
West Portland	\$467,742	\$2,238	NO
Woodstock	\$494,394	\$2,366	NO
<b>Portland City-wide</b>	<b>\$426,988</b>	<b>\$2,043</b>	<b>NO</b>

Source: RMLS, 2018

# 3 Person Low Income (60% AMI)



## AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$44,820
Median Monthly Income	\$3,735
Maximum Monthly Housing Cost Considered Affordable	\$1,121
Poverty Rate	-

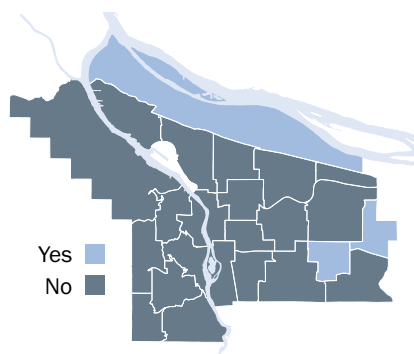
On average, a **3-person low-income** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$291,985	\$1,397	<b>NO</b>
Belmont-Hawthorne-Division	\$536,047	\$2,562	<b>NO</b>
Centennial-Glenfair-Wilkes	\$296,526	\$1,419	<b>NO</b>
Central City	\$487,564	\$2,333	<b>NO</b>
Forest Park-Northwest Hills	\$658,826	\$3,153	<b>NO</b>
Gateway	\$323,103	\$1,546	<b>NO</b>
Hayden Island	\$304,477	\$1,457	<b>NO</b>
Hillsdale-Multnomah-Barbur	\$511,011	\$2,445	<b>NO</b>
Hollywood	\$647,187	\$3,097	<b>NO</b>
Interstate Corridor	\$459,878	\$2,201	<b>NO</b>
Lents-Foster	\$346,046	\$1,656	<b>NO</b>
MLK-Alberta	\$545,306	\$2,609	<b>NO</b>
Montavilla	\$440,483	\$2,108	<b>NO</b>
Northwest	\$528,118	\$2,527	<b>NO</b>
Parkrose-Argay	\$352,079	\$1,685	<b>NO</b>
Pleasant Valley	\$376,596	\$1,802	<b>NO</b>
Raleigh Hills	\$590,086	\$2,814	<b>NO</b>
Roseway-Cully	\$404,081	\$1,934	<b>NO</b>
Sellwood-Moreland-Brooklyn	\$510,429	\$2,443	<b>NO</b>
South Portland-Marquam Hill	\$558,127	\$2,671	<b>NO</b>
St. Johns	\$373,994	\$1,790	<b>NO</b>
Tryon Creek-Riverdale	\$607,748	\$2,908	<b>NO</b>
West Portland	\$467,742	\$2,238	<b>NO</b>
Woodstock	\$494,394	\$2,366	<b>NO</b>
<b>Portland City-wide</b>	<b>\$426,988</b>	<b>\$2,043</b>	<b>NO</b>

Source: RMLS, 2018



# 3 Person Moderate Income (80% AMI)



## AVERAGE HOUSEHOLD PROFILE

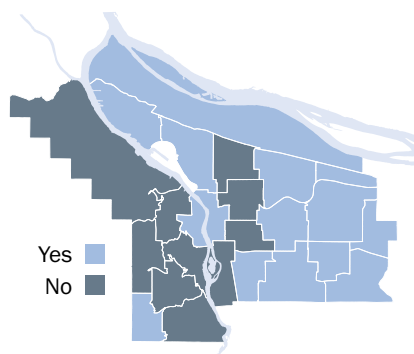
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Annual Income	\$59,760
Median Monthly Income	\$4,980
Maximum Monthly Housing Cost Considered Affordable	\$1,494
Poverty Rate	-

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

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$291,985	\$1,397	YES
Belmont-Hawthorne-Division	\$536,047	\$2,562	NO
Centennial-Glenfair-Wilkes	\$296,526	\$1,419	YES
Central City	\$487,564	\$2,333	NO
Forest Park-Northwest Hills	\$658,826	\$3,153	NO
Gateway	\$323,103	\$1,546	NO
Hayden Island	\$304,477	\$1,457	YES
Hillsdale-Multnomah-Barbur	\$511,011	\$2,445	NO
Hollywood	\$647,187	\$3,097	NO
Interstate Corridor	\$459,878	\$2,201	NO
Lents-Foster	\$346,046	\$1,656	NO
MLK-Alberta	\$545,306	\$2,609	NO
Montavilla	\$440,483	\$2,108	NO
Northwest	\$528,118	\$2,527	NO
Parkrose-Argay	\$352,079	\$1,685	NO
Pleasant Valley	\$376,596	\$1,802	NO
Raleigh Hills	\$590,086	\$2,814	NO
Roseway-Cully	\$404,081	\$1,934	NO
Sellwood-Moreland-Brooklyn	\$510,429	\$2,443	NO
South Portland-Marquam Hill	\$558,127	\$2,671	NO
St. Johns	\$373,994	\$1,790	NO
Tryon Creek-Riverdale	\$607,748	\$2,908	NO
West Portland	\$467,742	\$2,238	NO
Woodstock	\$494,394	\$2,366	NO
<b>Portland City-wide</b>	<b>\$426,988</b>	<b>\$2,043</b>	<b>NO</b>

Source: RMLS, 2018

# Average Couple with Family



## AVERAGE HOUSEHOLD PROFILE

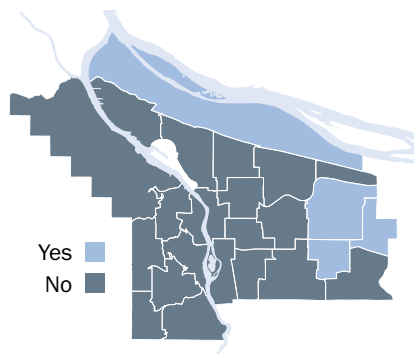
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$96,535
Median Monthly Income	\$8,045
Maximum Monthly Housing Cost Considered Affordable	\$2,413
Poverty Rate	-

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

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$291,985	\$1,397	YES
Belmont-Hawthorne-Division	\$536,047	\$2,562	NO
Centennial-Glenfair-Wilkes	\$296,526	\$1,419	YES
Central City	\$487,564	\$2,333	YES
Forest Park-Northwest Hills	\$658,826	\$3,153	NO
Gateway	\$323,103	\$1,546	YES
Hayden Island	\$304,477	\$1,457	YES
Hillsdale-Multnomah-Barbur	\$511,011	\$2,445	NO
Hollywood	\$647,187	\$3,097	NO
Interstate Corridor	\$459,878	\$2,201	YES
Lents-Foster	\$346,046	\$1,656	YES
MLK-Alberta	\$545,306	\$2,609	NO
Montavilla	\$440,483	\$2,108	YES
Northwest	\$528,118	\$2,527	NO
Parkrose-Argay	\$352,079	\$1,685	YES
Pleasant Valley	\$376,596	\$1,802	YES
Raleigh Hills	\$590,086	\$2,814	NO
Roseway-Cully	\$404,081	\$1,934	YES
Sellwood-Moreland-Brooklyn	\$510,429	\$2,443	NO
South Portland-Marquam Hill	\$558,127	\$2,671	NO
St. Johns	\$373,994	\$1,790	YES
Tryon Creek-Riverdale	\$607,748	\$2,908	NO
West Portland	\$467,742	\$2,238	YES
Woodstock	\$494,394	\$2,366	YES
<b>Portland City-wide</b>	<b>\$426,988</b>	<b>\$2,043</b>	<b>YES</b>

Source: RMLS, 2018

# Average White Household



## AVERAGE HOUSEHOLD PROFILE

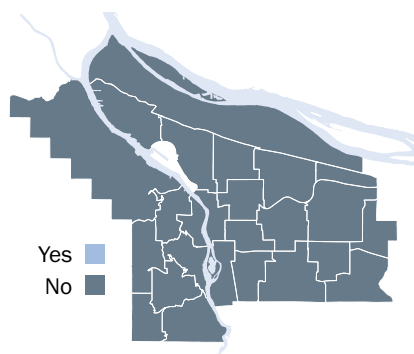
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$65,945
Median Monthly Income	\$5,495
Maximum Monthly Housing Cost Considered Affordable	\$1,649
Poverty Rate	-

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

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$291,985	\$1,397	YES
Belmont-Hawthorne-Division	\$536,047	\$2,562	NO
Centennial-Glenfair-Wilkes	\$296,526	\$1,419	YES
Central City	\$487,564	\$2,333	NO
Forest Park-Northwest Hills	\$658,826	\$3,153	NO
Gateway	\$323,103	\$1,546	YES
Hayden Island	\$304,477	\$1,457	YES
Hillsdale-Multnomah-Barbur	\$511,011	\$2,445	NO
Hollywood	\$647,187	\$3,097	NO
Interstate Corridor	\$459,878	\$2,201	NO
Lents-Foster	\$346,046	\$1,656	NO
MLK-Alberta	\$545,306	\$2,609	NO
Montavilla	\$440,483	\$2,108	NO
Northwest	\$528,118	\$2,527	NO
Parkrose-Argay	\$352,079	\$1,685	NO
Pleasant Valley	\$376,596	\$1,802	NO
Raleigh Hills	\$590,086	\$2,814	NO
Roseway-Cully	\$404,081	\$1,934	NO
Sellwood-Moreland-Brooklyn	\$510,429	\$2,443	NO
South Portland-Marquam Hill	\$558,127	\$2,671	NO
St. Johns	\$373,994	\$1,790	NO
Tryon Creek-Riverdale	\$607,748	\$2,908	NO
West Portland	\$467,742	\$2,238	NO
Woodstock	\$494,394	\$2,366	NO
<b>Portland City-wide</b>	<b>\$426,988</b>	<b>\$2,043</b>	<b>NO</b>

Source: RMLS, 2018

# Average Black Household



## AVERAGE HOUSEHOLD PROFILE

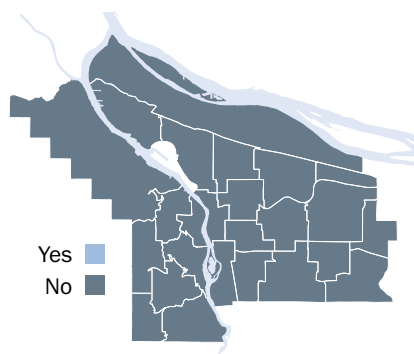
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$29,864
Median Monthly Income	\$2,489
Maximum Monthly Housing Cost Considered Affordable	\$747
Poverty Rate	-

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

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$291,985	\$1,397	<b>NO</b>
Belmont-Hawthorne-Division	\$536,047	\$2,562	<b>NO</b>
Centennial-Glenfair-Wilkes	\$296,526	\$1,419	<b>NO</b>
Central City	\$487,564	\$2,333	<b>NO</b>
Forest Park-Northwest Hills	\$658,826	\$3,153	<b>NO</b>
Gateway	\$323,103	\$1,546	<b>NO</b>
Hayden Island	\$304,477	\$1,457	<b>NO</b>
Hillsdale-Multnomah-Barbur	\$511,011	\$2,445	<b>NO</b>
Hollywood	\$647,187	\$3,097	<b>NO</b>
Interstate Corridor	\$459,878	\$2,201	<b>NO</b>
Lents-Foster	\$346,046	\$1,656	<b>NO</b>
MLK-Alberta	\$545,306	\$2,609	<b>NO</b>
Montavilla	\$440,483	\$2,108	<b>NO</b>
Northwest	\$528,118	\$2,527	<b>NO</b>
Parkrose-Argay	\$352,079	\$1,685	<b>NO</b>
Pleasant Valley	\$376,596	\$1,802	<b>NO</b>
Raleigh Hills	\$590,086	\$2,814	<b>NO</b>
Roseway-Cully	\$404,081	\$1,934	<b>NO</b>
Sellwood-Moreland-Brooklyn	\$510,429	\$2,443	<b>NO</b>
South Portland-Marquam Hill	\$558,127	\$2,671	<b>NO</b>
St. Johns	\$373,994	\$1,790	<b>NO</b>
Tryon Creek-Riverdale	\$607,748	\$2,908	<b>NO</b>
West Portland	\$467,742	\$2,238	<b>NO</b>
Woodstock	\$494,394	\$2,366	<b>NO</b>
<b>Portland City-wide</b>	<b>\$426,988</b>	<b>\$2,043</b>	<b>NO</b>

Source: RMLS, 2018

# Average Latinx Household



## AVERAGE HOUSEHOLD PROFILE

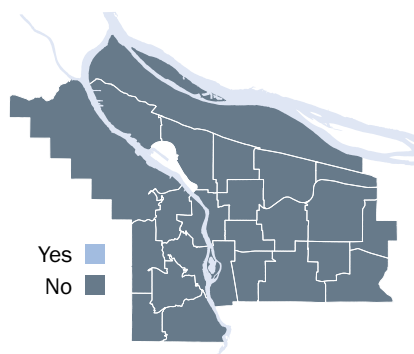
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$44,507
Median Monthly Income	\$3,709
Maximum Monthly Housing Cost Considered Affordable	\$1,113
Poverty Rate	-

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

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$291,985	\$1,397	<b>NO</b>
Belmont-Hawthorne-Division	\$536,047	\$2,562	<b>NO</b>
Centennial-Glenfair-Wilkes	\$296,526	\$1,419	<b>NO</b>
Central City	\$487,564	\$2,333	<b>NO</b>
Forest Park-Northwest Hills	\$658,826	\$3,153	<b>NO</b>
Gateway	\$323,103	\$1,546	<b>NO</b>
Hayden Island	\$304,477	\$1,457	<b>NO</b>
Hillsdale-Multnomah-Barbur	\$511,011	\$2,445	<b>NO</b>
Hollywood	\$647,187	\$3,097	<b>NO</b>
Interstate Corridor	\$459,878	\$2,201	<b>NO</b>
Lents-Foster	\$346,046	\$1,656	<b>NO</b>
MLK-Alberta	\$545,306	\$2,609	<b>NO</b>
Montavilla	\$440,483	\$2,108	<b>NO</b>
Northwest	\$528,118	\$2,527	<b>NO</b>
Parkrose-Argay	\$352,079	\$1,685	<b>NO</b>
Pleasant Valley	\$376,596	\$1,802	<b>NO</b>
Raleigh Hills	\$590,086	\$2,814	<b>NO</b>
Roseway-Cully	\$404,081	\$1,934	<b>NO</b>
Sellwood-Moreland-Brooklyn	\$510,429	\$2,443	<b>NO</b>
South Portland-Marquam Hill	\$558,127	\$2,671	<b>NO</b>
St. Johns	\$373,994	\$1,790	<b>NO</b>
Tryon Creek-Riverdale	\$607,748	\$2,908	<b>NO</b>
West Portland	\$467,742	\$2,238	<b>NO</b>
Woodstock	\$494,394	\$2,366	<b>NO</b>
<b>Portland City-wide</b>	<b>\$426,988</b>	<b>\$2,043</b>	<b>NO</b>

Source: RMLS, 2018

# Average Native American Household



## AVERAGE HOUSEHOLD PROFILE

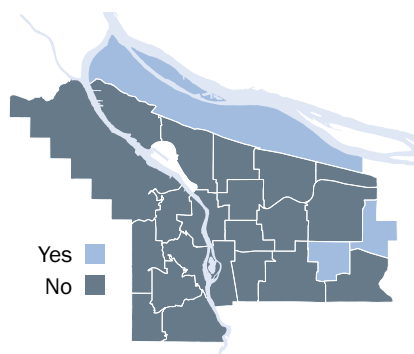
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$42,000
Median Monthly Income	\$3,500
Maximum Monthly Housing Cost Considered Affordable	\$1,050
Poverty Rate	-

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

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$291,985	\$1,397	<b>NO</b>
Belmont-Hawthorne-Division	\$536,047	\$2,562	<b>NO</b>
Centennial-Glenfair-Wilkes	\$296,526	\$1,419	<b>NO</b>
Central City	\$487,564	\$2,333	<b>NO</b>
Forest Park-Northwest Hills	\$658,826	\$3,153	<b>NO</b>
Gateway	\$323,103	\$1,546	<b>NO</b>
Hayden Island	\$304,477	\$1,457	<b>NO</b>
Hillsdale-Multnomah-Barbur	\$511,011	\$2,445	<b>NO</b>
Hollywood	\$647,187	\$3,097	<b>NO</b>
Interstate Corridor	\$459,878	\$2,201	<b>NO</b>
Lents-Foster	\$346,046	\$1,656	<b>NO</b>
MLK-Alberta	\$545,306	\$2,609	<b>NO</b>
Montavilla	\$440,483	\$2,108	<b>NO</b>
Northwest	\$528,118	\$2,527	<b>NO</b>
Parkrose-Argay	\$352,079	\$1,685	<b>NO</b>
Pleasant Valley	\$376,596	\$1,802	<b>NO</b>
Raleigh Hills	\$590,086	\$2,814	<b>NO</b>
Roseway-Cully	\$404,081	\$1,934	<b>NO</b>
Sellwood-Moreland-Brooklyn	\$510,429	\$2,443	<b>NO</b>
South Portland-Marquam Hill	\$558,127	\$2,671	<b>NO</b>
St. Johns	\$373,994	\$1,790	<b>NO</b>
Tryon Creek-Riverdale	\$607,748	\$2,908	<b>NO</b>
West Portland	\$467,742	\$2,238	<b>NO</b>
Woodstock	\$494,394	\$2,366	<b>NO</b>
<b>Portland City-wide</b>	<b>\$426,988</b>	<b>\$2,043</b>	<b>NO</b>

Source: RMLS, 2018

# Average Asian Household



## AVERAGE HOUSEHOLD PROFILE

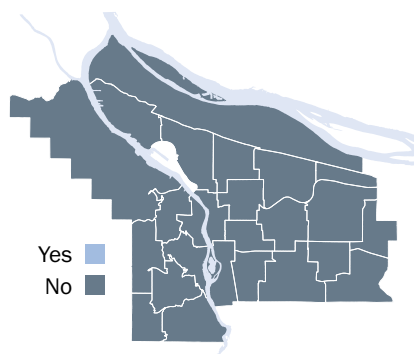
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$58,586
Median Monthly Income	\$4,882
Maximum Monthly Housing Cost Considered Affordable	\$1,465
Poverty Rate	-

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

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$291,985	\$1,397	YES
Belmont-Hawthorne-Division	\$536,047	\$2,562	NO
Centennial-Glenfair-Wilkes	\$296,526	\$1,419	YES
Central City	\$487,564	\$2,333	NO
Forest Park-Northwest Hills	\$658,826	\$3,153	NO
Gateway	\$323,103	\$1,546	NO
Hayden Island	\$304,477	\$1,457	YES
Hillsdale-Multnomah-Barbur	\$511,011	\$2,445	NO
Hollywood	\$647,187	\$3,097	NO
Interstate Corridor	\$459,878	\$2,201	NO
Lents-Foster	\$346,046	\$1,656	NO
MLK-Alberta	\$545,306	\$2,609	NO
Montavilla	\$440,483	\$2,108	NO
Northwest	\$528,118	\$2,527	NO
Parkrose-Argay	\$352,079	\$1,685	NO
Pleasant Valley	\$376,596	\$1,802	NO
Raleigh Hills	\$590,086	\$2,814	NO
Roseway-Cully	\$404,081	\$1,934	NO
Sellwood-Moreland-Brooklyn	\$510,429	\$2,443	NO
South Portland-Marquam Hill	\$558,127	\$2,671	NO
St. Johns	\$373,994	\$1,790	NO
Tryon Creek-Riverdale	\$607,748	\$2,908	NO
West Portland	\$467,742	\$2,238	NO
Woodstock	\$494,394	\$2,366	NO
<b>Portland City-wide</b>	<b>\$426,988</b>	<b>\$2,043</b>	<b>NO</b>

Source: RMLS, 2018

# Average Pacific Islander Household



## AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$36,661
Median Monthly Income	\$3,055
Maximum Monthly Housing Cost Considered Affordable	\$917
Poverty Rate	-

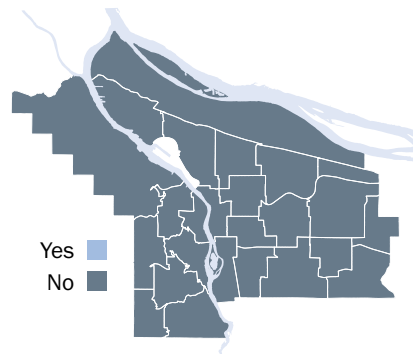
On average, a **Hawaiian and Pacific Islander** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$291,985	\$1,397	NO
Belmont-Hawthorne-Division	\$536,047	\$2,562	NO
Centennial-Glenfair-Wilkes	\$296,526	\$1,419	NO
Central City	\$487,564	\$2,333	NO
Forest Park-Northwest Hills	\$658,826	\$3,153	NO
Gateway	\$323,103	\$1,546	NO
Hayden Island	\$304,477	\$1,457	NO
Hillsdale-Multnomah-Barbur	\$511,011	\$2,445	NO
Hollywood	\$647,187	\$3,097	NO
Interstate Corridor	\$459,878	\$2,201	NO
Lents-Foster	\$346,046	\$1,656	NO
MLK-Alberta	\$545,306	\$2,609	NO
Montavilla	\$440,483	\$2,108	NO
Northwest	\$528,118	\$2,527	NO
Parkrose-Argay	\$352,079	\$1,685	NO
Pleasant Valley	\$376,596	\$1,802	NO
Raleigh Hills	\$590,086	\$2,814	NO
Roseway-Cully	\$404,081	\$1,934	NO
Sellwood-Moreland-Brooklyn	\$510,429	\$2,443	NO
South Portland-Marquam Hill	\$558,127	\$2,671	NO
St. Johns	\$373,994	\$1,790	NO
Tryon Creek-Riverdale	\$607,748	\$2,908	NO
West Portland	\$467,742	\$2,238	NO
Woodstock	\$494,394	\$2,366	NO
<b>Portland City-wide</b>	<b>\$426,988</b>	<b>\$2,043</b>	<b>NO</b>

Source: RMLS, 2018



# Average Senior Household



## AVERAGE HOUSEHOLD PROFILE

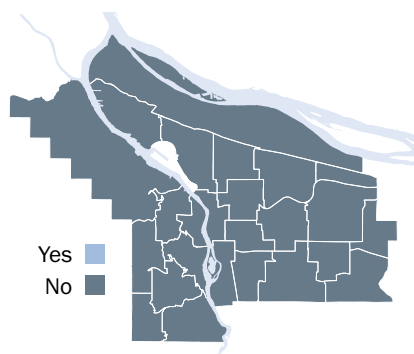
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$42,841
Median Monthly Income	\$3,570
Maximum Monthly Housing Cost Considered Affordable	\$1,071
Poverty Rate	-

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

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$291,985	\$1,397	<b>NO</b>
Belmont-Hawthorne-Division	\$536,047	\$2,562	<b>NO</b>
Centennial-Glenfair-Wilkes	\$296,526	\$1,419	<b>NO</b>
Central City	\$487,564	\$2,333	<b>NO</b>
Forest Park-Northwest Hills	\$658,826	\$3,153	<b>NO</b>
Gateway	\$323,103	\$1,546	<b>NO</b>
Hayden Island	\$304,477	\$1,457	<b>NO</b>
Hillsdale-Multnomah-Barbur	\$511,011	\$2,445	<b>NO</b>
Hollywood	\$647,187	\$3,097	<b>NO</b>
Interstate Corridor	\$459,878	\$2,201	<b>NO</b>
Lents-Foster	\$346,046	\$1,656	<b>NO</b>
MLK-Alberta	\$545,306	\$2,609	<b>NO</b>
Montavilla	\$440,483	\$2,108	<b>NO</b>
Northwest	\$528,118	\$2,527	<b>NO</b>
Parkrose-Argay	\$352,079	\$1,685	<b>NO</b>
Pleasant Valley	\$376,596	\$1,802	<b>NO</b>
Raleigh Hills	\$590,086	\$2,814	<b>NO</b>
Roseway-Cully	\$404,081	\$1,934	<b>NO</b>
Sellwood-Moreland-Brooklyn	\$510,429	\$2,443	<b>NO</b>
South Portland-Marquam Hill	\$558,127	\$2,671	<b>NO</b>
St. Johns	\$373,994	\$1,790	<b>NO</b>
Tryon Creek-Riverdale	\$607,748	\$2,908	<b>NO</b>
West Portland	\$467,742	\$2,238	<b>NO</b>
Woodstock	\$494,394	\$2,366	<b>NO</b>
<b>Portland City-wide</b>	<b>\$426,988</b>	<b>\$2,043</b>	<b>NO</b>

Source: RMLS, 2018

# Average Single Mother Household



## AVERAGE HOUSEHOLD PROFILE

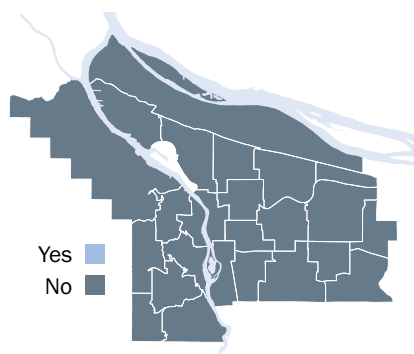
Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$36,478
Median Monthly Income	\$3,040
Maximum Monthly Housing Cost Considered Affordable	\$912
Poverty Rate	-

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

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$291,985	\$1,397	NO
Belmont-Hawthorne-Division	\$536,047	\$2,562	NO
Centennial-Glenfair-Wilkes	\$296,526	\$1,419	NO
Central City	\$487,564	\$2,333	NO
Forest Park-Northwest Hills	\$658,826	\$3,153	NO
Gateway	\$323,103	\$1,546	NO
Hayden Island	\$304,477	\$1,457	NO
Hillsdale-Multnomah-Barbur	\$511,011	\$2,445	NO
Hollywood	\$647,187	\$3,097	NO
Interstate Corridor	\$459,878	\$2,201	NO
Lents-Foster	\$346,046	\$1,656	NO
MLK-Alberta	\$545,306	\$2,609	NO
Montavilla	\$440,483	\$2,108	NO
Northwest	\$528,118	\$2,527	NO
Parkrose-Argay	\$352,079	\$1,685	NO
Pleasant Valley	\$376,596	\$1,802	NO
Raleigh Hills	\$590,086	\$2,814	NO
Roseway-Cully	\$404,081	\$1,934	NO
Sellwood-Moreland-Brooklyn	\$510,429	\$2,443	NO
South Portland-Marquam Hill	\$558,127	\$2,671	NO
St. Johns	\$373,994	\$1,790	NO
Tryon Creek-Riverdale	\$607,748	\$2,908	NO
West Portland	\$467,742	\$2,238	NO
Woodstock	\$494,394	\$2,366	NO
<b>Portland City-wide</b>	<b>\$426,988</b>	<b>\$2,043</b>	<b>NO</b>

Source: RMLS, 2018

# Average Foreign-Born Household



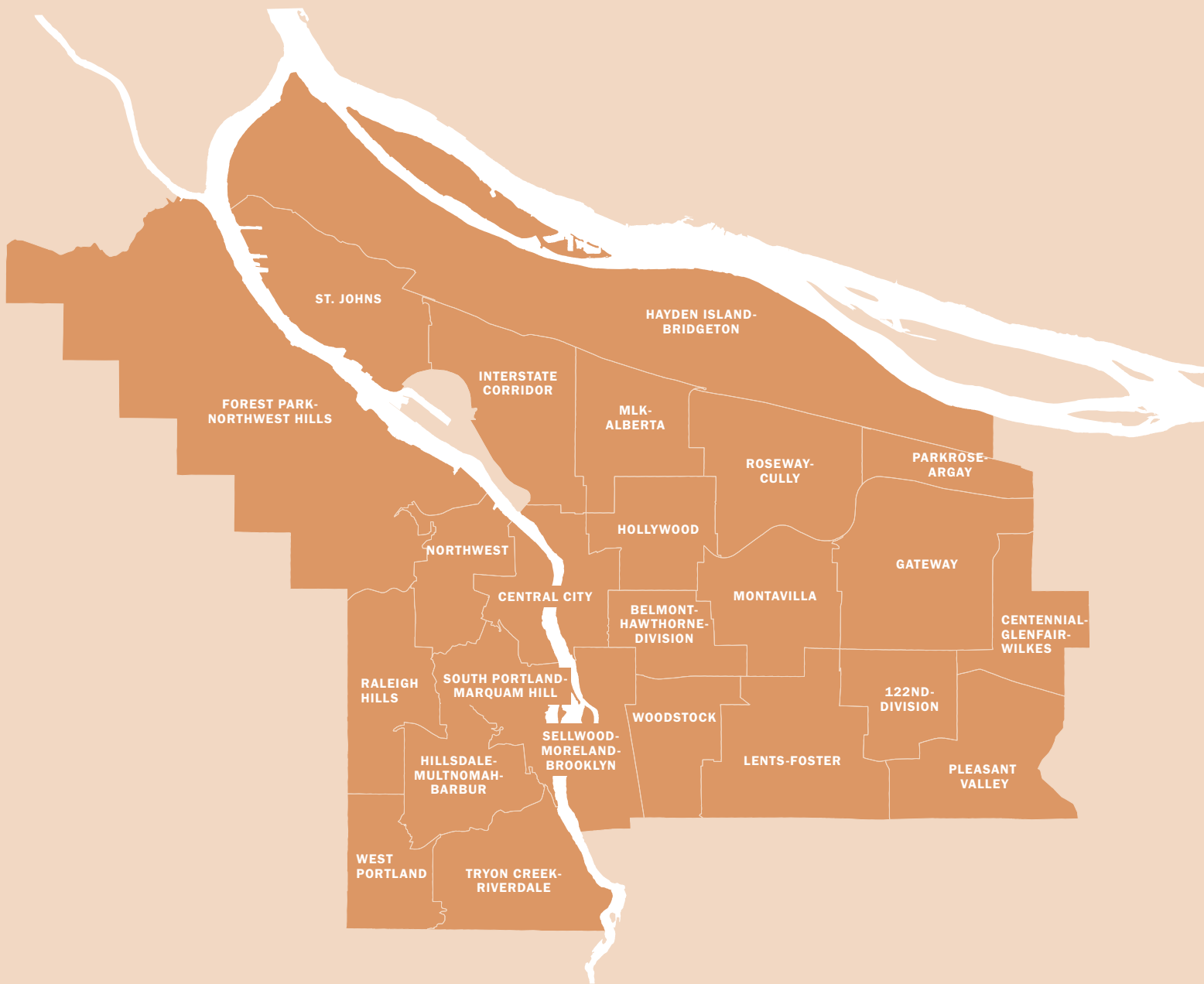
## AVERAGE HOUSEHOLD PROFILE

Portlanders	-
Households	-
Household Composition	
Households with Children	
Median Annual Income	\$45,948
Median Monthly Income	\$3,829
Maximum Monthly Housing Cost Considered Affordable	\$1,149
Poverty Rate	-

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

Neighborhood	2017 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	\$291,985	\$1,397	NO
Belmont-Hawthorne-Division	\$536,047	\$2,562	NO
Centennial-Glenfair-Wilkes	\$296,526	\$1,419	NO
Central City	\$487,564	\$2,333	NO
Forest Park-Northwest Hills	\$658,826	\$3,153	NO
Gateway	\$323,103	\$1,546	NO
Hayden Island	\$304,477	\$1,457	NO
Hillsdale-Multnomah-Barbur	\$511,011	\$2,445	NO
Hollywood	\$647,187	\$3,097	NO
Interstate Corridor	\$459,878	\$2,201	NO
Lents-Foster	\$346,046	\$1,656	NO
MLK-Alberta	\$545,306	\$2,609	NO
Montavilla	\$440,483	\$2,108	NO
Northwest	\$528,118	\$2,527	NO
Parkrose-Argay	\$352,079	\$1,685	NO
Pleasant Valley	\$376,596	\$1,802	NO
Raleigh Hills	\$590,086	\$2,814	NO
Roseway-Cully	\$404,081	\$1,934	NO
Sellwood-Moreland-Brooklyn	\$510,429	\$2,443	NO
South Portland-Marquam Hill	\$558,127	\$2,671	NO
St. Johns	\$373,994	\$1,790	NO
Tryon Creek-Riverdale	\$607,748	\$2,908	NO
West Portland	\$467,742	\$2,238	NO
Woodstock	\$494,394	\$2,366	NO
<b>Portland City-wide</b>	<b>\$426,988</b>	<b>\$2,043</b>	<b>NO</b>

Source: RMLS, 2018

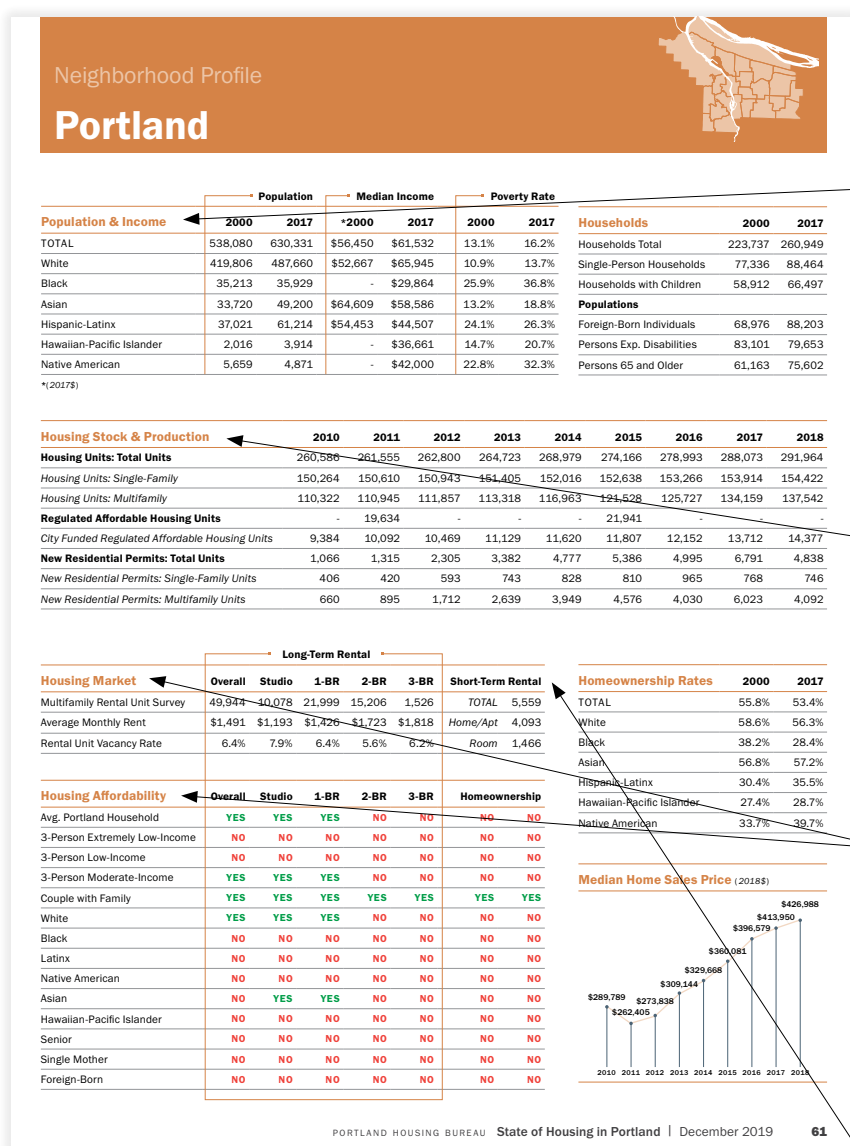


# City & Neighborhood Profiles

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# Guide to Neighborhood Profiles



## Neighborhood

Area of the city being profiled in the data summary.

## Population and Income

Neighborhood population, median household income, and poverty rate by race and ethnicity in the years 2000 and 2017.

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

## Housing Stock and Production

Neighborhood housing stock disaggregated into single-family and multifamily units, regulated affordable housing units, and production values through single-family and multifamily permitting data in the years 2010 to 2018.

## Housing Market and Affordability

Estimates of the rental affordability of multifamily rental units in Portland neighborhoods by unit type. Average rent and vacancy rate data assessed through market survey analysis. Affordability assessed through a comparison test on whether the average rent exceeded 30% of that household's median income.

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

## Estimates of Homeownership Affordability in Portland Neighborhoods

Median home sales prices assessed through RMLS. Monthly homeownership cost estimates based on mortgage and insurance cost. Affordability assessed through a comparison test of whether the homeownership cost exceeded 30% of that household's median income.

### Sources: Population, Households & Income

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

### Sources: Housing Stock & Production

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

### Sources: Housing Market & Affordability

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

## Neighborhood Profile

# Portland



Population & Income	Population		Median Income		Poverty Rate	
	2000	2017	*2000	2017	2000	2017
TOTAL	538,080	630,331	\$56,450	\$61,532	13.1%	16.2%
White	419,806	487,660	\$52,667	\$65,945	10.9%	13.7%
Black	35,213	35,929	-	\$29,864	25.9%	36.8%
Asian	33,720	49,200	\$64,609	\$58,586	13.2%	18.8%
Hispanic-Latinx	37,021	61,214	\$54,453	\$44,507	24.1%	26.3%
Hawaiian-Pacific Islander	2,016	3,914	-	\$36,661	14.7%	20.7%
Native American	5,659	4,871	-	\$42,000	22.8%	32.3%

\*(2017\$)

Households	2000	2017
Households Total	223,737	260,949
Single-Person Households	77,336	88,464
Households with Children	58,912	66,497
<b>Populations</b>		
Foreign-Born Individuals	68,976	88,203
Persons Exp. Disabilities	83,101	79,653
Persons 65 and Older	61,163	75,602

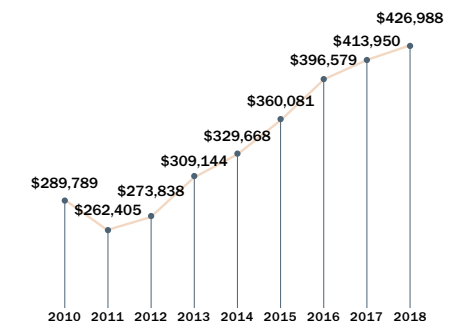
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	260,586	261,555	262,800	264,723	268,979	274,166	278,993	288,073	291,964
Housing Units: Single-Family	150,264	150,610	150,943	151,405	152,016	152,638	153,266	153,914	154,422
Housing Units: Multifamily	110,322	110,945	111,857	113,318	116,963	121,528	125,727	134,159	137,542
<b>Regulated Affordable Housing Units</b>	-	19,634	-	-	-	21,941	-	-	-
City Funded Regulated Affordable Housing Units	9,384	10,092	10,469	11,129	11,620	11,807	12,152	13,712	14,377
<b>New Residential Permits: Total Units</b>	1,066	1,315	2,305	3,382	4,777	5,386	4,995	6,791	4,838
New Residential Permits: Single-Family Units	406	420	593	743	828	810	965	768	746
New Residential Permits: Multifamily Units	660	895	1,712	2,639	3,949	4,576	4,030	6,023	4,092

Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR		
Multifamily Rental Unit Survey	49,944	10,078	21,999	15,206	1,526	<b>TOTAL</b>	5,559
Average Monthly Rent	\$1,491	\$1,193	\$1,426	\$1,723	\$1,818	<b>Home/Apt</b>	4,093
Rental Unit Vacancy Rate	6.4%	7.9%	6.4%	5.6%	6.2%	<b>Room</b>	1,466

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

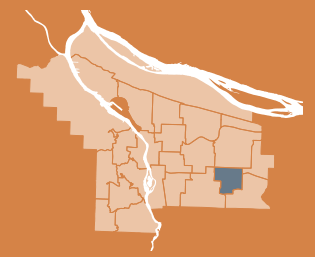
Homeownership Rates	2000	2017
TOTAL	55.8%	53.4%
White	58.6%	56.3%
Black	38.2%	28.4%
Asian	56.8%	57.2%
Hispanic-Latinx	30.4%	35.5%
Hawaiian-Pacific Islander	27.4%	28.7%
Native American	33.7%	39.7%

### Median Home Sales Price (2018\$)



## Neighborhood Profile

# 122nd-Division



Population & Income	Population		Median Income		Poverty Rate	
	2000	2017	*2000	2017	2000	2017
TOTAL	17,965	24,500	\$52,237	\$42,147	16.2%	26.5%
White	14,117	13,196	\$52,667	\$42,930	15.2%	26.4%
Black	436	1,539	-	\$25,882	40.7%	44.6%
Asian	1,376	4,063	\$64,610	\$44,022	12.7%	22.5%
Hispanic-Latinx	1,756	4,109	\$54,453	\$38,391	12.8%	22.4%
Hawaiian-Pacific Islander	45	179	-	-	-	-
Native American	185	158	-	-	-	39.8%

\*(2017\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	7,996	8,031	8,058	8,098	8,151	8,181	8,197	8,266	8,296
Housing Units: Single-Family	4,413	4,448	4,475	4,498	4,519	4,549	4,565	4,614	4,623
Housing Units: Multifamily	3,583	3,583	3,583	3,600	3,632	3,632	3,632	3,652	3,673
<b>Regulated Affordable Housing Units</b>	-	704	-	-	-	729	-	-	-
City Funded Regulated Affordable Housing Units	395	417	417	426	426	426	426	426	424
<b>New Residential Permits: Total Units</b>	44	44	33	49	43	13	74	34	20
New Residential Permits: Single-Family Units	44	44	24	49	39	13	72	32	20
New Residential Permits: Multifamily Units	-	-	9	-	4	-	2	2	-

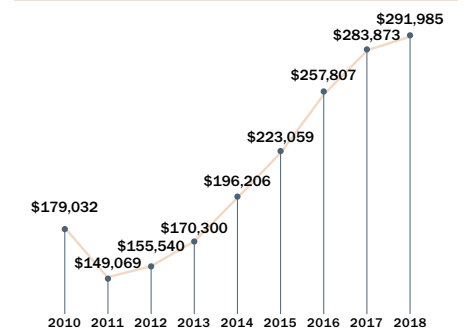
Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR		
Multifamily Rental Unit Survey	1,764	40	532	917	104	<b>TOTAL</b>	22
Average Monthly Rent	\$1,005	\$780	\$878	\$1,051	\$1,318	<b>Home/Apt</b>	7
Rental Unit Vacancy Rate	2.7%	0.3%	2.50%	0.3%	4.1%	<b>Room</b>	15

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

Households	2000	2017
Households Total	6,241	7,854
Single-Person Households	1,456	1,887
Households with Children	2,487	3,311
<b>Populations</b>		
Foreign-Born Individuals	3,617	7,012
Persons Exp. Disabilities	3,854	4,192
Persons 65 and Older	2,063	2,623

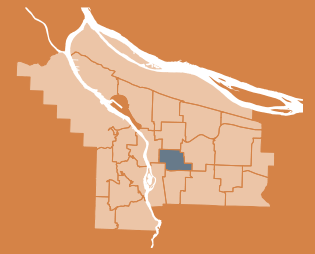
Homeownership Rates	2000	2017
TOTAL	58.6%	51.0%
White	60.9%	52.2%
Black	-	18.5%
Asian	73.6%	68.6%
Hispanic-Latinx	32.2%	37.0%
Hawaiian-Pacific Islander	-	32.9%
Native American	-	63.6%

### Median Home Sales Price (2018\$)





# Belmont-Hawthorne-Division



	Population		Median Income		Poverty Rate	
Population & Income	2000	2017	*2000	2017	2000	2017
TOTAL	26,866	31,031	\$55,421	\$68,839	12.5%	11.4%
White	23,075	25,835	\$55,908	\$70,776	12.3%	10.6%
Black	509	475	-	-	8.4%	27.7%
Asian	1,604	1,599	\$60,516	\$62,278	8.0%	16.9%
Hispanic-Latinx	1,077	1,550	\$50,062	\$68,519	24.6%	14.5%
Hawaiian-Pacific Islander	31	10	-	-	-	-
Native American	250	97	-	-	-	22.8%

\*(2017\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	13,328	13,334	13,381	13,588	13,991	14,264	14,582	14,999	15,122
Housing Units: Single-Family	6,933	6,939	6,955	6,974	7,003	7,040	7,067	7,083	7,099
Housing Units: Multifamily	6,395	6,395	6,426	6,614	6,988	7,224	7,515	7,916	8,023
<b>Regulated Affordable Housing Units</b>	-	363	-	-	-	363	-	-	-
City Funded Regulated Affordable Housing Units	109	109	109	109	109	109	109	179	182
<b>New Residential Permits: Total Units</b>	34	66	192	580	162	267	316	329	171
New Residential Permits: Single-Family Units	10	22	24	40	47	28	44	33	34
New Residential Permits: Multifamily Units	24	44	168	540	115	239	272	296	137

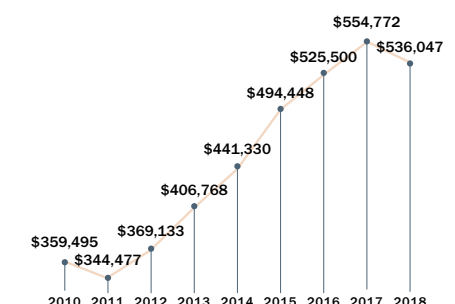
	Long-Term Rental					Short-Term Rental
Housing Market	Overall	Studio	1-BR	2-BR	3-BR	TOTAL
Multifamily Rental Unit Survey	4,585	584	1940	693	80	640
Average Monthly Rent	\$1,303	\$1,132	\$1,289	\$1,522	\$1,319	484
Rental Unit Vacancy Rate	4.2%	3.5%	4.3%	5.8%	2.1%	156

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

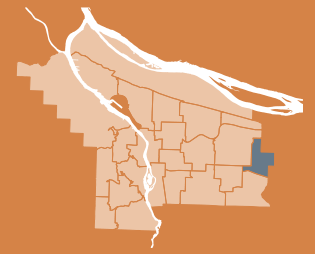
Households	2000	2017
Households Total	12,606	13,898
Single-Person Households	4,660	4,690
Households with Children	2,295	2,815
<b>Populations</b>		
Foreign-Born Individuals	2,656	2,267
Persons Exp. Disabilities	3,967	2,508
Persons 65 and Older	2,750	2,529

Homeownership Rates	2000	2017
TOTAL	46.9%	47.4%
White	47.4%	48.1%
Black	-	13.8%
Asian	61.6%	50.7%
Hispanic-Latinx	31.5%	42.3%
Hawaiian-Pacific Islander	-	-
Native American	-	58.5%

## Median Home Sales Price (2018\$)



# Centennial-Glenfair-Wilkes



	Population		Median Income		Poverty Rate	
Population & Income	2000	2017	*2000	2017	2000	2017
TOTAL	25,002	30,943	\$51,909	\$41,299	14.1%	28.3%
White	19,421	16,606	\$53,315	\$42,614	11.9%	26.5%
Black	634	2,597	-	\$40,000	18.9%	46.9%
Asian	1,408	3,761	-	\$52,283	8.9%	22.8%
Hispanic-Latinx	3,303	5,990	\$41,232	\$37,158	9.1%	36.7%
Hawaiian-Pacific Islander	102	591	-	-	-	12.2%
Native American	278	173	-	-	-	86.5%

\*(2017\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	9,563	9,600	9,606	9,661	9,671	9,753	9,760	9,814	9,818
Housing Units: Single-Family	5,612	5,633	5,639	5,645	5,654	5,658	5,665	5,677	5,681
Housing Units: Multifamily	3,951	3,967	3,967	4,016	4,017	4,095	4,095	4,137	4,137
<b>Regulated Affordable Housing Units</b>	-	586	-	-	-	774	-	-	-
City Funded Regulated Affordable Housing Units	270	270	270	328	328	328	328	336	344
<b>New Residential Permits: Total Units</b>	46	10	74	23	114	5	12	49	7
New Residential Permits: Single-Family Units	16	10	47	23	36	3	12	9	7
New Residential Permits: Multifamily Units	30	-	27	-	78	2	-	40	-

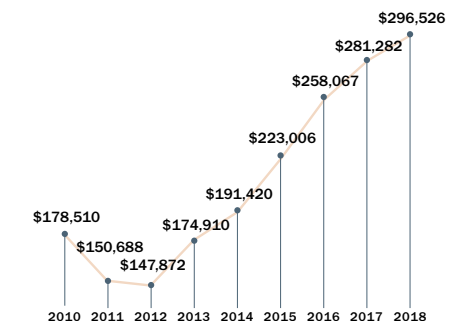
	Long-Term Rental					Short-Term Rental	
Housing Market	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	
Multifamily Rental Unit Survey	2,695	138	615	1,445	134	23	
Average Monthly Rent	\$1,005	\$860	\$918	\$1,030	\$1,312	9	
Rental Unit Vacancy Rate	3.0%	2.2%	3.1%	3.1%	2.5%	14	

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

Households	2000	2017
Households Total	9,065	10,274
Single-Person Households	2,205	2,360
Households with Children	3,439	4,345
<b>Populations</b>		
Foreign-Born Individuals	4,346	8,170
Persons Exp. Disabilities	5,203	5,368
Persons 65 and Older	2,824	3,281

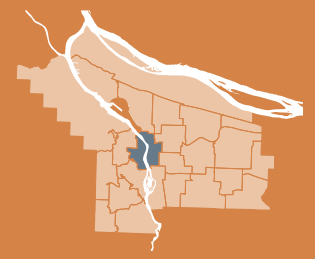
Homeownership Rates	2000	2017
TOTAL	58.2%	54.0%
White	62.6%	58.3%
Black	-	17.6%
Asian	-	70.5%
Hispanic-Latinx	20.2%	38.0%
Hawaiian-Pacific Islander	-	-
Native American	-	59.0%

## Median Home Sales Price (2018\$)



## Neighborhood Profile

# Central City



	Population		Median Income		Poverty Rate	
Population & Income	2000	2017	*2000	2017	2000	2017
TOTAL	28,189	36,911	\$30,744	\$37,239	29.0%	27.4%
White	21,649	27,348	\$32,380	\$41,690	27.0%	25.0%
Black	2,489	2,016	\$21,009	\$31,851	41.1%	42.1%
Asian	1,670	2,718	\$27,710	\$32,572	29.4%	35.1%
Hispanic-Latinx	1,530	2,444	\$26,603	\$26,310	32.4%	34.0%
Hawaiian-Pacific Islander	71	76	-	-	-	-
Native American	469	220	-	\$20,774	43.5%	47.8%

\*(2017\$)

Households	2000	2017
Households Total	15,752	22,121
Single-Person Households	11,068	14,257
Households with Children	729	996
<b>Populations</b>		
Foreign-Born Individuals	2,952	4,834
Persons Exp. Disabilities	6,207	6,740
Persons 65 and Older	2,937	5,306

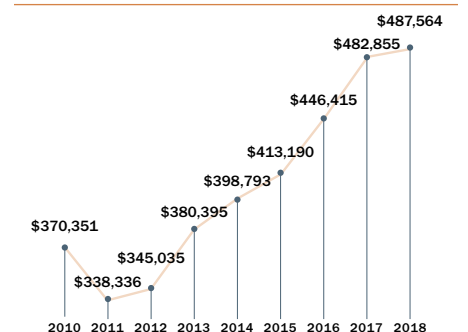
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	23,934	24,215	24,399	24,665	25,148	27,055	28,541	30,894	32,639
Housing Units: Single-Family	1,079	1,079	1,081	1,082	1,085	1,085	1,088	1,088	1,088
Housing Units: Multifamily	22,855	23,136	23,318	23,583	24,063	25,970	27,453	29,806	31,551
<b>Regulated Affordable Housing Units</b>	-	7,109	-	-	-	7,978	-	-	-
City Funded Regulated Affordable Housing Units	4,914	5,341	5,614	5,821	6,037	6,089	6,426	6,769	6,781
<b>New Residential Permits: Total Units</b>	282	225	545	225	1,490	1,730	1,147	1,907	1,846
New Residential Permits: Single-Family Units	-	5	2	7	4	8	6	5	2
New Residential Permits: Multifamily Units	282	220	543	218	1,486	1,722	1,141	1,902	1,844

	Long-Term Rental					Short-Term Rental
Housing Market	Overall	Studio	1-BR	2-BR	3-BR	TOTAL
Multifamily Rental Unit Survey	14,122	3,749	6,494	2,968	152	546
Average Monthly Rent	\$1,660	\$1,183	\$1,537	\$2,313	\$3,911	469
Rental Unit Vacancy Rate	7.1%	7.5%	7.4%	6.6%	7.8%	77

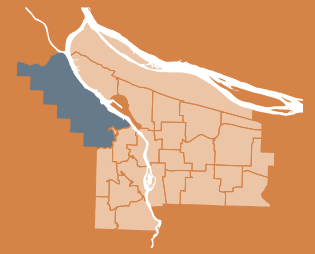
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	NO	NO	NO	NO
Couple with Family	YES	YES	YES	NO	YES
White	YES	YES	NO	NO	NO
Black	NO	NO	NO	NO	NO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

Homeownership Rates	2000	2017
TOTAL	11.9%	19.0%
White	13.0%	21.1%
Black	5.9%	2.5%
Asian	10.5%	15.2%
Hispanic-Latinx	6.0%	6.9%
Hawaiian-Pacific Islander	-	-
Native American	-	10.1%

### Median Home Sales Price (2018\$)



# Forest Park-Northwest Hills



Population & Income	Population		Median Income		Poverty Rate	
	2000	2017	*2000	2017	2000	2017
TOTAL	6,046	9,372	\$138,304	\$131,090	4.0%	4.1%
White	5,405	7,074	\$110,836	\$130,496	4.4%	4.4%
Black	46	-	-	-	-	-
Asian	371	1,279	-	-	-	3.6%
Hispanic-Latinx	114	311	-	-	-	-
Hawaiian-Pacific Islander	8	22	-	-	-	-
Native American	30	11	-	-	-	27.3%

\*(2017\$)

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

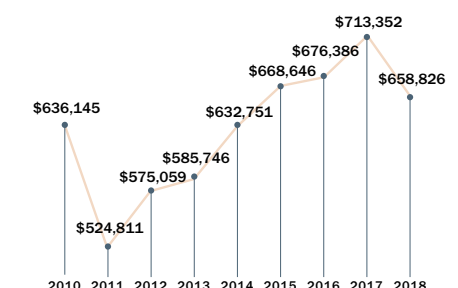
Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR		
Multifamily Rental Unit Survey	176	-	40	128	-	<b>TOTAL</b>	29
Average Monthly Rent	\$1,807	-	\$1,553	\$1,886	-	<b>Home/Apt</b>	23
Rental Unit Vacancy Rate	4.4%	-	4.3%	4.4%	-	<b>Room</b>	6

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

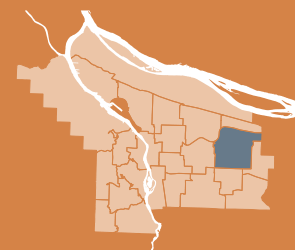
Households	2000	2017
Households Total	2,303	3,613
Single-Person Households	427	880
Households with Children	882	1,253
<b>Populations</b>		
Foreign-Born Individuals	578	1,633
Persons Exp. Disabilities	464	823
Persons 65 and Older	445	1,292

Homeownership Rates	2000	2017
TOTAL	90.5%	81.0%
White	90.5%	81.3%
Black	-	-
Asian	-	81.2%
Hispanic-Latinx	-	89.0%
Hawaiian-Pacific Islander	-	-
Native American	-	-

## Median Home Sales Price (2018\$)



# Gateway



	Population		Median Income		Poverty Rate	
Population & Income	2000	2017	*2000	2017	2000	2017
TOTAL	42,431	51,523	\$54,763	\$44,943	12.4%	19.0%
White	33,809	30,306	\$54,991	\$47,912	10.1%	16.2%
Black	1,193	3,731	-	\$27,411	33.5%	37.3%
Asian	3,553	5,542	\$66,565	\$47,982	10.8%	15.3%
Hispanic-Latinx	2,926	7,095	\$44,991	\$37,965	29.5%	27.2%
Hawaiian-Pacific Islander	97	1,467	-	\$35,357	-	4.4%
Native American	430	544	-	-	18.4%	18.6%

\*(2017\$)

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

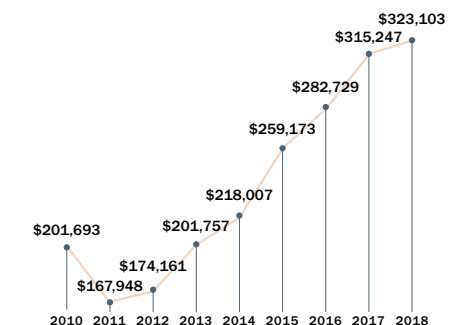
	Long-Term Rental					Short-Term Rental	
Housing Market	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	
Multifamily Rental Unit Survey	3,856	19	1,262	2,044	256	92	
Average Monthly Rent	\$1,090	\$755	\$977	\$1,123	\$1,385	51	
Rental Unit Vacancy Rate	3.2%	1.1%	3.1%	3.2%	4.2%	41	

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

Households	2000	2017
Households Total	16,496	19,118
Single-Person Households	4,735	6,311
Households with Children	5,013	4,916
<b>Populations</b>		
Foreign-Born Individuals	7,170	11,802
Persons Exp. Disabilities	8,504	9,092
Persons 65 and Older	8,004	7,875

Homeownership Rates	2000	2017
TOTAL	62.9%	51.0%
White	65.5%	57.1%
Black	28.3%	28.5%
Asian	69.4%	51.0%
Hispanic-Latinx	27.2%	32.8%
Hawaiian-Pacific Islander	-	37.1%
Native American	-	43.7%

## Median Home Sales Price (2018\$)



# Hayden Island



Population & Income	Population		Median Income		Poverty Rate	
	2000	2017	*2000	2017	2000	2017
TOTAL	6,115	7,241	\$60,772	\$61,050	9.6%	12.3%
White	4,919	4,398	\$60,316	\$68,130	8.3%	15.4%
Black	499	975	-	-	-	5.3%
Asian	194	507	-	-	-	4.7%
Hispanic-Latinx	348	948	-	\$59,000	-	13.4%
Hawaiian-Pacific Islander	14	66	-	-	-	-
Native American	98	34	-	-	-	-

\*(2017\$)

Households	2000	2017
Households Total	2,324	2,716
Single-Person Households	885	986
Households with Children	384	540
<b>Populations</b>		
Foreign-Born Individuals	406	892
Persons Exp. Disabilities	1,090	928
Persons 65 and Older	594	1,201

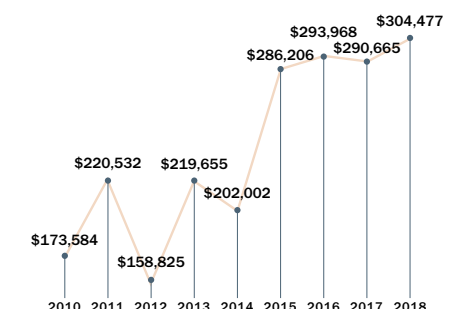
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	2,711	2,711	2,711	2,711	2,711	2,997	2,999	3,065	3,331
Housing Units: Single-Family	963	963	963	963	963	965	966	966	966
Housing Units: Multifamily	1,748	1,748	1,748	1,748	1,748	2,032	2,033	2,099	2,365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

Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	1,026	9	253	301	-	<b>TOTAL</b> 33
Average Monthly Rent	\$1,664	\$1,100	\$1,443	\$1,872	-	<b>Home/Apt</b> 17
Rental Unit Vacancy Rate	5.2%	20.0%	6.1%	6.3%	-	<b>Room</b> 16

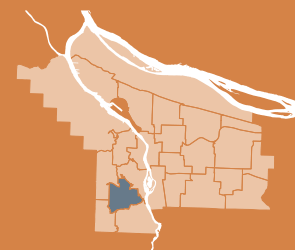
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	NO	-	YES
3-Person Extremely Low-Income	NO	NO	NO	-	NO
3-Person Low-Income	YES	NO	NO	-	NO
3-Person Moderate-Income	YES	YES	NO	-	NO
Couple with Family	YES	YES	YES	-	YES
White	YES	YES	NO	-	YES
Black	NO	NO	NO	-	NO
Latinx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

Homeownership Rates	2000	2017
TOTAL	75.8%	72.0%
White	76.8%	75.8%
Black	-	52.6%
Asian	-	79.5%
Hispanic-Latinx	-	68.2%
Hawaiian-Pacific Islander	-	-
Native American	-	-

## Median Home Sales Price (2018\$)



# Hillsdale-Multnomah-Barbur



Population & Income	Population		Median Income		Poverty Rate	
	2000	2017	*2000	2017	2000	2017
TOTAL	18,079	21,521	\$71,551	\$76,875	8.4%	10.5%
White	15,937	18,327	\$71,730	\$79,823	6.7%	9.7%
Black	366	669	-	-	21.1%	20.3%
Asian	676	504	-	-	19.2%	10.2%
Hispanic-Latinx	767	974	-	\$76,902	22.9%	11.1%
Hawaiian-Pacific Islander	53	9	-	-	-	-
Native American	152	47	-	-	-	18.3%

\*(2017\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	9,174	9,179	9,193	9,205	9,352	9,377	9,415	9,528	9,540
Housing Units: Single-Family	5,776	5,781	5,795	5,805	5,830	5,855	5,884	5,915	5,927
Housing Units: Multifamily	3,398	3,398	3,398	3,400	3,522	3,522	3,531	3,613	3,613
<b>Regulated Affordable Housing Units</b>	-	224	-	-	-	287	-	-	-
City Funded Regulated Affordable Housing Units	127	127	127	127	249	249	249	247	247
<b>New Residential Permits: Total Units</b>	11	5	131	22	39	32	116	33	55
New Residential Permits: Single-Family Units	11	5	12	22	39	30	44	21	14
New Residential Permits: Multifamily Units	-	-	119	-	-	2	72	12	41

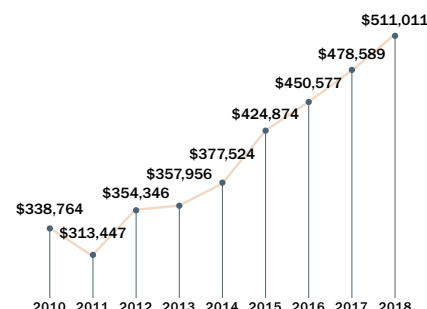
Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	1,862	52	664	719	164	<b>TOTAL</b> 144
Average Monthly Rent	\$1,209	\$1,181	\$1,082	\$1,242	\$1,602	<b>Home/Apt</b> 103
Rental Unit Vacancy Rate	4.1%	5.6%	3.9%	4.2%	3.2%	<b>Room</b> 41

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

Households	2000	2017
Households Total	8,412	9,214
Single-Person Households	2,842	2,680
Households with Children	1,997	2,471
<b>Populations</b>		
Foreign-Born Individuals	1,658	1,510
Persons Exp. Disabilities	2,189	2,131
Persons 65 and Older	2,095	2,792

Homeownership Rates	2000	2017
TOTAL	60.1%	60.0%
White	62.9%	62.9%
Black	-	11.9%
Asian	-	55.1%
Hispanic-Latinx	-	58.9%
Hawaiian-Pacific Islander	-	-
Native American	-	28.6%

## Median Home Sales Price (2018\$)



## Neighborhood Profile

# Hollywood



	Population		Median Income		Poverty Rate	
Population & Income	2000	2017	*2000	2017	2000	2017
TOTAL	29,487	33,482	\$67,613	\$76,029	7.9%	10.9%
White	25,712	27,833	\$70,708	\$79,817	8.8%	9.3%
Black	1,341	1,018	\$48,254	\$24,592	22.0%	55.5%
Asian	841	1,141	-	\$55,877	3.9%	8.1%
Hispanic-Latinx	1,081	2,025	\$46,586	\$39,493	13.7%	21.0%
Hawaiian-Pacific Islander	36	11	-	-	-	-
Native American	207	46	-	-	-	25.2%

\*(2017\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	14,522	14,575	14,705	14,783	15,221	15,306	15,385	15,851	15,910
Housing Units: Single-Family	7,859	7,860	7,864	7,868	7,885	7,893	7,910	7,914	7,924
Housing Units: Multifamily	6,663	6,715	6,841	6,915	7,336	7,413	7,475	7,937	7,986
<b>Regulated Affordable Housing Units</b>	-	642	-	-	-	732	-	-	-
City Funded Regulated Affordable Housing Units	135	152	152	172	172	172	172	214	214
<b>New Residential Permits: Total Units</b>	58	53	155	405	147	53	317	550	609
New Residential Permits: Single-Family Units	4	6	10	18	15	12	8	18	6
New Residential Permits: Multifamily Units	54	47	145	387	132	41	309	532	603

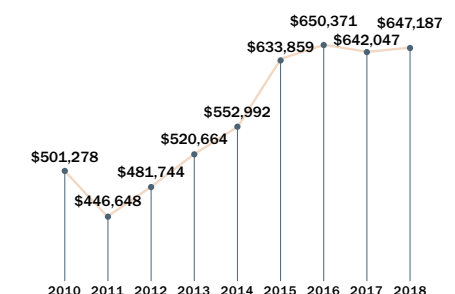
	Long-Term Rental					Short-Term Rental
Housing Market	Overall	Studio	1-BR	2-BR	3-BR	TOTAL
Multifamily Rental Unit Survey	4,830	620	130	942	84	391
Average Monthly Rent	\$1,341	\$1,111	\$1,267	\$1,621	\$1,778	278
Rental Unit Vacancy Rate	5.5%	7.7%	5.5%	5.8%	4.3%	113

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

Households	2000	2017
Households Total	14,069	15,109
Single-Person Households	5,548	5,183
Households with Children	3,118	3,580
<b>Populations</b>		
Foreign-Born Individuals	1,860	1,838
Persons Exp. Disabilities	4,388	3,189
Persons 65 and Older	3,193	4,466

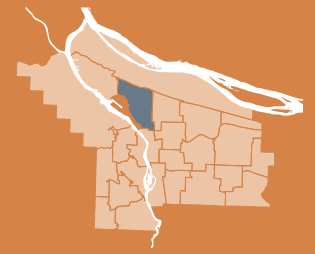
Homeownership Rates	2000	2017
TOTAL	53.8%	53.0%
White	57.2%	55.3%
Black	16.4%	22.4%
Asian	-	45.6%
Hispanic-Latinx	28.9%	23.7%
Hawaiian-Pacific Islander	-	-
Native American	-	-

### Median Home Sales Price (2018\$)





# Interstate Corridor



Population & Income	Population		Median Income		Poverty Rate	
	2000	2017	*2000	2017	2000	2017
TOTAL	37,540	47,156	\$51,384	\$65,194	17.9%	16.0%
White	22,012	32,490	\$55,595	\$75,027	13.1%	13.8%
Black	8,719	5,632	\$36,719	\$45,225	24.9%	33.2%
Asian	1,591	1,933	\$55,110	\$90,651	23.6%	10.3%
Hispanic-Latinx	3,729	4,497	\$41,894	\$55,536	30.1%	18.4%
Hawaiian-Pacific Islander	312	203	-	-	-	5.9%
Native American	557	93	-	-	29.1%	15.7%

\*(2017\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	18,052	18,168	18,294	18,531	19,305	19,570	20,233	21,223	22,128
Housing Units: Single-Family	12,454	12,490	12,524	12,605	12,690	12,759	12,819	12,879	12,942
Housing Units: Multifamily	5,598	5,678	5,770	5,926	6,615	6,811	7,414	8,344	9,186
<b>Regulated Affordable Housing Units</b>	-	2,050	-	-	-	2,303	-	-	-
City Funded Regulated Affordable Housing Units	968	1,085	1,107	1,187	1,234	1,249	1,257	1,326	1,339
<b>New Residential Permits: Total Units</b>	158	127	334	531	502	694	482	1,000	311
New Residential Permits: Single-Family Units	41	46	100	97	107	106	154	93	113
New Residential Permits: Multifamily Units	117	81	234	434	395	588	328	907	198

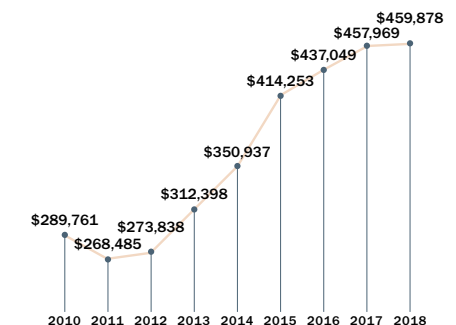
Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	3,637	768	1,539	646	49	<b>TOTAL</b> 818
Average Monthly Rent	\$1,471	\$1,219	\$1,440	\$1,860	\$1,633	<b>Home/Apt</b> 610
Rental Unit Vacancy Rate	11.0%	15.9%	10.9%	10.3%	5.3%	<b>Room</b> 208

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

Households	2000	2017
Households Total	15,835	19,279
Single-Person Households	4,864	6,007
Households with Children	4,891	4,975
<b>Populations</b>		
Foreign-Born Individuals	5,096	4,866
Persons Exp. Disabilities	8,675	5,646
Persons 65 and Older	3,886	3,927

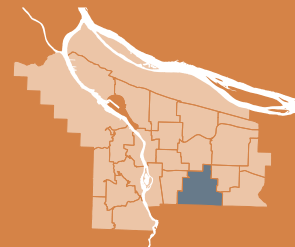
Homeownership Rates	2000	2017
TOTAL	60.2%	57.0%
White	68.4%	59.9%
Black	43.7%	38.2%
Asian	67.1%	55.0%
Hispanic-Latinx	38.9%	45.8%
Hawaiian-Pacific Islander	-	77.2%
Native American	-	31.7%

## Median Home Sales Price (2018\$)



## Neighborhood Profile

# Lents-Foster



	Population		Median Income		Poverty Rate	
Population & Income	2000	2017	*2000	2017	2000	2017
TOTAL	43,813	50,246	\$51,125	\$52,842	14.0%	17.5%
White	33,888	32,343	\$51,685	\$54,637	13.1%	15.8%
Black	757	1,574	\$54,794	\$35,250	29.6%	27.3%
Asian	4,239	6,396	-	\$43,420	11.8%	20.6%
Hispanic-Latinx	3,474	6,765	\$48,551	\$42,779	17.4%	28.0%
Hawaiian-Pacific Islander	151	351	-	-	-	78.3%
Native American	572	499	-	-	19.7%	17.1%

\*(2017\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	18,531	18,589	18,649	18,716	18,823	18,916	19,062	19,591	19,706
Housing Units: Single-Family	13,906	13,960	14,006	14,071	14,171	14,251	14,331	14,421	14,514
Housing Units: Multifamily	4,625	4,629	4,643	4,645	4,652	4,665	4,731	5,170	5,192
<b>Regulated Affordable Housing Units</b>	-	988	-	-	-	1,023	-	-	-
City Funded Regulated Affordable Housing Units	315	354	373	374	374	374	374	401	679
<b>New Residential Permits: Total Units</b>	74	46	67	107	95	160	181	420	217
New Residential Permits: Single-Family Units	70	46	67	105	89	107	109	121	81
New Residential Permits: Multifamily Units	4	-	-	2	6	53	72	299	136

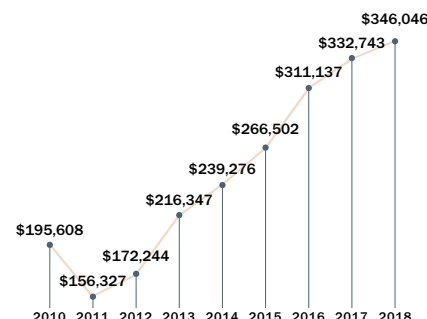
	Long-Term Rental					Short-Term Rental
Housing Market	Overall	Studio	1-BR	2-BR	3-BR	TOTAL
Multifamily Rental Unit Survey	1434	20	236	745	140	212
Average Monthly Rent	\$1,157	\$930	\$1,033	\$1,101	\$1,794	134
Rental Unit Vacancy Rate	3.5%	2.0%	3.3%	3.2%	6.1%	78

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

Households	2000	2017
Households Total	16,556	19,035
Single-Person Households	4,496	5,026
Households with Children	5,582	6,167
<b>Populations</b>		
Foreign-Born Individuals	8,368	9,715
Persons Exp. Disabilities	9,263	7,399
Persons 65 and Older	4,496	5,048

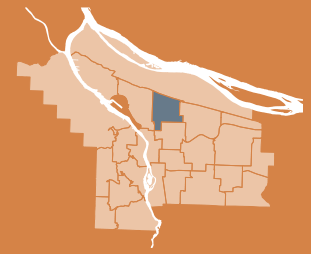
Homeownership Rates	2000	2017
TOTAL	61.0%	59.0%
White	62.1%	61.6%
Black	-	27.5%
Asian	73.6%	61.8%
Hispanic-Latinx	45.8%	43.9%
Hawaiian-Pacific Islander	-	21.3%
Native American	-	21.5%

### Median Home Sales Price (2018\$)



## Neighborhood Profile

# MLK-Alberta



Population & Income	Population		Median Income		Poverty Rate	
	2000	2017	*2000	2017	2000	2017
TOTAL	33,611	36,887	\$61,411	\$85,406	13.4%	10.6%
White	18,960	27,730	\$70,228	\$94,113	7.7%	9.6%
Black	10,094	4,157	\$43,585	\$42,933	21.5%	14.4%
Asian	807	852	-	-	11.0%	8.4%
Hispanic-Latinx	2,353	2,022	\$58,763	\$64,752	27.0%	21.4%
Hawaiian-Pacific Islander	272	8	-	-	-	-
Native American	347	119	-	-	33.2%	43.1%

\*(2017\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	13,644	13,732	13,778	13,847	13,980	14,122	14,271	14,465	14,628
Housing Units: Single-Family	11,346	11,387	11,433	11,491	11,540	11,606	11,653	11,695	11,735
Housing Units: Multifamily	2,298	2,345	2,345	2,356	2,440	2,516	2,618	2,770	2,893
<b>Regulated Affordable Housing Units</b>	-	713	-	-	-	757	-	-	-
City Funded Regulated Affordable Housing Units	225	264	321	323	323	323	323	395	455
<b>New Residential Permits: Total Units</b>	101	47	83	130	128	140	281	168	187
New Residential Permits: Single-Family Units	59	45	75	60	76	88	75	67	62
New Residential Permits: Multifamily Units	42	2	8	70	52	52	206	101	125

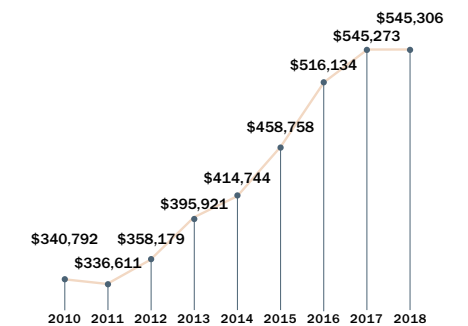
Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	1,022	151	331	188	19	TOTAL 707
Average Monthly Rent	\$1,279	\$1,226	\$1,175	\$1,518	\$1,685	Home/Apt 534
Rental Unit Vacancy Rate	5.8%	7.2%	5.2%	6.8%	7.4%	Room 173

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

Households	2000	2017
Households Total	13,112	14,027
Single-Person Households	3,443	3,567
Households with Children	4,215	3,561
<b>Populations</b>		
Foreign-Born Individuals	2,811	2,406
Persons Exp. Disabilities	5,852	3,584
Persons 65 and Older	2,952	3,340

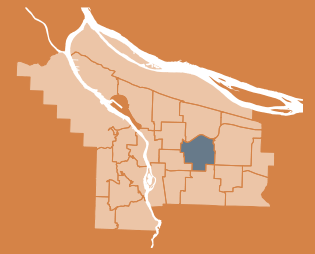
Homeownership Rates	2000	2017
TOTAL	69.6%	70.0%
White	76.8%	70.6%
Black	57.7%	64.3%
Asian	-	79.9%
Hispanic-Latinx	43.7%	44.4%
Hawaiian-Pacific Islander	-	-
Native American	-	67.9%

### Median Home Sales Price (2018\$)



## Neighborhood Profile

# Montavilla



	Population		Median Income		Poverty Rate	
Population & Income	2000	2017	*2000	2017	2000	2017
TOTAL	34,989	38,376	\$58,049	\$58,846	9.3%	13.4%
White	28,028	28,359	\$59,582	\$63,050	7.8%	9.9%
Black	906	1,176	-	\$37,000	21.4%	37.1%
Asian	3,499	3,644	\$59,037	\$44,075	12.4%	30.8%
Hispanic-Latinx	1,949	2,978	\$47,395	\$58,943	28.0%	18.4%
Hawaiian-Pacific Islander	143	144	-	-	-	-
Native American	272	426	-	-	-	34.0%

\*(2017\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	15,164	15,182	15,196	15,219	15,270	15,355	15,584	15,690	15,745
Housing Units: Single-Family	10,306	10,322	10,336	10,359	10,391	10,439	10,480	10,530	10,577
Housing Units: Multifamily	4,858	4,860	4,860	4,860	4,879	4,916	5,104	5,160	5,168
<b>Regulated Affordable Housing Units</b>	-	674	-	-	-	688	-	-	-
City Funded Regulated Affordable Housing Units	264	264	264	264	303	303	303	320	318
<b>New Residential Permits: Total Units</b>	17	14	42	40	86	115	195	146	133
New Residential Permits: Single-Family Units	15	14	27	37	56	72	69	82	79
New Residential Permits: Multifamily Units	2	-	15	3	30	43	126	64	54

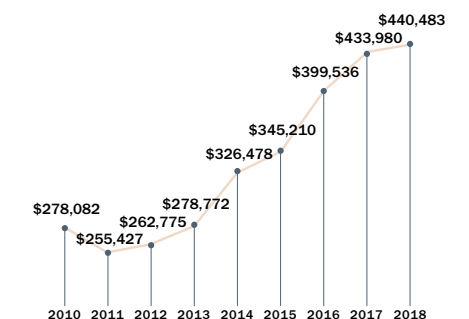
	Long-Term Rental					Short-Term Rental
Housing Market	Overall	Studio	1-BR	2-BR	3-BR	TOTAL
Multifamily Rental Unit Survey	2,652	385	746	785	110	379
Average Monthly Rent	\$1,176	\$1,451	\$1,026	\$1,229	\$1,426	275
Rental Unit Vacancy Rate	3.7%	3.5%	4.4%	3.2%	4.8%	104

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

Households	2000	2017
Households Total	14,288	15,835
Single-Person Households	4,498	5,098
Households with Children	3,856	3,880
<b>Populations</b>		
Foreign-Born Individuals	5,260	4,444
Persons Exp. Disabilities	5,618	4,750
Persons 65 and Older	4,577	4,742

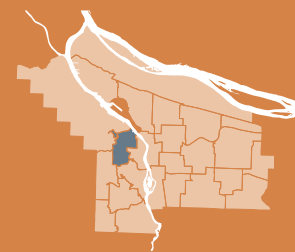
Homeownership Rates	2000	2017
TOTAL	59.2%	58.0%
White	61.1%	60.4%
Black	-	14.2%
Asian	61.5%	59.2%
Hispanic-Latinx	33.5%	50.7%
Hawaiian-Pacific Islander	-	-
Native American	-	34.6%

### Median Home Sales Price (2018\$)



## Neighborhood Profile

# Northwest



	Population		Median Income		Poverty Rate	
Population & Income	2000	2017	*2000	2017	2000	2017
TOTAL	16,802	22,280	\$51,102	\$76,556	13.0%	10.1%
White	15,190	18,491	\$53,930	\$77,767	11.5%	8.0%
Black	312	303	-	-	-	57.4%
Asian	564	1,002	-	\$103,571	27.6%	12.0%
Hispanic-Latinx	535	1,521	-	\$56,416	15.0%	13.6%
Hawaiian-Pacific Islander	22	16	-	-	-	-
Native American	143	49	-	-	-	33.6%

\*(2017\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	13,394	13,513	13,707	14,047	14,682	15,476	16,281	18,208	18,300
Housing Units: Single-Family	2,711	2,713	2,715	2,722	2,726	2,732	2,740	2,746	2,750
Housing Units: Multifamily	10,683	10,800	10,992	11,325	11,956	12,744	13,541	15,462	15,550
<b>Regulated Affordable Housing Units</b>	-	791	-	-	-	870	-	-	-
City Funded Regulated Affordable Housing Units	224	224	224	224	224	224	224	224	258
<b>New Residential Permits: Total Units</b>	1	280	302	313	786	818	633	761	394
New Residential Permits: Single-Family Units	1	4	7	7	9	3	5	5	9
New Residential Permits: Multifamily Units	-	276	295	306	777	815	628	756	385

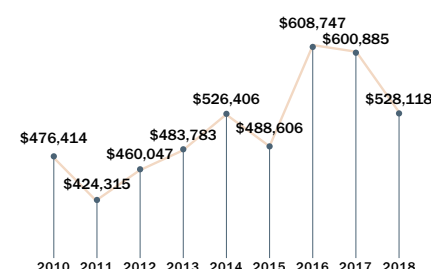
	Long-Term Rental					Short-Term Rental
Housing Market	Overall	Studio	1-BR	2-BR	3-BR	TOTAL
Multifamily Rental Unit Survey	9,848	2,918	4,090	1,482	21	338
Average Monthly Rent	\$1,675	\$1,159	\$1,699	\$2,592	\$2,890	284
Rental Unit Vacancy Rate	7.4%	5.4%	8.3%	11.2%	1.4%	54

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

Households	2000	2017
Households Total	10,207	12,949
Single-Person Households	5,974	6,851
Households with Children	1,008	1,404
<b>Populations</b>		
Foreign-Born Individuals	1,655	2,526
Persons Exp. Disabilities	2,021	2,032
Persons 65 and Older	1,744	2,944

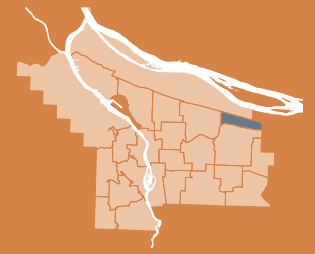
Homeownership Rates	2000	2017
TOTAL	29.9%	35.0%
White	31.7%	37.6%
Black	-	-
Asian	-	34.0%
Hispanic-Latinx	-	18.5%
Hawaiian-Pacific Islander	-	-
Native American	-	8.3%

### Median Home Sales Price (2018\$)



## Neighborhood Profile

# Parkrose-Argay



Population & Income	Population		Median Income		Poverty Rate	
	2000	2017	*2000	2017	2000	2017
TOTAL	12,298	13,092	\$55,389	\$51,882	11.6%	16.2%
White	8,640	6,920	\$55,966	\$55,533	8.7%	12.0%
Black	924	1,643	-	\$31,536	23.1%	31.8%
Asian	1,356	2,018	-	\$74,688	9.2%	12.2%
Hispanic-Latinx	986	1,440	-	\$51,373	24.6%	22.5%
Hawaiian-Pacific Islander	104	145	-	-	-	58.6%
Native American	96	35	-	-	-	5.9%

\*(2017\$)

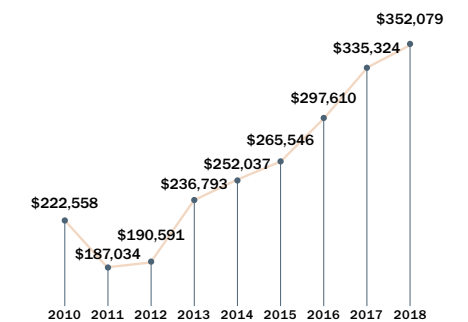
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	5,685	5,691	5,691	5,691	5,694	5,694	5,695	5,698	5,698
Housing Units: Single-Family	2,976	2,979	2,979	2,979	2,979	2,979	2,980	2,983	2,983
Housing Units: Multifamily	2,709	2,712	2,712	2,712	2,715	2,715	2,715	2,715	2,715
<b>Regulated Affordable Housing Units</b>	-	86	-	-	-	86	-	-	-
City Funded Regulated Affordable Housing Units	27	27	27	27	27	27	27	27	27
<b>New Residential Permits: Total Units</b>	3	-	-	-	2	1	3	56	13
New Residential Permits: Single-Family Units	3	-	-	-	-	1	3	-	1
New Residential Permits: Multifamily Units	-	-	-	-	2	-	-	56	12

Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	1,590	177	461	626	193	<b>TOTAL</b> 23
Average Monthly Rent	\$1,210	\$1,073	\$1,027	\$1,296	\$1,468	<b>Home/Apt</b> 14
Rental Unit Vacancy Rate	5.2%	3.6%	3.4%	5.5%	11.7%	<b>Room</b> 9
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership	
Avg. Portland Household	YES	YES	YES	YES	NO	
3-Person Extremely Low-Income	NO	NO	NO	NO	NO	
3-Person Low-Income	YES	YES	NO	NO	NO	
3-Person Moderate-Income	YES	YES	YES	YES	NO	
Couple with Family	YES	YES	YES	YES	YES	
White	YES	YES	YES	YES	NO	
Black	NO	NO	NO	NO	NO	
Latinx	YES	YES	NO	NO	NO	
Native American	NO	YES	NO	NO	NO	
Asian	YES	YES	YES	NO	NO	
Hawaiian-Pacific Islander	NO	NO	NO	NO	NO	
Senior	NO	YES	NO	NO	NO	
Single Mother	NO	NO	NO	NO	NO	
Foreign-Born	YES	YES	NO	NO	NO	

Households	2000	2017
Households Total	5,071	5,267
Single-Person Households	1,576	1,612
Households with Children	1,477	1,605
<b>Populations</b>		
Foreign-Born Individuals	2,243	2,531
Persons Exp. Disabilities	2,137	1,918
Persons 65 and Older	2,026	1,951

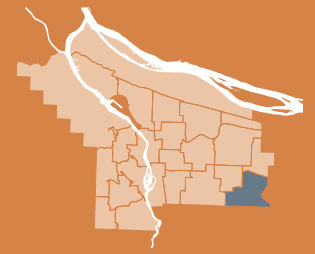
Homeownership Rates	2000	2017
TOTAL	57.7%	56.0%
White	62.0%	61.6%
Black	-	17.1%
Asian	-	76.7%
Hispanic-Latinx	-	26.7%
Hawaiian-Pacific Islander	-	-
Native American	-	78.3%

### Median Home Sales Price (2018\$)



## Neighborhood Profile

# Pleasant Valley



Population & Income	Population		Median Income		Poverty Rate	
	2000	2017	*2000	2017	2000	2017
TOTAL	10,761	16,354	\$70,797	\$55,035	8.1%	21.6%
White	9,067	10,869	\$70,908	\$57,273	7.6%	15.2%
Black	140	1,378	-	\$23,080	-	54.1%
Asian	911	2,250	-	\$66,708	8.0%	19.2%
Hispanic-Latinx	454	1,020	-	\$40,663	12.6%	41.0%
Hawaiian-Pacific Islander	26	-	-	-	-	-
Native American	108	129	-	-	-	35.3%

\*(2017\$)

Households	2000	2017
Households Total	3,742	5,374
Single-Person Households	661	1,087
Households with Children	1,440	2,112
<b>Populations</b>		
Foreign-Born Individuals	1,468	4,166
Persons Exp. Disabilities	1,897	2,626
Persons 65 and Older	1,261	2,180

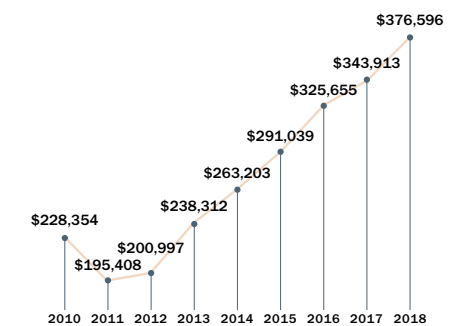
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	5,303	5,309	5,321	5,330	5,354	5,368	5,392	5,406	5,413
Housing Units: Single-Family	4,056	4,062	4,074	4,081	4,105	4,119	4,143	4,155	4,162
Housing Units: Multifamily	1,247	1,247	1,247	1,249	1,249	1,249	1,249	1,251	1,251
<b>Regulated Affordable Housing Units</b>	-	55	-	-	-	55	-	-	-
City Funded Regulated Affordable Housing Units	36	36	36	36	36	36	36	36	36
<b>New Residential Permits: Total Units</b>	6	15	12	21	20	23	80	8	50
New Residential Permits: Single-Family Units	6	15	10	21	20	23	78	8	48
New Residential Permits: Multifamily Units	-	-	2	-	-	-	2	-	2

Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	633	1	68	438	83	<b>TOTAL</b> 26
Average Monthly Rent	\$1,211	\$925	\$955	\$1,222	\$1,266	<b>Home/Apt</b> 15
Rental Unit Vacancy Rate	4.9%	0.0%	2.1%	5.5%	4.9%	<b>Room</b> 11

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

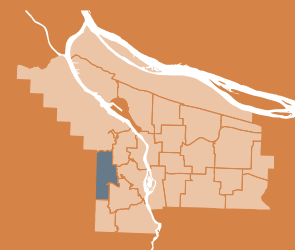
Homeownership Rates	2000	2017
TOTAL	75.8%	67.0%
White	76.3%	72.1%
Black	-	15.9%
Asian	-	81.3%
Hispanic-Latinx	-	38.2%
Hawaiian-Pacific Islander	-	-
Native American	-	69.8%

### Median Home Sales Price (2018\$)



## Neighborhood Profile

# Raleigh Hills



Population & Income	Population		Median Income		Poverty Rate	
	2000	2017	*2000	2017	2000	2017
TOTAL	13,742	14,596	\$90,755	\$101,174	4.3%	5.8%
White	12,640	12,591	\$86,788	\$105,528	3.9%	5.6%
Black	152	159	-	-	-	21.4%
Asian	343	585	-	-	7.3%	4.5%
Hispanic-Latinx	484	596	-	\$49,100	6.5%	13.0%
Hawaiian-Pacific Islander	13	15	-	-	-	-
Native American	48	42	-	-	-	63.5%

\*(2017\$)

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

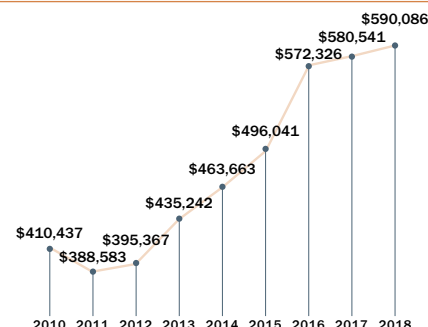
Housing Market	Long-Term Rental					Short-Term Rental	
	Overall	Studio	1-BR	2-BR	3-BR		
Multifamily Rental Unit Survey	813	1	292	354	88	<b>TOTAL</b>	52
Average Monthly Rent	\$1,204	\$721	\$1,019	\$1,244	\$1,566	<b>Home/Apt</b>	36
Rental Unit Vacancy Rate	4.4%	0.0%	3.6%	4.7%	5.8%	<b>Room</b>	16

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

Households	2000	2017
Households Total	5,709	6,127
Single-Person Households	1,559	1,747
Households with Children	1,764	1,882
<b>Populations</b>		
Foreign-Born Individuals	1,302	1,192
Persons Exp. Disabilities	1,751	1,615
Persons 65 and Older	2,131	2,778

Homeownership Rates	2000	2017
TOTAL	73.5%	75.0%
White	75.8%	77.6%
Black	-	20.8%
Asian	-	80.1%
Hispanic-Latinx	-	45.8%
Hawaiian-Pacific Islander	-	-
Native American	-	19.5%

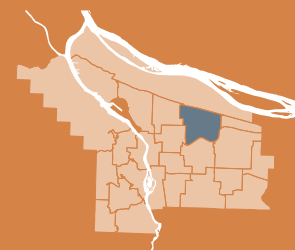
### Median Home Sales Price (2018\$)





## Neighborhood Profile

# Roseway-Cully



	Population		Median Income		Poverty Rate	
Population & Income	2000	2017	*2000	2017	2000	2017
TOTAL	36,329	39,623	\$59,564	\$61,908	13.4%	18.1%
White	26,017	25,961	\$61,881	\$66,464	9.6%	14.9%
Black	2,255	2,445	\$53,851	\$29,440	26.7%	43.1%
Asian	3,746	3,687	\$59,300	\$57,955	18.4%	17.0%
Hispanic-Latinx	3,719	5,837	\$45,701	\$40,297	34.9%	40.8%
Hawaiian-Pacific Islander	142	31	-	-	-	-
Native American	405	284	-	\$55,000	-	12.5%

\*(2017\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	15,503	15,522	15,576	15,600	15,620	15,644	15,687	15,730	15,760
Housing Units: Single-Family	11,070	11,089	11,105	11,121	11,139	11,163	11,205	11,237	11,255
Housing Units: Multifamily	4,433	4,433	4,471	4,479	4,481	4,481	4,482	4,493	4,505
<b>Regulated Affordable Housing Units</b>	-	1,334	-	-	-	1,387	-	-	-
City Funded Regulated Affordable Housing Units	796	796	796	796	796	821	821	1,100	1,022
<b>New Residential Permits: Total Units</b>	16	22	25	20	29	47	55	58	108
New Residential Permits: Single-Family Units	16	22	21	18	29	47	36	35	47
New Residential Permits: Multifamily Units	-	-	4	2	-	-	19	23	61

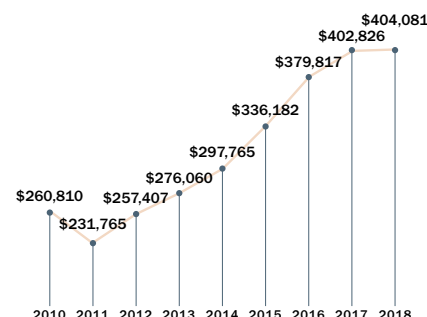
	Long-Term Rental					Short-Term Rental
Housing Market	Overall	Studio	1-BR	2-BR	3-BR	TOTAL
Multifamily Rental Unit Survey	1,438	11	491	436	68	253
Average Monthly Rent	\$1,128	\$859	\$967	\$1,257	\$1,384	158
Rental Unit Vacancy Rate	3.0%	27.3%	3.5%	1.8%	7.1%	95

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

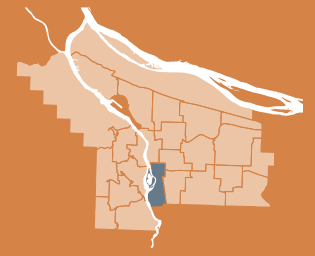
Households	2000	2017
Households Total	13,547	15,273
Single-Person Households	3,854	4,611
Households with Children	4,261	4,396
<b>Populations</b>		
Foreign-Born Individuals	6,209	5,887
Persons Exp. Disabilities	6,302	4,548
Persons 65 and Older	3,709	4,427

Homeownership Rates	2000	2017
TOTAL	67.2%	65.0%
White	72.9%	66.9%
Black	38.4%	44.3%
Asian	57.7%	68.3%
Hispanic-Latinx	28.7%	35.9%
Hawaiian-Pacific Islander	-	-
Native American	-	70.6%

### Median Home Sales Price (2018\$)



# Sellwood-Moreland-Brooklyn



	Population		Median Income		Poverty Rate	
Population & Income	2000	2017	*2000	2017	2000	2017
TOTAL	16,027	18,979	\$53,558	\$65,660	12.1%	13.0%
White	14,087	15,475	\$54,954	\$68,355	10.2%	12.5%
Black	352	68	-	-	-	58.8%
Asian	607	747	-	\$70,658	15.5%	22.3%
Hispanic-Latinx	642	1,619	-	\$41,923	26.9%	18.3%
Hawaiian-Pacific Islander	38	57	-	-	-	-
Native American	148	139	-	-	-	-

\*(2017\$)

Households	2000	2017
Households Total	7,728	8,534
Single-Person Households	2,928	2,910
Households with Children	1,628	2,311
<b>Populations</b>		
Foreign-Born Individuals	1,208	1,149
Persons Exp. Disabilities	2,623	1,780
Persons 65 and Older	1,677	2,364

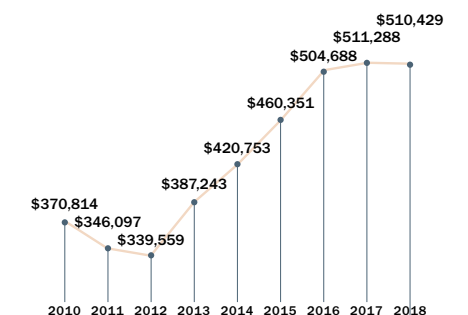
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	8,155	8,166	8,192	8,215	8,416	8,469	8,774	9,429	9,446
Housing Units: Single-Family	4,441	4,452	4,468	4,488	4,522	4,553	4,582	4,618	4,627
Housing Units: Multifamily	3,714	3,714	3,724	3,727	3,894	3,916	4,192	4,811	4,819
<b>Regulated Affordable Housing Units</b>	-	616	-	-	-	617	-	-	-
City Funded Regulated Affordable Housing Units	85	85	85	85	85	85	85	85	85
<b>New Residential Permits: Total Units</b>	12	27	33	190	107	189	230	299	187
New Residential Permits: Single-Family Units	12	21	32	35	39	41	44	16	27
New Residential Permits: Multifamily Units	-	6	1	155	68	148	186	283	160

	Long-Term Rental					Short-Term Rental
Housing Market	Overall	Studio	1-BR	2-BR	3-BR	TOTAL
Multifamily Rental Unit Survey	1,993	183	787	503	11	240
Average Monthly Rent	\$1,271	\$1,195	\$1,154	\$1,456	\$2,475	185
Rental Unit Vacancy Rate	5.9%	18.8%	6.5%	3.6%	1.8%	55

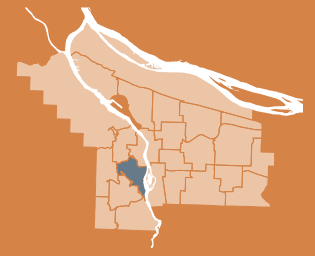
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	YES	YES	YES	NO	NO
3-Person Extremely Low-Income	NO	NO	NO	NO	NO
3-Person Low-Income	NO	NO	NO	NO	NO
3-Person Moderate-Income	YES	YES	YES	NO	NO
Couple with Family	YES	YES	YES	NO	NO
White	YES	YES	YES	NO	NO
Black	NO	NO	NO	NO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

Homeownership Rates	2000	2017
TOTAL	47.7%	50.0%
White	49.5%	51.9%
Black	-	22.4%
Asian	-	45.4%
Hispanic-Latinx	-	21.5%
Hawaiian-Pacific Islander	-	-
Native American	-	19.4%

## Median Home Sales Price (2018\$)



# South Portland-Marquam Hill



	Population		Median Income		Poverty Rate	
Population & Income	2000	2017	*2000	2017	2000	2017
TOTAL	9,890	14,400	\$76,706	\$89,723	10.3%	12.2%
White	8,915	11,218	\$75,190	\$98,698	9.3%	10.5%
Black	121	396	-	-	-	44.9%
Asian	471	1,209	-	\$78,104	21.7%	7.6%
Hispanic-Latinx	285	837	-	\$46,731	-	15.1%
Hawaiian-Pacific Islander	12	1	-	-	-	-
Native American	37	2	-	-	-	-

\*(2017\$)

Households	2000	2017
Households Total	5,258	7,700
Single-Person Households	2,247	3,207
Households with Children	707	1,036
<b>Populations</b>		
Foreign-Born Individuals	956	2,018
Persons Exp. Disabilities	1,184	1,503
Persons 65 and Older	1,282	2,845

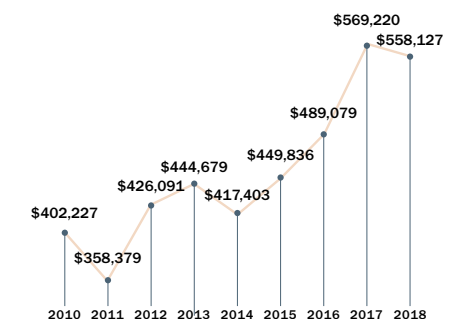
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	7,247	7,251	7,463	7,613	7,869	8,527	8,559	8,863	8,875
Housing Units: Single-Family	2,754	2,758	2,761	2,767	2,776	2,781	2,794	2,795	2,802
Housing Units: Multifamily	4,493	4,493	4,702	4,846	5,093	5,746	5,765	6,068	6,073
<b>Regulated Affordable Housing Units</b>	-	26	-	-	-	244	-	-	-
City Funded Regulated Affordable Housing Units	11	11	11	220	220	220	220	220	220
<b>New Residential Permits: Total Units</b>	4	212	12	167	343	764	241	12	41
New Residential Permits: Single-Family Units	4	3	12	11	3	13	17	7	2
New Residential Permits: Multifamily Units	-	209	-	156	340	751	224	5	39

	Long-Term Rental					Short-Term Rental
Housing Market	Overall	Studio	1-BR	2-BR	3-BR	TOTAL
Multifamily Rental Unit Survey	3,769	654	1798	902	36	139
Average Monthly Rent	\$1,680	\$1,262	\$1,497	\$2,326	\$2,198	99
Rental Unit Vacancy Rate	6.7%	12.9%	5.4%	5.7%	6.1%	40

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

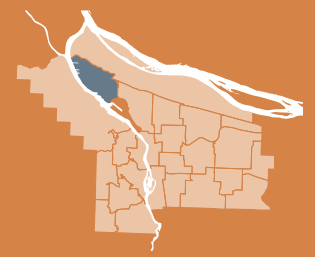
Homeownership Rates	2000	2017
TOTAL	51.8%	48.0%
White	54.1%	52.5%
Black	-	18.1%
Asian	-	26.6%
Hispanic-Latinx	-	24.5%
Hawaiian-Pacific Islander	-	-
Native American	-	-

## Median Home Sales Price (2018\$)



## Neighborhood Profile

# St. Johns



Population & Income	Population		Median Income		Poverty Rate	
	2000	2017	*2000	2017	2000	2017
TOTAL	25,585	31,323	\$49,209	\$52,793	19.2%	23.7%
White	17,904	19,956	\$50,854	\$62,136	15.2%	19.7%
Black	2,172	2,528	\$26,936	\$35,650	44.0%	42.5%
Asian	1,469	1,135	-	\$59,167	14.1%	30.1%
Hispanic-Latinx	3,544	5,044	\$43,815	\$36,957	24.1%	39.4%
Hawaiian-Pacific Islander	164	399	-	\$27,199	-	42.3%
Native American	500	358	-	\$40,944	-	68.3%

\*(2017\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	10,848	10,888	10,920	10,957	11,254	11,328	11,424	11,657	11,696
Housing Units: Single-Family	7,206	7,230	7,254	7,289	7,333	7,386	7,428	7,467	7,505
Housing Units: Multifamily	3,642	3,658	3,666	3,668	3,921	3,942	3,996	4,190	4,191
<b>Regulated Affordable Housing Units</b>	-	1,185	-	-	-	1,236	-	-	-
City Funded Regulated Affordable Housing Units	297	297	303	303	303	303	303	303	311
<b>New Residential Permits: Total Units</b>	87	43	43	309	93	94	198	144	75
New Residential Permits: Single-Family Units	35	36	43	64	62	68	51	71	51
New Residential Permits: Multifamily Units	52	7	-	245	31	26	147	73	24

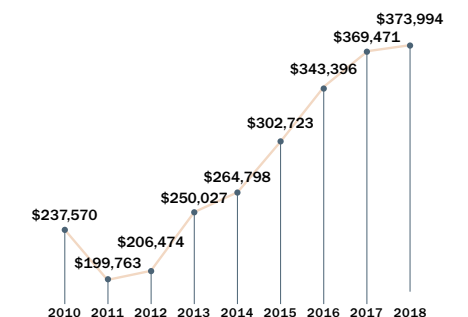
Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	1,785	300	373	693	102	<b>TOTAL</b> 178
Average Monthly Rent	\$1,186	\$1,157	\$1,161	\$1,197	\$1,272	<b>Home/Apt</b> 121
Rental Unit Vacancy Rate	4.7%	8.8%	4.6%	3.4%	4.8%	<b>Room</b> 57

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

Households	2000	2017
Households Total	9,193	11,258
Single-Person Households	2,467	3,235
Households with Children	3,280	3,346
<b>Populations</b>		
Foreign-Born Individuals	3,733	4,069
Persons Exp. Disabilities	5,499	3,894
Persons 65 and Older	2,378	2,538

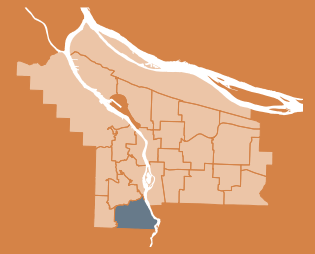
Homeownership Rates	2000	2017
TOTAL	56.2%	55.0%
White	63.3%	61.2%
Black	19.7%	9.6%
Asian	-	57.8%
Hispanic-Latinx	28.2%	35.6%
Hawaiian-Pacific Islander	-	23.5%
Native American	-	24.8%

### Median Home Sales Price (2018\$)



## Neighborhood Profile

# Tryon Creek-Riverdale



Population & Income	Population		Median Income		Poverty Rate	
	2000	2017	*2000	2017	2000	2017
TOTAL	10,258	11,196	\$115,907	\$131,929	4.6%	7.1%
White	9,403	9,360	\$107,431	\$131,488	3.9%	7.4%
Black	82	48	-	-	-	-
Asian	373	493	-	-	-	8.3%
Hispanic-Latinx	210	525	-	-	-	7.3%
Hawaiian-Pacific Islander	29	21	-	-	-	31.3%
Native American	30	6	-	-	-	-

\*(2017\$)

Households	2000	2017
Households Total	3,638	3,672
Single-Person Households	736	592
Households with Children	1,319	1,283
<b>Populations</b>		
Foreign-Born Individuals	681	1,117
Persons Exp. Disabilities	930	830
Persons 65 and Older	1,040	1,257

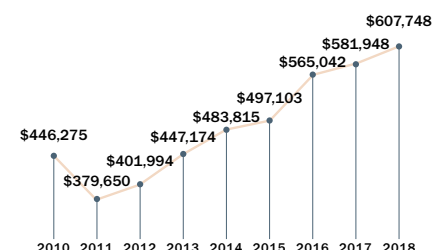
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	3,724	3,733	3,745	3,757	3,766	3,777	3,790	3,808	3,820
Housing Units: Single-Family	3,632	3,641	3,653	3,665	3,674	3,685	3,698	3,716	3,728
Housing Units: Multifamily	92	92	92	92	92	92	92	92	92
<b>Regulated Affordable Housing Units</b>	-	-	-	-	-	-	-	-	-
City Funded Regulated Affordable Housing Units	-	-	-	-	-	-	-	-	-
<b>New Residential Permits: Total Units</b>	9	15	7	13	15	19	15	12	7
New Residential Permits: Single-Family Units	9	14	7	13	15	19	15	12	7
New Residential Permits: Multifamily Units	-	1	-	-	-	-	-	-	-

Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	47	-	12	35	-	<b>TOTAL</b> 27
Average Monthly Rent	\$1,192	-	\$1,048	\$1,261	-	<b>Home/Apt</b> 19
Rental Unit Vacancy Rate	5.3%	-	5.8%	5.1%	-	<b>Room</b> 8

Homeownership Rates	2000	2017
TOTAL	88.4%	87.0%
White	88.6%	87.5%
Black	-	66.7%
Asian	-	88.7%
Hispanic-Latinx	-	71.0%
Hawaiian-Pacific Islander	-	-
Native American	-	-

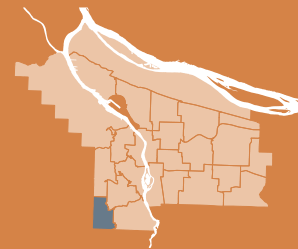
Housing Affordability	Studio	1-BR	2-BR	3-BR	Homeownership
Avg. Portland Household	-	YES	YES	-	NO
3-Person Extremely Low-Income	-	NO	NO	-	NO
3-Person Low-Income	-	YES	NO	-	NO
3-Person Moderate-Income	-	YES	YES	-	NO
Couple with Family	-	YES	YES	-	NO
White	-	YES	YES	-	NO
Black	-	NO	NO	-	NO
Latinx	-	YES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

## Median Home Sales Price (2018\$)



## Neighborhood Profile

# West Portland



Population & Income	Population		Median Income		Poverty Rate	
	2000	2017	*2000	2017	2000	2017
TOTAL	12,726	13,649	\$83,815	\$81,651	6.6%	8.8%
White	11,088	11,162	\$84,324	\$89,114	5.3%	6.2%
Black	272	748	-	-	-	58.0%
Asian	476	660	-	\$101,042	8.5%	6.9%
Hispanic-Latinx	593	446	-	\$55,345	18.8%	16.1%
Hawaiian-Pacific Islander	58	-	-	-	-	-
Native American	68	15	-	-	-	-

\*(2017\$)

Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	5,258	5,263	5,268	5,274	5,286	5,303	5,323	5,344	5,370
Housing Units: Single-Family	4,233	4,238	4,243	4,249	4,261	4,278	4,298	4,319	4,345
Housing Units: Multifamily	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025
<b>Regulated Affordable Housing Units</b>	-	21	-	-	-	21	-	-	-
City Funded Regulated Affordable Housing Units	-	-	-	-	-	-	-	-	-
<b>New Residential Permits: Total Units</b>	7	7	5	15	14	23	24	23	12
New Residential Permits: Single-Family Units	5	7	5	15	14	23	24	23	10
New Residential Permits: Multifamily Units	2	-	-	-	-	-	-	-	2

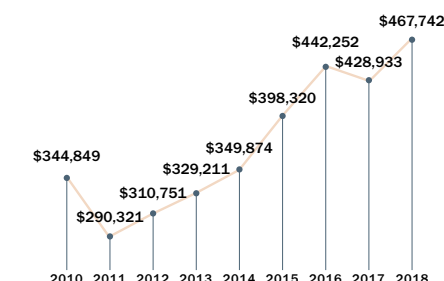
Housing Market	Long-Term Rental					Short-Term Rental
	Overall	Studio	1-BR	2-BR	3-BR	
Multifamily Rental Unit Survey	1,192	18	309	665	120	<b>TOTAL</b> 47
Average Monthly Rent	\$1,390	\$878	\$1,101	\$1,464	\$1,779	<b>Home/Apt</b> 34
Rental Unit Vacancy Rate	5.9%	16.7%	6.5%	5.7%	3.8%	<b>Room</b> 13

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

Households	2000	2017
Households Total	5,444	5,800
Single-Person Households	1,588	1,617
Households with Children	1,571	1,750
<b>Populations</b>		
Foreign-Born Individuals	1,367	1,312
Persons Exp. Disabilities	1,428	1,216
Persons 65 and Older	1,045	2,171

Homeownership Rates	2000	2017
TOTAL	72.3%	73.0%
White	74.2%	76.8%
Black	-	12.1%
Asian	-	53.1%
Hispanic-Latinx	-	45.7%
Hawaiian-Pacific Islander	-	-
Native American	-	-

## Median Home Sales Price (2018\$)



## Neighborhood Profile

# Woodstock



	Population		Median Income		Poverty Rate	
Population & Income	2000	2017	*2000	2017	2000	2017
TOTAL	23,529	25,865	\$57,723	\$61,828	11.9%	13.1%
White	19,924	20,894	\$58,321	\$68,768	11.3%	10.1%
Black	442	601	-	-	-	69.0%
Asian	1,575	1,583	\$57,886	\$45,913	8.6%	25.3%
Hispanic-Latinx	1,162	1,668	-	\$73,200	16.0%	16.9%
Hawaiian-Pacific Islander	73	99	-	-	-	58.6%
Native American	229	-	-	-	-	80.3%

\*(2017\$)

Households	2000	2017
Households Total	9,887	10,451
Single-Person Households	3,238	2,913
Households with Children	2,468	2,567
<b>Populations</b>		
Foreign-Born Individuals	2,762	2,031
Persons Exp. Disabilities	3,830	3,086
Persons 65 and Older	3,082	3,068

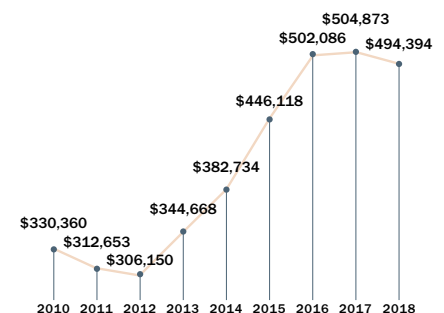
Housing Stock & Production	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Housing Units: Total Units</b>	10,312	10,340	10,350	10,378	10,419	10,487	10,567	10,724	10,847
Housing Units: Single-Family	6,740	6,763	6,771	6,797	6,826	6,870	6,916	6,964	7,023
Housing Units: Multifamily	3,572	3,577	3,579	3,581	3,593	3,617	3,651	3,760	3,824
<b>Regulated Affordable Housing Units</b>	-	308	-	-	-	313	-	-	-
City Funded Regulated Affordable Housing Units	135	135	135	135	135	135	135	135	141
<b>New Residential Permits: Total Units</b>	21	13	26	59	64	40	179	161	64
New Residential Permits: Single-Family Units	19	11	26	33	60	40	49	69	33
New Residential Permits: Multifamily Units	2	2	-	26	4	-	130	92	31

	Long-Term Rental					Short-Term Rental	
Housing Market	Overall	Studio	1-BR	2-BR	3-BR	TOTAL	Room
Multifamily Rental Unit Survey	2,558	156	9110	992	74	200	
Average Monthly Rent	\$1,265	\$1,043	\$1,127	\$1,391	\$1,588	134	
Rental Unit Vacancy Rate	4.5%	4.5%	4.9%	4.4%	6.5%	66	

Homeownership Rates	2000	2017
TOTAL	57.3%	56.0%
White	60.1%	57.0%
Black	-	23.8%
Asian	50.1%	63.7%
Hispanic-Latinx	-	41.0%
Hawaiian-Pacific Islander	-	-
Native American	-	-

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

### Median Home Sales Price (2018\$)







# City of Portland Policies & Programs

## Contents





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# Section 1

## City Plans & 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

Completion 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 in the table below.

Goal	
	▶ Build 10,000 new units at 0-80% AMI by 2035
	▶ Affirmatively Further Fair Housing
	▶ Mitigate and prevent displacement
	▶ Land bank for affordable housing <i>The Housing Bureau and its community partners land bank for affordable housing.</i>
	▶ Site affordable housing in high opportunity areas <i>The Housing Bureau worked with the Bureau of Planning and Sustainability to map opportunity areas and is currently siting affordable housing, via the Housing Bond, in these areas.</i>
	▶ Preserve and produce affordable housing
	▶ Fund affordable housing
	▶ Increase affordable rentals and homeownership opportunities
	▶ Create and implement an inclusionary housing program <i>The Portland Inclusionary Housing Program has been in effect since February 2017.</i>
	▶ 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 <i>The Housing Bureau currently offers a lead hazard control program.</i>
	▶ Increase renter protections

## 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 Affordability*, 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 in the table below.

Goal	
	► 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 <i>The Home for Everyone Plan was established in 2014.</i>

## 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 2019, there was a total of 8,785 total units in the Central City of which 7,962 units are regulated and 823 units are market rate. Compared to 2018, the Central City gained 165 regulated units and gained 496 market rate units.

Policy goals and progress to date are outlined in the table below.

	Regulated Units		Market Units		Total Units	
	2002	2019	2002	2019	2002	2019
<b>No Net Loss Rental Housing Units, 0-60% AMI</b>						
Central Eastside	160	464	464	231	624	695
Downtown	3,197	3,216	1,048	482	4,245	3,698
Goose Hollow	548	551	785	87	1,333	638
Lloyd District	-	278	97	11	97	289
River District	1,485	3,225	502	-	1,987	3,225
South Waterfront	-	209	-	-	-	209
Lower Albina	-	19	-	12		31
<b>Total</b>	<b>5,390</b>	<b>7,962</b>	<b>2,896</b>	<b>823</b>	<b>8,286</b>	<b>8,785</b>

While the number of regulated units has increased by 2,407 units since 2002, the Central City has seen continued loss of affordability in market-rate units, though the number of units more than doubled from 327 in 2018 to 823 in 2019. 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.

## 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.

Goal	
✗	► 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

## 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 to maximize community benefits, particularly to those groups that haven't benefited from other urban projects. Affordable housing production targets are outlined below.

Goal	
○	▶ 30% of Residential Development Rights for Affordable Housing at 0%-60% AMI and 0%-80% AMI brackets, creating approximately 720 units

## 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.

Goal	
✓	▶ Support the production of more and a variety of housing types of 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.

Goal	
○	▶ 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

## 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 policies, programs, and services necessary to achieve the City's housing goals and objectives.



### Production & Preservation

The Portland Housing Bureau provides financing for the construction and preservation of affordable housing. PHB's 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



### Home Ownership

The Housing Bureau funds programs to increase homeownership for vulnerable communities, directly and with community partners.

- ▶ Homebuyer education
- ▶ Down-payment assistance
- ▶ Tax exemptions
- ▶ Mortgage tax credits
- ▶ Construction



### Preventing Displacement

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

- ▶ New tenant protections
- ▶ Rental Services Office
- ▶ Legal services funding
- ▶ Home repair grants and loans



### Ending Homelessness

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 shelter and winter shelter

Together with partners, the Housing Bureau is working to achieve Portland City Council's goal of creating 2,000 new supportive housing units by 2028.

## 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 106.

### 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 108.

### Supportive Housing Plan

In late 2017, the Portland City Council and the Multnomah County Board of Commissioners adopted parallel resolutions directing the development of this plan to guide the production of 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 112.

### A Home for Everyone | Joint Office of Homeless Services

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 turn to page 116.

### 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 Part 5, page 167.



## Section 4

# Rental Portfolio & 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.

<b>City Regulated Rental Units by Financing Structure*</b>	<b>30% AMI</b>	<b>40% AMI</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>80% AMI</b>	<b>100% AMI</b>	<b>Total</b>
<b>Total Units</b>	<b>2,446</b>	<b>1,110</b>	<b>3,800</b>	<b>6,885</b>	<b>550</b>	<b>79</b>	<b>14,870</b>
Basic Financing	732	230	1,414	1,911	250	30	4,567
+ Section 8 Project	309	365	580	1,008	23	-	2,285
+ Tax Abatement	20	-	135	691	176	44	1,066
+ 4% Tax Credits	380	74	558	1,258	45	-	2,315
+ 9% Tax Credits	97	11	266	658	-	-	1,032
+ 4% Tax Credits and Section 8	446	418	492	851	37	-	2,244
+ 9% Tax Credits and Section 8	386	12	274	230	-	5	907
+ 4% Tax Credits and Tax Abatement	-	-	-	150	-	-	150
+ 9% Tax Credits and Tax Abatement	-	-	-	128	-	-	128
+ 4% Tax Credits, Section 8, and Tax Abatement	76	-	81	-	19	-	176
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-	-

\*Expressed as a percentage of area median income

AMI=Area Median Income

<b>City Regulated Rental Unit Production</b>	<b>30% AMI</b>		<b>40% AMI</b>		<b>50% AMI</b>		<b>60% AMI</b>		<b>80% AMI</b>		<b>Total</b>	
	<b>NC</b>	<b>P</b>	<b>NC</b>	<b>P</b>	<b>NC</b>	<b>P</b>	<b>NC</b>	<b>P</b>	<b>NC</b>	<b>P</b>	<b>NC</b>	<b>P</b>
2019	56	19	-	-	73	100	675	55	72	2	876	176
2018	62	31	-	-	89	-	539	152	113	-	803	183
2017	54	54	-	-	-	29	350	62	107	-	511	145
2016	9	49	-	-	57	-	241	-	-	-	362	49

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

NC=New Construction P=Preservation & Rehabilitation

# Resident Demographics

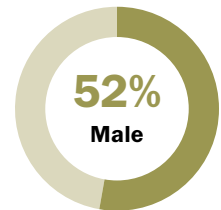
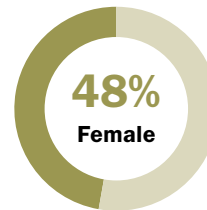
Many residents from diverse backgrounds and demographic characteristics live in the Housing Bureau's regulated units. Residents vary by race, gender, income and type of subsidy received.

**21,322**  
Total Residents

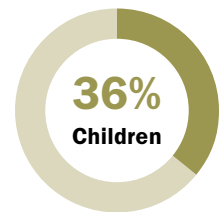
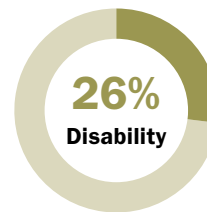
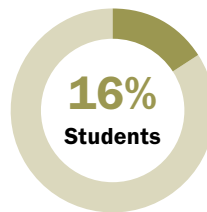
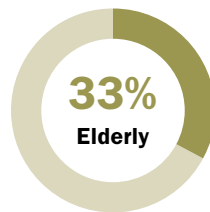
**7.4 years**  
Average Residency

**\$18,825** Average Annual Income  
**\$568** Average Gross Rent

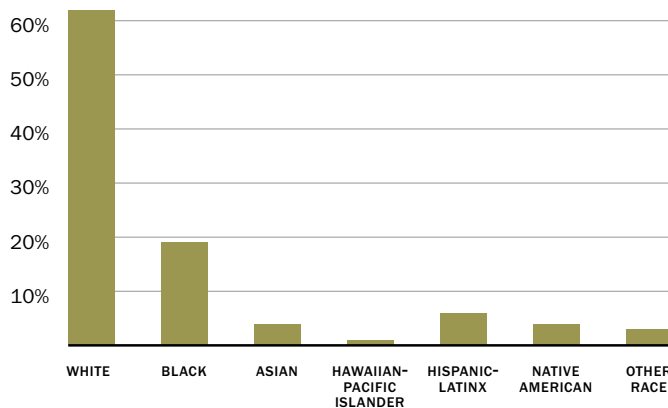
Heads of Household



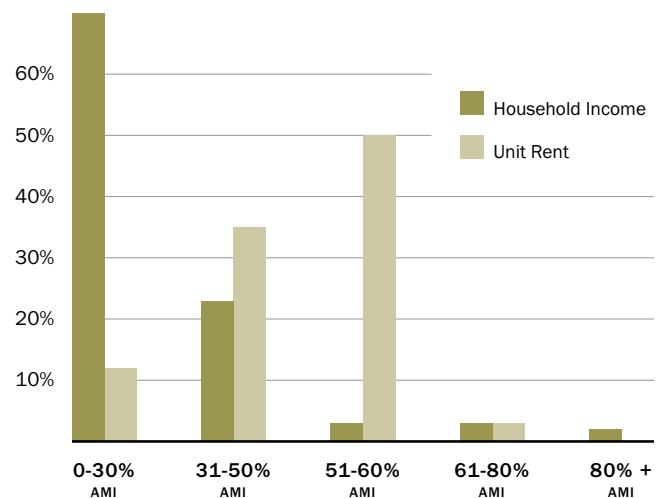
Demographic of Residents



## Head of Household by Race & Ethnicity



## Household Income vs. Rent Levels



▲ For example, 69% of households in the Bureau's rental housing earn at a level of 0-30% of the area median income (AMI), and 13% of households pay rent that is considered affordable for earners at the same level.

# Ending Homelessness

The City is a key partner of *A Home for Everyone*, the local collaboration to end homelessness. A Home for Everyone is comprised of community members and leaders from Multnomah County, the Cities of Portland and Gresham, Home Forward, nonprofit service organizations, and many other community partners.

The City funds programs designed to prevent and end homelessness for families and individuals through the Joint Office of Homeless Services. Services are delivered through contracts with various nongovernmental and other public entities, who provide a range of programming to address the diverse needs of people experiencing homelessness. Program areas include rent assistance and eviction prevention (collectively referred to below as “homelessness prevention”), permanent supportive housing and rapid rehousing (collectively referred to below as “permanent housing”), and emergency shelter.

Numbers Served by Race/Ethnicity, FY 2017-19	Homelessness Prevention			Permanent Housing			Emergency / Winter Shelter		
	2017	2018	2019	2017	2018	2019	2017	2018	2019
TOTAL	6,580	7,460	7,220	9,540	11,490	11,900	8,530	8,310	6,200
White*	-	-	-	-	-	-	4,610	4,460	3,360
Non-Hispanic White	1,940	2,110	1,730	4,110	4,740	4,920	-	-	-
Black	1,483	1,274	1,127	658	1,057	820	690	413	319
Asian	240	250	300	210	170	180	90	80	80
Hispanic-Latinx	1,620	2,000	2,060	1,540	1,780	1,880	1,110	960	730
Hawaiian-Pacific Islander	110	170	170	200	280	310	150	220	90
Native American	180	150	130	350	390	460	350	320	320
Other Race/Ethnicity	560	640	680	1,010	1,350	1,380	880	900	760

Source: ServicePoint Homeless Management Information System (HMIS): Accessed November 2019

\*Emergency Shelter reporting follows HUD's APR and does not allow for differentiating Non-Hispanic White from Hispanic White at this point in time.

Notes: Data above are from reports pulled from HMIS roughly 15 days after the end of each period, which are the newest available for FY19, as of this writing. Any previously reported numbers from the Joint Office of Homeless Services that are higher than those above are from reports pulled more than 15 days after the end of the period. HMIS data are subject to change due to data lag and administrative changes. Numbers reflect all people active in indicated project types for the respective time periods, regardless of when they enrolled. Numbers are rounded to the nearest ten. Sort order for Race & Ethnicity groups above is based upon numbers served in permanent housing in FY19. See Data Dictionary of the FY19 AHFE year-end report for reporting methodologies, which are different for different service lines, as of this writing. AHFE quarterly reports are available at <http://ahomeforeveryone.net/outcome-reports>.

# Homeownership & 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 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 the Mortgage Credit Certificate (MCC) program, which increases the buying power of first-time homebuyers, as well as System Development Charge (SDC) and property tax exemptions to incentivize the development of new affordable ownership homes.

<b>Homeownership Loans by Financing Instrument</b>	<b>Below 50% AMI</b>	<b>51-80% AMI</b>	<b>81%+ AMI</b>	<b>Total</b>
<b>Total Homeownership Loans</b>	<b>1,049</b>	<b>358</b>	<b>39</b>	<b>1,446</b>
Home Buyer Assistance Loan	82	185	38	305
Home Repair Loan	967	173	1	1,141

AMI=Area Median Income

	■ Below 50% AMI				■ 51-80% AMI				■ 81%+ AMI				■ Total			
<b>Homeownership Production by Program</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Home Buyer Assistance Loan	4	3	5	5	7	10	15	26	-	5	10	7	17	18	30	38
Home Repair Loan	9	13	26	10	21	12	29	13	-	-	-	4	30	25	55	27
Home Repair Grant	600	541	551	585	92	43	62	62	1	-	-	0	693	561	613	647
Lead Hazard Reduction	N/A	30	1	14	N/A	23	1	10	N/A	-	-	0	N/A	53	2	24
Mortgage Credit Certificate	-	-	-	1	23	16	12	14	81	41	33	52	104	57	45	67
SDC Exemption Program	14	15	14	16	24	30	29	33	30	40	15	38	68	85	58	87
Homeownership Tax Exemption	23	12	14	-	26	22	29	-	32	30	16	-	81	64	59	-

AMI=Area Median Income

# Homeownership & Stabilization cont.

	Home Buyer Assistance Loan				Home Repair Loan				Home Repair Grant			
Racial Composition	2015	2016	2017	2018	2015	2016	2017	2018	2015	2016	2017	2018
White	24%	33%	22%	32%	34%	48%	47%	48%	52%	54%	53%	49%
Black	53%	50%	59%	50%	59%	48%	42%	33%	27%	24%	24%	24%
Asian	-	-	4%	8%	-	8%	5%	-	4%	4%	4%	5%
Hispanic-Latinx	18%	11%	11%	8%	7%	-	-	7%	5%	6%	7%	8%
Hawaiian-Pacific Islander	-	-	-	-	-	-	-	-	1%	1%	1%	1%
Native American	-	6%	15%	3%	-	4%	-	7%	10%	10%	2%	11%
African, Middle Eastern or Slavic	5%	-	-	-	-	-	-	4%	1%	1%	-	2%

	Lead Hazard Reduction				Mortgage Credit Certificate				SDC Exemption & Homeowner Tax Exemption			
Racial Composition	2015	2016	2017	2018	2015	2016	2017	2018	2015	2016	2017	2018
White	N/A	40%	100%	58%	84%	74%	85%	78%	49%	36%	20%	32%
Black	N/A	32%	-	21%	4%	7%	13%	6%	2%	5%	3%	6%
Asian	N/A	2%	-	4%	7%	9%	3%	10%	42%	51%	65%	57%
Hispanic-Latinx	N/A	6%	-	13%	5%	11%	13%	6%	4%	11%	3%	2%
Hawaiian-Pacific Islander	N/A	-	-	-	-	-	-	-	-	1%	-	1%
Native American	N/A	-	-	4%	-	-	-	-	1%	4%	-	-
African, Middle Eastern or Slavic	N/A	-	-	-	-	-	-	-	2%	2%	11%	10%

Source: Homeless Management Information System (HMIS): Accessed November 2019

# Rental Services Office

The Portland Housing Bureau Rental Services Office provides information on local landlord-tenant and Fair Housing laws, coordinates legal aid services, and works on tenant protections. Through the Office, the Bureau funds programs designed to protect the rights of renters and to protect rental households vulnerable to the negative impacts of displacement or eviction. These programs are provided through contracts with various non-governmental and other public entities, who perform a range of services that address the diverse needs of people experiencing rental housing instability.

Funded services include a renter hotline, a Fair Housing hotline, Fair Housing training, Fair Housing testing, landlord/tenant education, legal aid, advocate support, and emergency housing placement. For all rental service programs, most clients served are below 50 percent area median income (AMI). Compliance, policy, and program development are also done by the Rental Services Office. The Bureau links these rental service programs to its funded rental housing, supportive housing, and regulatory agreements.

Numbers Served, FY 2018-19	Fair Housing Education	Renter Advocacy & Education	Legal Aid	Renter Habitability
<b>Racial Composition: Total</b>	<b>599</b>	<b>1,942</b>	<b>456</b>	<b>91</b>
White	142	1,271	195	-
Black	102	273	137	30
Asian	3	70	14	5
Hispanic-Latino	59	146	58	3
Hawaiian-Pacific Islander	4	30	3	5
Native American	13	113	17	4
African, Middle Eastern or Slavic	11	21	24	44
Declined to Answer	265	18	8	-
<b>Gender Composition: Total</b>	<b>609</b>	<b>1,502</b>	<b>441</b>	<b>69</b>
Female	221	838	279	35
Male	82	664	144	33
Declined to Answer	306	-	12	1
Missing	-	-	6	-

Source: Homeless Management Information System (HMIS): Accessed October 2019

## Section 5

# Strategic Initiatives

# Portland's Housing Bond

Passed November 2016

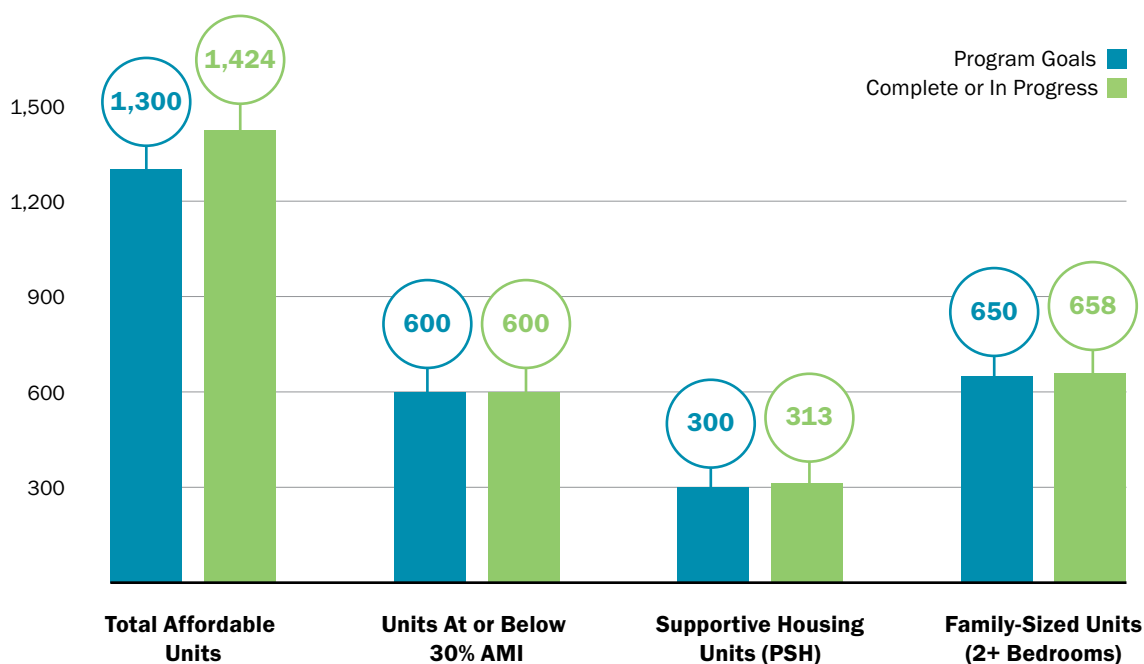
Completion 2023

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 within seven years. 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.

## Current Projects

<b>1</b> <b>OPEN</b>  <b>The Ellington</b> 263 units <i>Acquisition</i>	<b>2</b>  <b>3000 SE Powell</b> 180 units <i>New Construction</i>	<b>3</b> <b>OPEN</b>  <b>East Burnside</b> 51 units <i>New Construction</i>	<b>4</b>  <b>Cathedral Village</b> 110 units <i>New Construction</i>	<b>5</b>  <b>The Susan Emmons</b> 144 units <i>New/Rehab</i>	<b>6</b>  <b>The Joyce</b> 66 units <i>Rehab</i>
<b>7</b>  <b>The Westwind</b> 100 units <i>New Construction</i>	<b>8</b>  <b>Anna Mann House</b> 88 units <i>New/Rehab</i>	<b>9</b> <b>image coming soon</b>  <b>NE Prescott</b> 50 units <i>New Construction</i>	<b>10</b>  <b>Las Adelitas</b> 141 units <i>New Construction</i>	<b>11</b>  <b>115th @ Division St.</b> 138 units <i>New Construction</i>	<b>12</b>  <b>Stark St. Project</b> 93 units <i>New Construction</i>

## 2019 Outcomes to Date





For more information:  
[portlandhousingbond.com](http://portlandhousingbond.com)

## Portland's Housing Bond

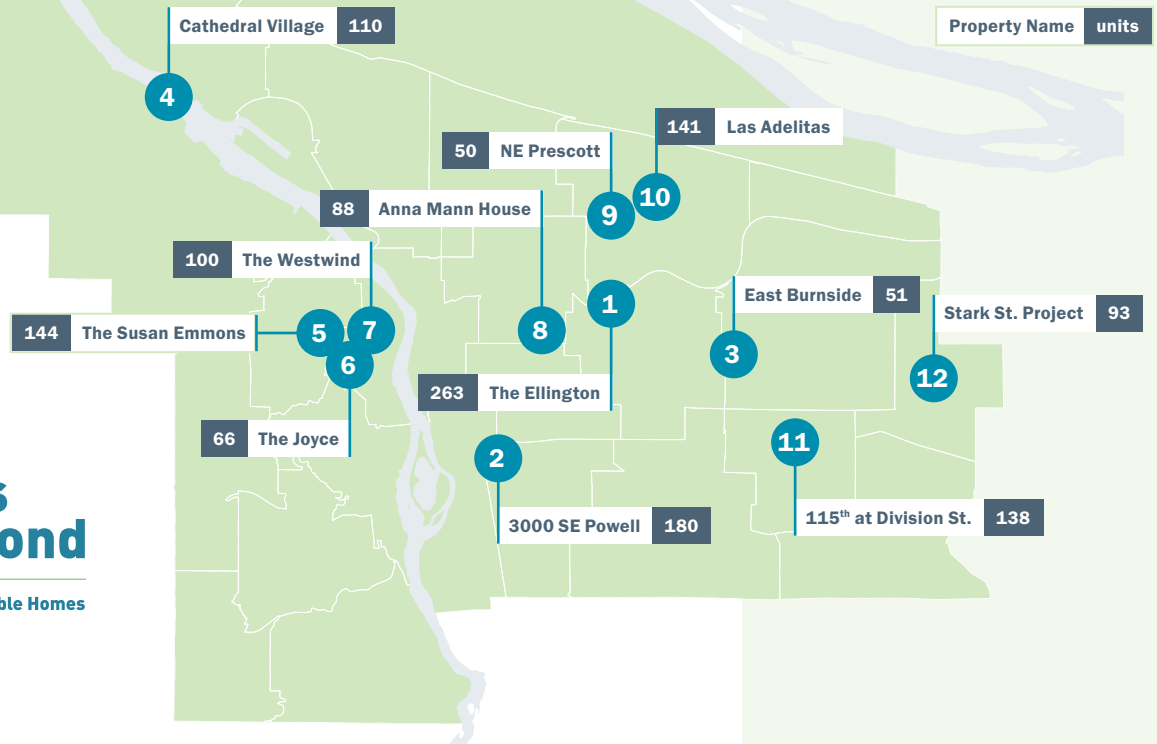
Investing Together in Affordable Homes

### 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 community-driven policy framework to guide Bond expenditures; an independent oversight committee is appointed to review expenditures and monitor implementation
- ▶ **February 2018** City Council approves an Intergovernmental Agreement with Home Forward to perform Asset Management for Bond projects
- ▶ **June 2018** City acquires a parcel at 5827 NE Prescott for future development and a new building at 10506 E Burnside, leased in partnership with homeless family service providers and other community partners
- ▶ **October 2018** A team lead by Holst Architecture is selected to develop 3000 SE Powell under the Housing Bond
- ▶ **November 2018** The Westwind Apartments is purchased for redevelopment in partnership with Multnomah County to provide Permanent Supportive Housing (PSH)
- ▶ **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 Bond Opportunity Solicitation, marking the first time private and non-profit entities had the opportunity to bid for project funding from Portland's Housing Bond.
- ▶ **May 2019** Home Forward is selected as the developer for 3000 SE Powell, continuing the work accomplished under their role as a Development Services Consultant.
- ▶ **July 2019** Colas Construction is selected as the General Contractor for the 3000 SE Powell site.
- ▶ **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, including 443 at 30% AMI, 329 units of family-size housing, and 254 units of PSH.



# N/NE Housing Strategy

Established January 2015

Completion 2022

The North/Northeast (N/NE) Neighborhood Housing Strategy is a City initiative to address the harmful impacts of urban renewal, in particular, 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 in the Interstate Corridor Urban Renewal Area—investments that respond to and attempt to prevent displacement of current residents.

## Program Goals

### Rental Development

**380**  
Units

### Home Repair Loans

**201**  
Households

### Home Repair Grants

**910**  
Households

### Homeownership

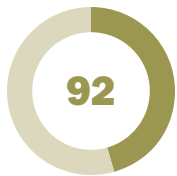
**110**  
Households

## 2019 Outcomes to Date

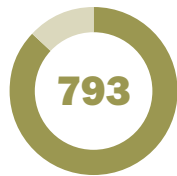
Since the strategy's inception in 2015, a Community Oversight Committee and the Housing Bureau have increased funding from the original \$20 million housing plan to a budget of more than \$60 million in recognition of the continued community need and the inflating cost of housing in the area. During fiscal year 2018/19, the Housing Bureau purchased property from a long-time property owner to be utilized at a future date for affordable housing. Additionally, working with Prosper Portland, the property purchased from the Water Bureau was included in the Interstate URA for future home ownership development.

### Progress Measures

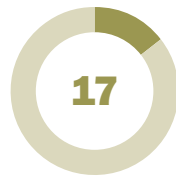
Complete or Met ■  
Remaining ■



**Home Repair  
Loans Provided**

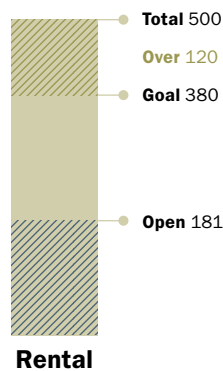
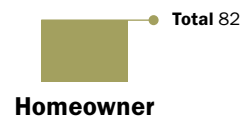


**Home Repair  
Grants Provided**



**Homeowners  
Created**

### Total Unit Development to Date



### Current Rental Projects



**Charlotte B Rutherford**  
51 units  
Now Open



**Beatrice Morrow**  
80 units  
Now Open



**King+ Parks**  
69 units  
Open June 2020



**Magnolia II**  
50 units  
Open January 2020

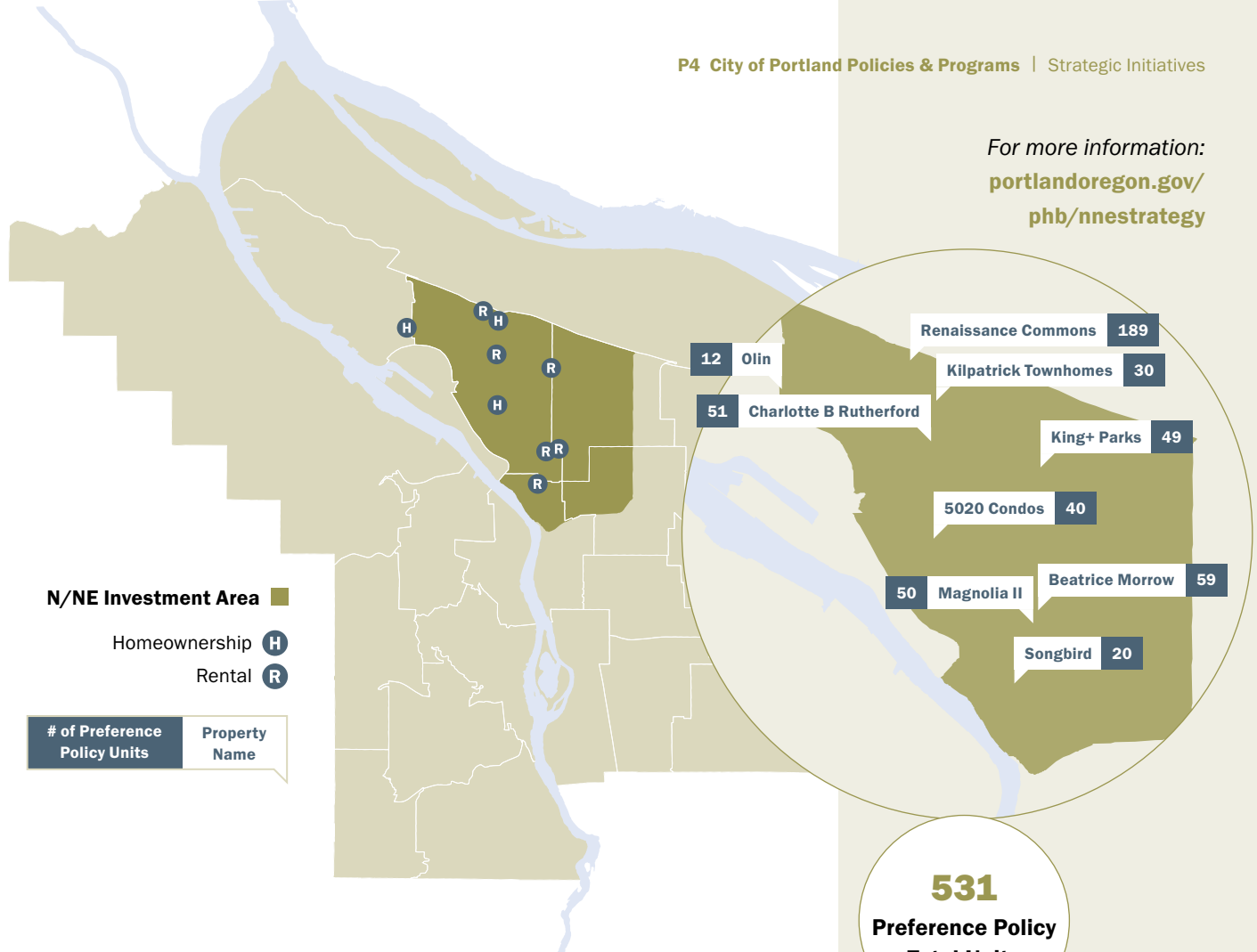


**Renaissance**  
189 units  
Open June 2020



**Songbird**  
61 units  
Open June 2020

For more information:  
[portlandoregon.gov/  
 phb/nnestrategy](http://portlandoregon.gov/phb/nnestrategy)



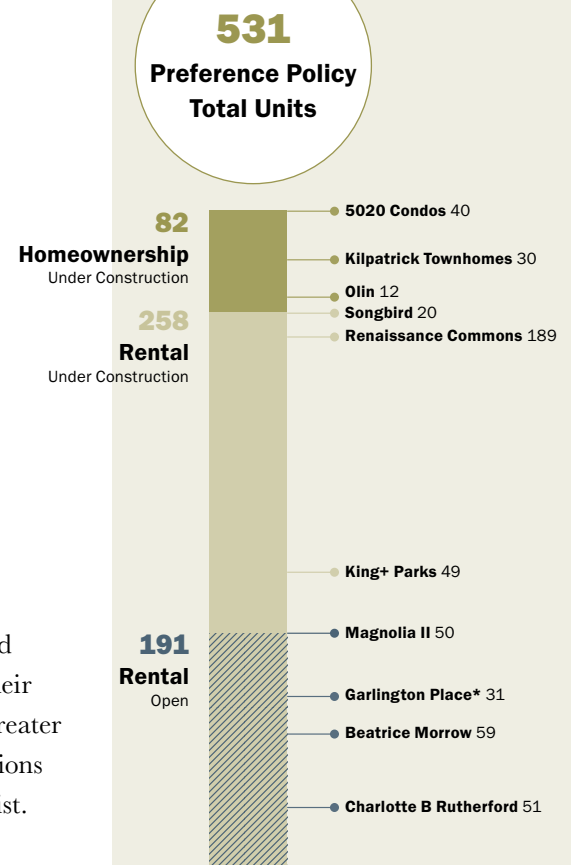
## Preference Policy

A central feature of the N/NE Housing Strategy is the **Preference Policy**. The preference policy prioritizes applicants for the City's investments in affordable housing opportunities in the Interstate Corridor Urban Renewal Area who were displaced, are at risk of displacement, or are the descendants of families displaced due to urban renewal in N/NE Portland.

The Housing Bureau funds the development of affordable rental housing, homeownership opportunities, and down payment assistance for first-time homebuyers. When any of these opportunities become available in the Interstate Corridor Urban Renewal Area, the Housing Bureau will open a waitlist for those interested in the housing opportunity.

The waitlist is open to all interested parties; however, applicants are prioritized based on the amount of urban renewal activity that occurred where they or their ancestor's live or have lived in N/NE Portland. Applications documenting a greater impact of urban renewal activity will be placed higher on the list and applications with little or no impact of urban renewal activity will be placed lower on the list.

To date, the program has received over 5,000 applications from households interested in affordable housing opportunities in three homeownership and seven rental multifamily developments.



\*Garlington Place is owned by Cascadia Behavioral Health and did not receive funding from PHB. However, they voluntarily leased up a portion of the building using Preference Policy households.

# Inclusionary Housing

**Established** February 2017 **Completion** ongoing

The City of Portland has identified the need for a minimum of 22,000 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 the production of market-rate housing. Under IH, all residential buildings proposing 20 or more new units are required to provide a percentage 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.

## Program Goals

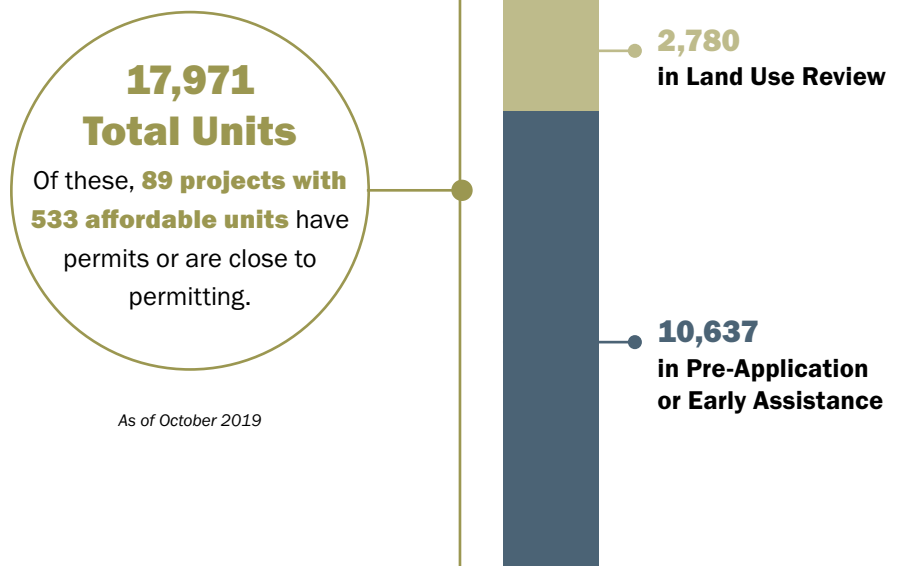


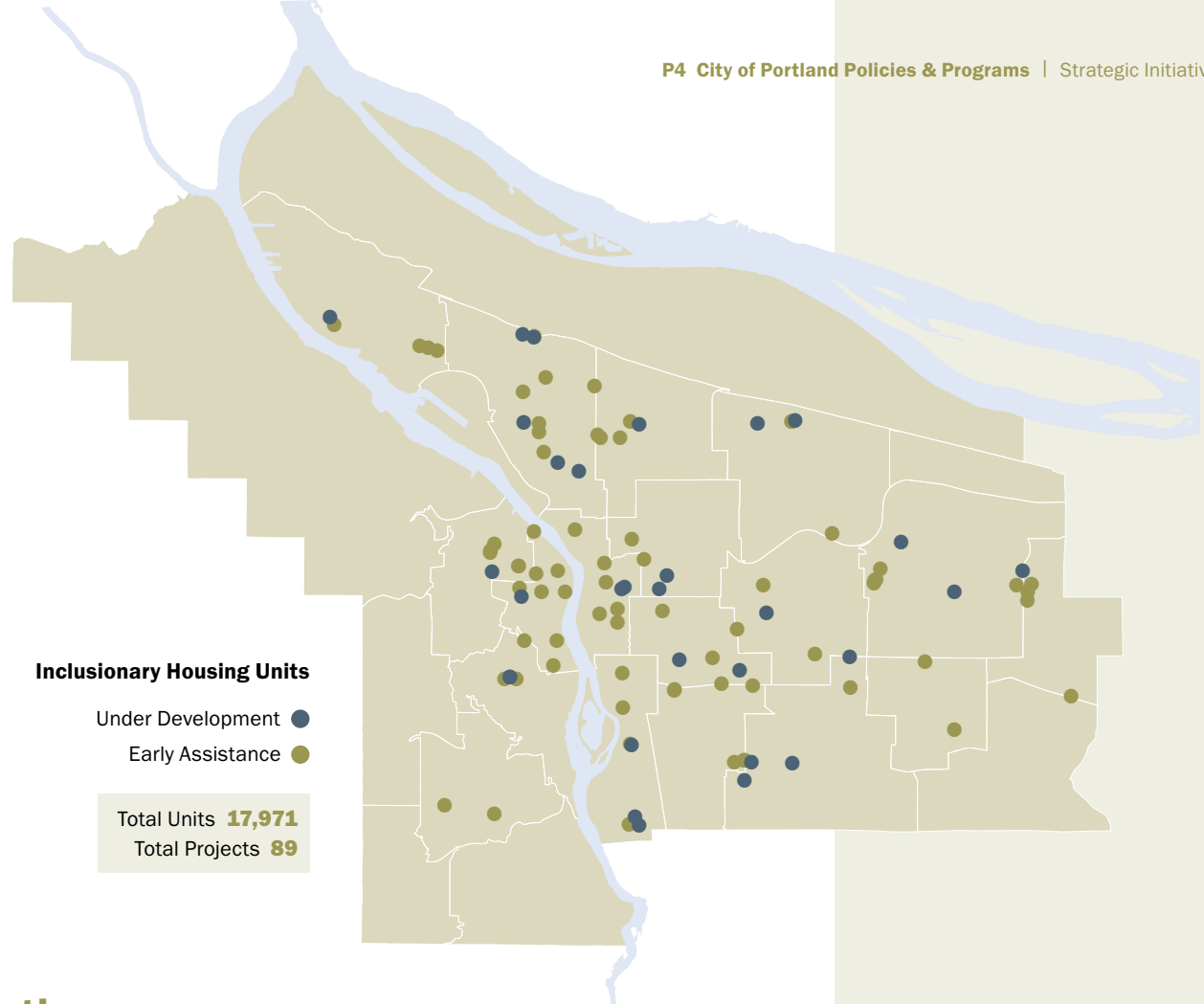
## 2019 Outcomes to Date

Since the IH program went into effect, there are a **total of 17,971 units in 153 proposed buildings** throughout the city at some stage of the pre-development or permitting process.

### Multifamily & Inclusionary Housing Permitting Pipeline

20+ Unit Buildings





## 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

For more information:  
[portlandoregon.gov/  
phb/inclusionary-housing](http://portlandoregon.gov/phb/inclusionary-housing)

# Supportive Housing Plan

Passed October 2017

Completion 2028

In October 2017, the Portland City Council and the Multnomah County Board of Commissioners adopted parallel resolutions stating the goal to create 2,000 new supportive housing units by 2028. The resolution was passed in response to one of our community's most urgent needs.

Supportive housing is an evidence-based housing solution for individuals and families who have a disability and the experience of long-term (chronic) homelessness. Supportive housing combines affordable housing with wrap around services which help people who face the most complex challenges to live with stability, autonomy and dignity. Services may include, but are not limited to, mental health and addiction services, intensive case management, and health care.

An analysis conducted by the Corporation for Supportive Housing (CSH) in September 2018 indicated Multnomah County had a gap of at least 2,400 units of supportive housing.

## Budget & Goals

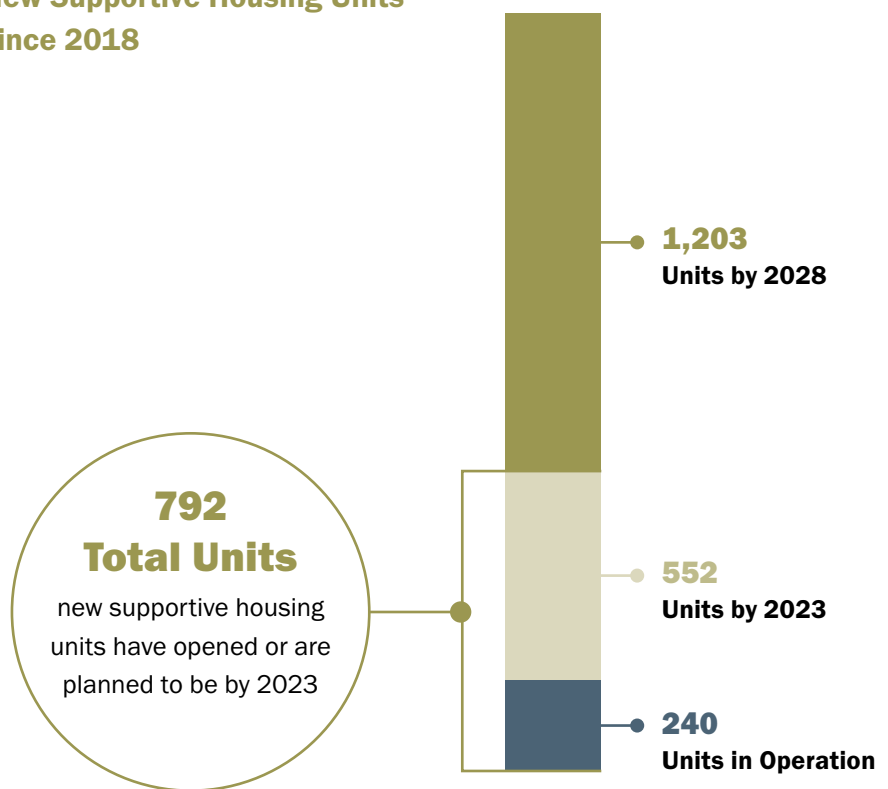
The estimated investment of \$592 million to \$640 million over 10 years is needed to reach the goal of creating 2,000 new supportive housing units. Operating costs after those 10 years are estimated at \$43 million to \$47 million a year. The report from CSH includes a plan to align those costs across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

## 2019 Outcomes to Date

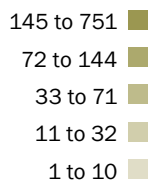
Over the last two fiscal years, the City has worked closely with Multnomah County, Home Forward and other jurisdictional and community partners to align capital, operating and services funding to create new supportive housing units.

As a result of these and other collaborative efforts, **792 new supportive housing units** have opened or are planned to be developed by the year 2023.

### New Supportive Housing Units since 2018



### Location of Supportive Housing Units



## Key Actions

- **July 2018** The PHB *2018 Summer Notice of Funding Availability* (NOFA) was released, which combined state and local capital funding with local services funding to create 50 new units of Permanent Supportive Housing.
- **November 2018** Acquisition of the Westwind Apartments, a Portland Housing Bond and Multnomah County project, will redevelop a minimum of 70 Single Room Occupancy (SRO) supportive housing units.
- **June-July 2019** Forty units of supportive housing for families and individuals exiting homelessness were leased-up at two new affordable housing properties—Vibrant! (developed by Innovative Housing, Inc.) and The Vera (developed by BRIDGE Housing). These new units provide safe and affordable housing in neighborhoods with access to transit, schools, parks and groceries.
- **September 2019** Nine new housing projects were awarded funding through the 2019 Bond Opportunity Solicitation (BOS), which combined resources from Portland's Housing Bond, Multnomah County and Home Forward. The projects in total will deliver 254 new units of Supportive Housing over the next several years to serve individuals experiencing chronic homelessness, families and Communities of Color.



# Rental Services Office

Established 2017

The Rental Services Office (RSO) is the newest functional area of the Housing Bureau, consolidating certain work products of the Bureau and establishing new work products recently adopted or funded since January 1, 2017.

RSO's main functions include:

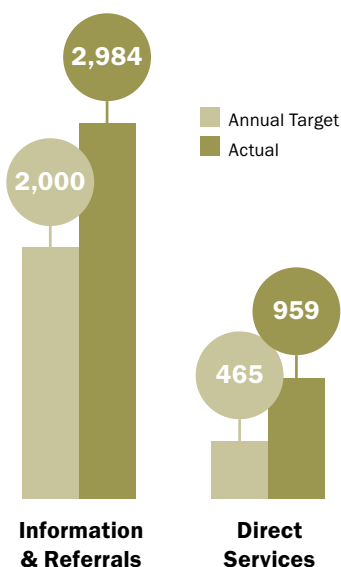
- Policy and planning, including staffing the Fair Housing Advocacy Committee and the Rental Services Commission
- Contracting for services and program development; contract awardees include JOIN, Legal Aid Services of Oregon, Fair Housing Council of Oregon, Impact NW, Community Alliance of Tenants, and others
- Administration of city code and rule, including mandatory relocation assistance exemptions, rental unit registration, etc.
- 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 estimates, 46.6 percent of housing units are occupied by renters. The share of renter households in Portland is much higher than the nation (+10 percent) and the state (+9 percent). The housing cost disparity is even more pronounced for Communities of Color and other protected classes.

## Focus Areas

## 2019 Outcomes

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



### ► Mandatory Rental Registration

In July 2018, City Council amended the business license law to enact a residential rental registration program. RSO is working with the Revenue Division in planning, implementation and technical assistance required to implement the registry and fee.

### ► Implementation of New Renter Protection Policies

As the City Council implements new tenant protection policies, RSO staff will be providing technical assistance to landlords and tenants relevant to those policies. Additional policy ideas may emerge from the Analysis of Impediments to Fair Housing and community hearings about housing needs.

### ► Research & Evaluation Pilot Programs

As services for renters expand, RSO is taking on research and evaluation of pilot programs with demonstrable benefits. Evaluation of an eviction pilot and expansion of an expungement pilot are examples of such efforts. Systematic evaluation can help plan for scaling up beneficial programs for renters.

### ► Invitation & Evaluating Proposals to Fund

RSO will continue to use competitive solicitations to request for innovative proposals with potential to contribute to enhancing renter well-being. This effort is tied to disbursing a portion of federal funds that the city receives annually.

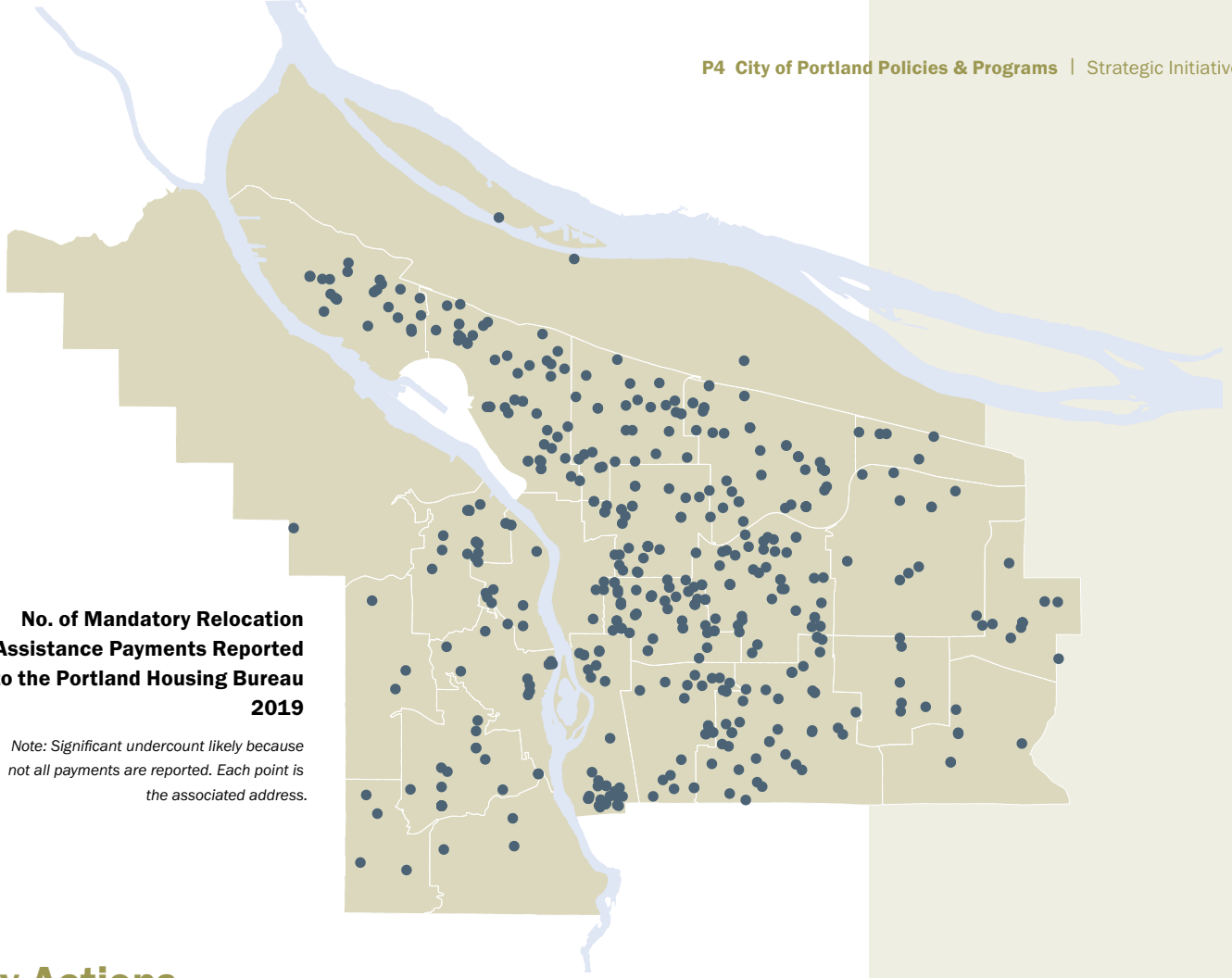
### ► Landlord Training Workshops

RSO staff are working closely with partner agencies and the inspection team at the City's Bureau of Development Services (BDS) to plan and organize landlord training workshops.



### No. of Mandatory Relocation Assistance Payments Reported to the Portland Housing Bureau 2019

*Note: Significant undercount likely because not all payments are reported. Each point is the associated address.*



## Key Actions

- **2017** City Council created the Rental Services Commission
- **2017/2018** City Council supported the expansion of Housing Bureau renter services to support new tenant/landlord initiatives including Fair Housing Enforcement, Enhanced Expungement Pilot, and a Landlord-Tenant training focused on the new landlord tenant laws.
- **2019** February 2019, the State of Oregon passed Senate Bill 608 renter protections. The provisions of this law are in addition to Portland renter protection laws.
- **2019** The Revenue Division exercised its authority to create a rental registration fee of \$60. The Revenue Division and PHB are working to publicize and educate owners about the registration fee due in April 2020.
- **2019** RSO adopted final administrative rules for the mandatory renter relocation assistance policy. Administrative rules for application, screening and security deposit legislation, collectively called FAIR, will be adopted by prior to the policy effective date of March 1, 2020.

## Joint Office of Homeless Services | A Home for Everyone

*A Home for Everyone* Established July 2014  
**Joint Office of Homeless Services** Established July 2016

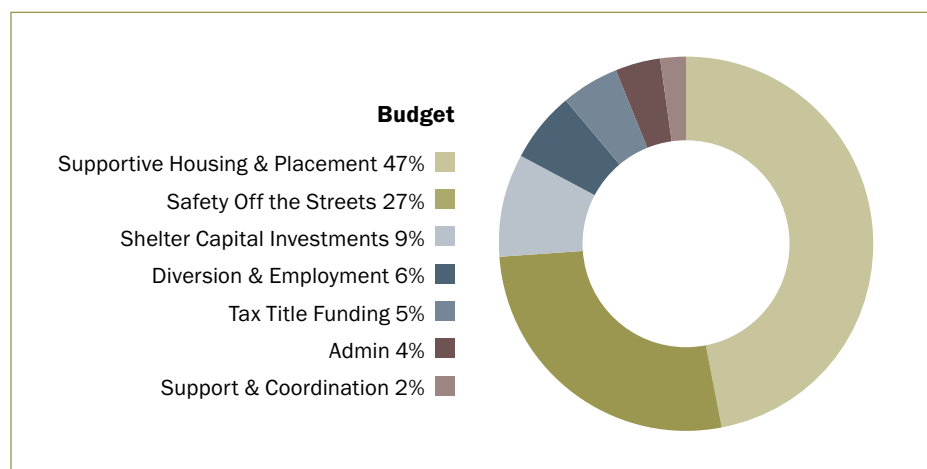
Ending homelessness has been a major priority for the City of Portland and Multnomah County for more than 30 years. Like other West Coast cities, housing costs in Portland have risen faster than incomes, resulting in growing inequalities which push thousands of people into homelessness each year. The most recent *Point in Time Count* found 4,015 people sleeping outside or in an emergency shelter on a night in January 2019, a 4 percent decrease from 2017. People of color continue to be over-represented among the population experiencing homelessness and the number of individuals who report being chronically homeless or having a disabling condition continues to rise.

The City and County have made unprecedented investments in homeless services over the last several years. The Joint Office of Homeless Services administers homeless services funding, including investments in Supportive Housing to provide affordable housing and supportive services for people experiencing chronic homelessness. Every year, these vital services respond to the housing needs of individuals and families through housing placement, prevention and other investments to ensure people find housing stability and a safe place off the streets.

The Joint Office of Homeless Services leads our local *A Home for Everyone* collaboration to respond to the crisis of homelessness in Multnomah County. *A Home for Everyone* brings together people who experience homelessness; elected officials from Portland, Gresham, and Multnomah County; our local housing authority, Home Forward; and leaders from the faith, philanthropy, business and non-profit sectors in the effort to end homelessness.

### Budget & Goals

City general fund investments in homeless services in FY2018-2019 were more than \$32 million. The total funding of the Joint Office of Homeless Services supports a range of effective programs, including housing placement, diversion services, supportive housing, and shelter.



For more information:  
[ahomeforeveryone.net](http://ahomeforeveryone.net)

### Looking Ahead

The City and Multnomah County have committed to creating 2,000 new supportive housing units by 2028. Supportive housing is an evidence-based solution offering affordable housing with wrap-around services for individuals and families who have experienced long-term (chronic) homelessness. The PHB and the JOHS will continue to work alongside partners from government, housing development, philanthropic, health care, and nonprofit sectors to advance this goal.

## Section 6

# Housing Production & Pipeline

## State of Housing Emergency

On October 7, 2015, the Portland City Council declared a housing emergency to help address the city's growing homeless and affordable housing crisis. The declaration by Council allowed for the expedited development of affordable housing projects and made it easier to provide service locations to people experiencing homelessness. Over the past four years many affordable housing projects have used the expedited building permit process made possible through the state of emergency declaration. In 2018, the Housing Bureau opened 800 newly affordable housing units, the largest number ever produced in a single year. This record-breaking number was surpassed in 2019 with the opening of 878 newly affordable housing units. The newly affordable units opened in 2019 will provide homes for approximately 1,500 people. 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.

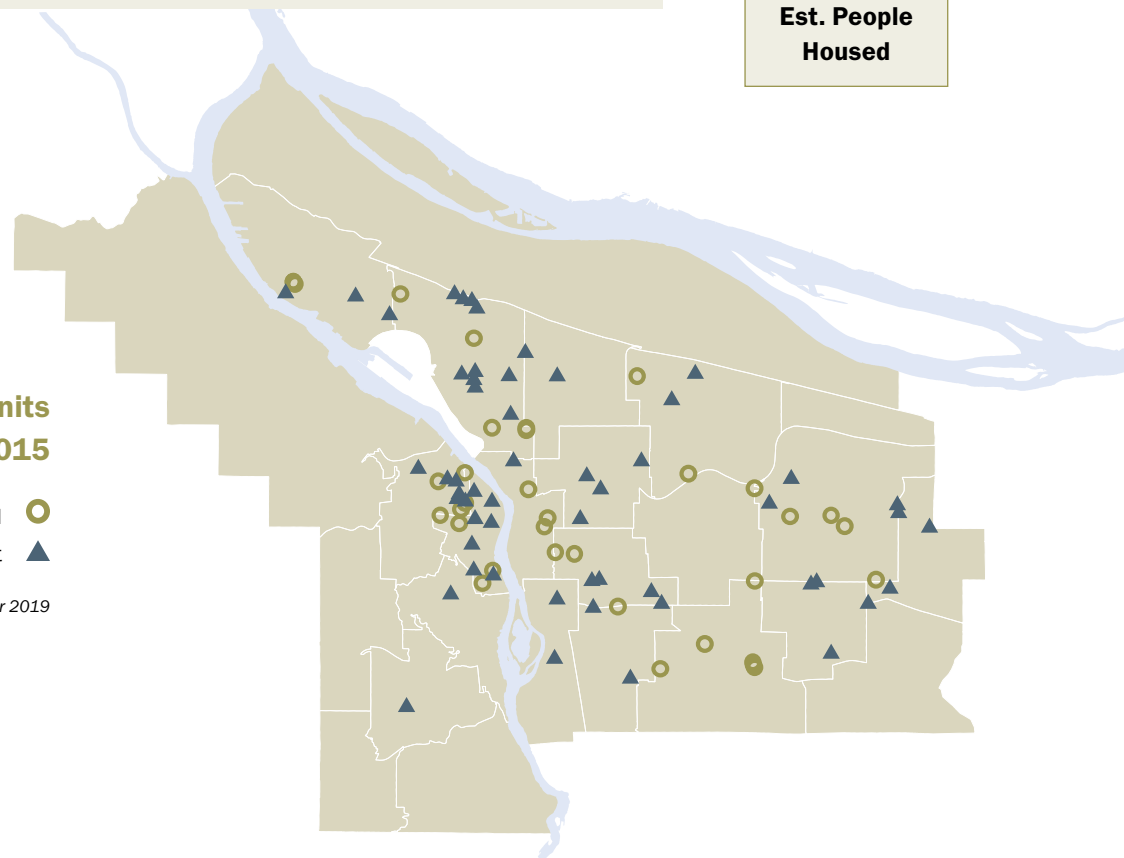
### City Regulated Units by the Numbers Since 2015

**5,263**
**Affordable  
Units**
**6,831**
**Affordable  
Bedrooms**
**10,098**
**Est. People  
Housed**

### City Regulated Units by Location Since 2015

Recently Opened ○  
Construction / Pre-Development ▲

*Through December 2019*



# City Funded Production: Open Since 2015

**1,973**

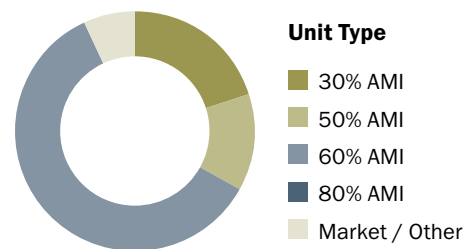
**Affordable  
Units**

**2,507**

**Affordable  
Bedrooms**

**4,138**

**Est. People  
Housed**



## City Unit Production: Open

	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
10506 East Burnside	51	51	109	16	-	35	-	-	51	NC
72 Foster	101	101	168	20	-	81	-	-	101	NC
Beatrice Morrow	79	79	207	24	7	48	-	1	80	NC
Carolyn Gardens	12	12	76	-	-	12	-	-	12	P
Charlotte B Rutherford	51	51	102	3	28	20	-	-	51	NC
The Ellington	262	549	841	80	-	183	-	-	263	P
Gladstone Square/Multnomah Manor	101	108	168	24	59	18	-	-	102	P
Hawthorne East	70	70	105	70	-	-	-	-	71	P
Hazel Heights	153	214	321	8	30	115	-	-	153	NC
Hill Park	39	39	43	4	-	35	-	-	39	NC
Lents Commons	16	16	37	-	-	16	-	38	54	NC
Magnolia II	50	93	145	6	24	20	-	-	50	NC
New Meadows	14	14	16	-	14	-	-	-	15	NC
Oak Leaf	22	39	59	-	-	22	-	-	22	P
Oliver Station	125	125	303	6	-	120	-	16	142	NC
St. Francis Park	105	105	119	10	66	29	-	1	106	NC
The Blackburn Center	124	124	124	-	45	79	-	-	151	NC
The Louisa Flowers	240	279	381	20	3	217	-	-	240	NC
The Orchards	48	66	101	-	-	48	-	-	48	NC
The Vera Apartments	201	263	365	90	-	111	-	2	203	NC
Vibrant!	93	93	298	45	-	48	-	1	93	NC
Woody Guthrie	16	16	52	-	-	16	-	48	65	NC
<b>Total Opened</b>	<b>1,973</b>	<b>2,507</b>	<b>4,138</b>	<b>426</b>	<b>276</b>	<b>1,273</b>	<b>-</b>	<b>107</b>	<b>2,112</b>	

\* In affordable housing

\*\* Market rate rental units receive no public subsidy

NC=New Construction P=Preservation

# City Funded Production: Pipeline Since 2015

**2,358**

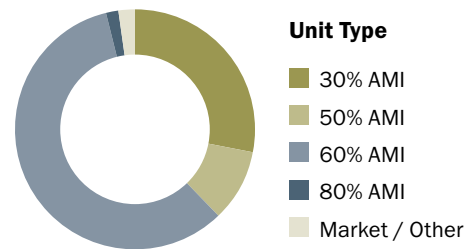
**Affordable  
Units**

**3,267**

**Affordable  
Bedrooms**

**4,534**

**Est. People  
Housed**



## City Unit Production: Pipeline

	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
<b>Construction</b>										
Cully Park Condos	15	-	-	-	-	11	4	-	15	NC
Halsey 106	52	62	83	6	2	44	-	-	52	NC
Kilpatrick Townhomes	25	75	120	-	-	11	14	5	30	NC
King+ Parks	69	132	204	24	-	45	-	1	70	NC
Olin	12	-	-	-	-	-	-	-	12	NC
Renaissance Commons	189	272	391	10	-	179	-	-	189	NC
Songbird	61	131	206	-	-	61	-	-	61	NC
The Henry	172	172	172	9	-	-	-	1	173	P
<b>Total Construction</b>	<b>595</b>	<b>844</b>	<b>1,175</b>	<b>49</b>	<b>2</b>	<b>351</b>	<b>18</b>	<b>7</b>	<b>602</b>	
<b>Pre-Development</b>										
3000 SE Powell	180	241	312	61	-	119	-	-	180	NC
115 at Division	138	230	343	46	-	92	-	-	138	NC
5020 Condos	26	100	160	-	-	13	13	14†/24	64	NC
Anna Mann	88	139	213	29	-	59	-	-	88	NC/P
Arbor Glen	97	TBD	TBD	-	-	97	-	1	97	P
Cathedral Village	110	177	264	37	-	73	-	-	110	NC
DePaul Treatment Center	10	TBD	TBD	-	-	10	-	-	10	NC
Division Street Apartments	60	60	60	40	20	-	-	-	60	NC
Findley Commons	35	35	45	15	-	20	-	-	35	NC
Garden Park	124	228	338	13	-	111	-	-	124	NC/P
Joyce Hotel	66	66	66	66	-	-	-	-	66	P
Las Adelitas	141	264	402	47	-	94	-	-	141	NC
Medford	60	60	60	-	60	-	-	-	60	P
NE Prescott	50	79	119	17	11	22	-	-	50	NC
Parcel 3 Phase Two	177	242	342	27	-	150	-	1	178	NC
Powellhurst Place	64	111	167	3	3	58	-	1	65	NC
Stark Street	93	147	226	31	-	62	-	-	93	NC
The Susan Emmons	144	144	145	78	-	66	-	2	146	NC
The Westwind	100	100	100	92	8	-	-	-	100	NC/P
<b>Total Pre-Development</b>	<b>1,763</b>	<b>2,423</b>	<b>3,359</b>	<b>602</b>	<b>102</b>	<b>1,046</b>	<b>13</b>	<b>5</b>	<b>1,805</b>	
<b>Total</b>	<b>2,358</b>	<b>3,267</b>	<b>4,534</b>	<b>651</b>	<b>104</b>	<b>1,397</b>	<b>31</b>	<b>12</b>	<b>2,407</b>	

\* In affordable housing

\*\* Market rate rental units received no public subsidy

† At 100% AMI

NC=New Construction P=Preservation

# MULTE / Inclusionary Housing Production: Open Since 2015

**483**

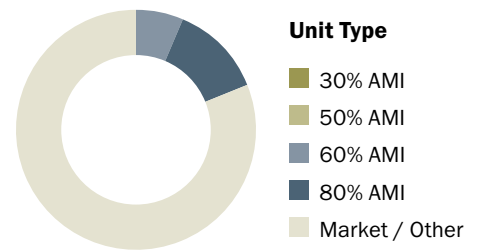
**Affordable  
Units**

**528**

**Affordable  
Bedrooms**

**719**

**Est. People  
Housed**



## Multiple Unit Limited Tax Exemption (MULTE) Production: Open

	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
14th & Glisan	46	54	76	-	-	-	46	184	230	NC
NW 17th & Kearney	25	29	39	-	-	-	25	99	124	NC
NW 17th & Pettygrove	39	46	65	-	-	-	39	157	196	NC
28th Street Lofts	18	18	25	-	-	-	18	101	119	NC
3rd & Ash	27	27	34	-	-	-	27	106	133	NC
38 Davis	18	18	24	-	-	-	18	47	65	NC
5149 SE Woodstock	3	3	3	-	-	3	-	35	38	NC
52nd Avenue Apartments	5	5	6	-	-	-	5	27	32	NC
Cathedral Flats	5	5	5	-	-	5	-	19	24	NC
Derby Slabtown Apartments	26	31	40	-	-	26	-	101	127	NC
Fairfield Killingsworth	28	31	38	-	-	-	28	112	140	NC
Ivanhoe 4	1	4	7	-	-	-	1	18	19	NC
Koz on Yamhill	6	6	16	-	-	6	-	24	30	NC
Koz 4th & Grant	21	21	26	-	-	21	-	87	108	NC
Koz on Thirteenth	13	13	13	-	-	-	13	74	87	NC
The Marilyn	12	12	15	-	-	-	12	47	59	NC
Mississippi Avenue Apartments	30	36	49	-	-	-	30	122	152	NC
North Hollow Apartments	24	24	33	-	-	-	24	97	121	NC
Pettygrove Apartments	9	9	10	-	-	9	-	36	45	NC
Powell Apartments	6	6	8	-	-	6	-	24	30	NC
Redwood Apartments	10	10	10	-	-	10	-	40	50	NC
Rodney Apartments	46	46	77	-	-	-	46	184	230	NC
SE 26th & Ankeny Apartments	15	15	21	-	-	-	15	81	96	NC
St J's Apartments	5	5	10	-	-	5	-	17	22	NC
Tabor Commons Apartments	7	7	8	-	-	-	7	69	76	NC
Vancouver Avenue Apartments	27	35	49	-	-	-	27	109	136	NC
Yukon Flats	11	12	17	-	-	11	-	43	54	NC
<b>Total</b>	<b>483</b>	<b>528</b>	<b>719</b>	<b>-</b>	<b>-</b>	<b>102</b>	<b>381</b>	<b>2,060</b>	<b>2,543</b>	

\* In affordable housing

\*\* Market rate rental units received no public subsidy

NC=New Construction P=Preservation

# MULTE / Inclusionary Housing Production: Pipeline Since 2015

**449**

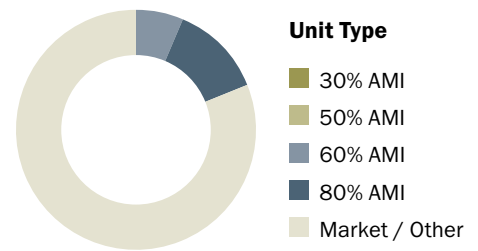
**Affordable  
Units**

**529**

**Affordable  
Bedrooms**

**707**

**Est. People  
Housed**



## MULTE & Inclusionary Housing Production: Pipeline

	Affordable Units	Affordable Bedrooms	Est. People Housed*	30% AMI	50% AMI	60% AMI	80% AMI	Market Units**	Total Units	Project Type
124 & Ash	14	15	20	-	-	14	-	161	175	NC
14th & Burnside	21	22	32	-	-	-	21	119	140	NC
1500 SW Taylor	11	12	15	-	-	11	-	91	105	NC
1717 SE Tenino	18	18	25	-	-	18	-	73	91	NC
18th Ave Apartments	6	17	28	-	-	6	-	53	59	NC
18th & Salmon (18S)	10	20	30	-	-	10	-	172	182	NC
32 Division	5	5	6	-	-	-	5	27	32	NC
5434 SE Milwaukie	28	28	28	-	-	28	-	-	28	NC
6716 NE Garfield	2	2	3	-	-	2	-	26	28	NC
AMARA	6	-	-	-	-	6	-	132	138	NC
Arbor Lodge Apartments	10	10	15	-	-	-	10	56	66	NC
Art Tower	14	42	70	-	-	14	-	300	314	NC
Block 33	33	38	50	-	-	-	33	134	167	NC
Broadway Tower II	24	25	31	-	-	-	24	49	73	NC
Cully Commons	2	7	12	-	-	-	2	13	15	NC
Division Two	2	1	1	-	-	-	2	52	54	NC
Ellis Apartments	30	30	30	-	-	30	-	-	30	NC
Gooseberry Apartments	4	6	9	-	-	4	-	40	44	NC
Halsey Apartments	8	8	12	-	-	-	8	44	52	NC
Holman 42 Apartments	5	8	12	-	-	5	-	55	59	NC
Killingsworth North D Block	3	3	5	-	-	3	-	33	36	NC
Koti - Block 290	40	48	65	-	-	-	40	160	200	NC
Koz on Killingsworth	13	14	15	-	-	-	13	75	88	NC
Koz on Sandy	17	17	18	-	-	-	17	95	112	NC
LISAH	3	3	3	-	-	3	-	33	36	NC
Marquam Hill	5	12	19	-	-	5	-	61	64	NC
Multnomah Station Apartments	1	-	-	-	-	1	-	38	39	NC
Nehalem Apartments	38	39	54	-	-	29	9	25	63	NC
NE 148th Apartments	3	3	4	-	-	-	3	21	24	NC
NE Killingsworth Apartments	8	8	10	-	-	8	-	31	39	NC
NHA Glisan Housing	16	17	21	-	-	16	-	143	159	NC
Nomad	6	2	2	-	-	6	-	124	130	NC
North Lombard Apartments	7	8	10	-	-	-	7	39	46	NC
NW 26th & Upshur	22	22	30	-	-	-	22	123	145	NC
River Apartments	3	2	3	-	-	3	-	69	72	NC
The E	5	5	6	-	-	-	5	27	32	NC
Willis Apartments	1	2	2	-	-	1	-	30	31	NC
Virk Villa Apartments	5	10	15	-	-	-	5	25	30	NC
<b>Total</b>	<b>449</b>	<b>529</b>	<b>707</b>	<b>-</b>	<b>-</b>	<b>223</b>	<b>226</b>	<b>2,749</b>	<b>3,198</b>	

\* In affordable housing

\*\* Market rate rental units received no public subsidy

NC=New Construction P=Preservation

## Section 6

# Building Profiles



# Building Profile

## 115th at Division Street

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Powellhurst-Gilbert
<b>Regulated Units</b>	138
<b>Total Units</b>	138
<b>Status</b>	Bond Obligation Solicitation 2019

### Units

By Type		By Income Level	
Studio	27	30% AMI	46
1-Bedroom	42	40% AMI	-
2-Bedroom	46	50% AMI	-
3-Bedroom	23	60% AMI	92
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$38,300,000</b>
Portland's Housing Bond Funding	\$15,700,000
Bond Subsidy per Unit	\$113,470



115th at Division Street will be Phase II of the adjacent Division Street Apartments—a low-barrier Permanent Supportive Housing (PSH) project currently in pre-development. The project leverages services investments at the Division Street Apartments to create a housing continuum whereby residents moving out of PSH units can access housing at 115th at Division Street and remain in the immediate community. The project will serve households at 30% and 60% area median income (AMI) with seven units set aside for PSH. Fifty percent of the total units are family-size, recognizing the needs of large families in outer Southeast Portland. Notably, the 30% AMI units are distributed proportionately among the unit types to ensure families below 60% AMI have access to appropriately sized units.

### Development Team

Central City Concern, *Sponsor*  
Related Northwest, *Sponsor*

# Building Profile

## Anna Mann House

### Building Profile

<b>Project Type</b>	New Construction & Rehabilitation
<b>Location</b>	Laurelhurst
<b>Regulated Units</b>	88
<b>Total Units</b>	88
<b>Status</b>	Bond Obligation Solicitation 2019

### Units

By Type		By Income Level	
Studio	-	30% AMI	29
1-Bedroom	45	40% AMI	-
2-Bedroom	35	50% AMI	-
3-Bedroom	8	60% AMI	59
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$28,500,000</b>
Portland's Housing Bond Funding	\$12,960,000
Bond Subsidy per Unit	\$147,319



The Anna Mann House is a historic Portland property located in the amenity-rich Laurelhurst neighborhood. The property will be rehabilitated and expanded to provide 88 low-income housing units for families and households experiencing homelessness. Innovative Housing and Luke-Dorf, Inc., a community-based mental health provider, will partner to support families in 12 permanent supportive housing units. A partnership with Immigrant and Refugee Community Organization (IRCO) and other culturally-specific organizations will provide outreach, marketing and general resident services to future immigrant and refugee tenants at Anna Mann House.

### Development Team

Innovative Housing, *Sponsor*

IRCO, *Service Partner*

Luke-Dorf, Inc., *Service Partner*

## Portland's Housing Bond

Investing Together in Affordable Homes

# Building Profile

## Cathedral Village

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	St. Johns
<b>Regulated Units</b>	110
<b>Total Units</b>	110
<b>Status</b>	Bond Obligation Solicitation 2019

### Units

By Type		By Income Level	
Studio	15	30% AMI	37
1-Bedroom	39	40% AMI	-
2-Bedroom	45	50% AMI	-
3-Bedroom	11	60% AMI	73
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$33,400,000</b>
Portland's Housing Bond Funding	\$16,300,000
Bond Subsidy per Unit	\$148,300

### Development Team

Catholic Charities, *Sponsor*  
Related Northwest, *Sponsor*



Cathedral Village Apartments will offer a new family housing community in the St. Johns neighborhood in North Portland. The proposed community will be complemented by an enriched after school arts/music program. The collaboration between Catholic Charities and Related Northwest represents a thoughtful response to the housing needs of the North Portland community and will provide equitable access to new low-income housing which will serve families, communities of color, immigrants and refugees, and households experiencing homelessness or at risk of homelessness in an area well supported by parks and public amenities. Thirty-seven units will be affordable to households with incomes at or below 30% area median income, eight of which will provide Permanent Supportive Housing (PSH) for families.

# Building Profile

## Joyce Hotel

### Building Profile

<b>Project Type</b>	Rehabilitation
<b>Location</b>	Portland Downtown
<b>Regulated Units</b>	66
<b>Total Units</b>	66
<b>Status</b>	Bond Obligation Solicitation 2019

### Units

By Type		By Income Level	
Studio	66	30% AMI	66
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
		80% AMI	-
		Market Rate	-
AMI = Area Median Income			

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$16,700,000</b>
Portland's Housing Bond Funding	\$2,500,000
Bond Subsidy per Unit	\$86,436

### Development Team

Community Partners for Affordable Housing, *Sponsor*  
 Cascadia Behavioral Healthcare, *Service Partner*  
 Native American Rehabilitation Assoc., *Service Partner*  
 Cascade AIDS Project, *Service Partner*



A complete renovation of the Joyce Hotel will provide Permanent Supportive Housing (PSH) for people who have been homeless, who are vulnerable, and who need both subsidized housing and services to be successful. The Joyce Hotel will be dedicated fully to residents who need this combination of intensive services and deeply affordable rents. A rich array of voluntary supportive services will be offered onsite through a collaboration of supportive service providers: Cascadia Behavioral Healthcare, Native American Rehabilitation Association (NARA), and Cascade AIDS Project. The renovated building will also include ground-floor commercial space designed for local women-owned, minority-owned, and emerging small businesses supported through Prosper Portland.

## Portland's Housing Bond

Investing Together in Affordable Homes



# Building Profile

## Las Adelitas

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Cully
<b>Regulated Units</b>	141
<b>Total Units</b>	141
<b>Status</b>	Bond Obligation Solicitation 2019

### Units

By Type		By Income Level	
Studio	15	30% AMI	47
1-Bedroom	29	40% AMI	-
2-Bedroom	71	50% AMI	-
3-Bedroom	26	60% AMI	94
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$54,100,000</b>
Portland's Housing Bond Funding	\$16,200,000
Bond Subsidy per Unit	\$115,000

### Development Team

Hacienda CDC, *Sponsor*

Cascadia Behavioral Healthcare, *Service Partner*



Las Adelitas is a community-based anti-displacement development which attempts to mitigate the effects of rising rents on families, and inevitable displacement and gentrification within the Cully neighborhood. The four-story project will transform the former “Sugar Shack” site into a place-based affordable housing development with units ranging from studios to three bedrooms, and will provide supportive social and economic opportunities for homeless individuals, working families, and people of color in Cully. One-third of the units will serve those below 30% area median income (AMI), including 18 units of Permanent Supportive Housing (PSH) supported by Cascadia Behavioral Healthcare. Among other community amenities, Las Adelitas will also provide a large classroom dedicated to Hacienda’s Portland Niños program which serves children 0-5 years of age.

## Portland's Housing Bond

Investing Together in Affordable Homes

# Building Profile

## NE Prescott

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Cully
<b>Regulated Units</b>	50
<b>Total Units</b>	50
<b>Status</b>	Bond Obligation Solicitation 2019

### Units

By Type		By Income Level	
Studio	8	30% AMI	17
1-Bedroom	22	40% AMI	-
2-Bedroom	11	50% AMI	-
3-Bedroom	9	60% AMI	33
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$16,800,000</b>
Portland's Housing Bond Funding	\$7,500,000
Bond Subsidy per Unit	\$150,000

### Development Team

Community Development Partners, *Sponsor*

Native American Youth & Family Center, *Sponsor*

Native American Rehabilitation Assoc., *Service Partner*

image coming soon

The proposed development will create 50 new apartment units within the Cully neighborhood, in an area of growing density and pedestrian activity near the intersection of NE Prescott Street and NE Cully Boulevard. Community Development Partners Native American Youth and Family Center (NAYA) will jointly develop and own the project, which will replace the site's existing single-family home. NAYA and the Native American Rehabilitation Association (NARA) will partner to provide services to all residents, including nine units of Permanent Supportive Housing (PSH). Active ground floor uses will include a street-facing community space, a community room, a residential lobby and support spaces.

## Portland's Housing Bond

Investing Together in Affordable Homes

# Building Profile

## Stark Street Project

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Rosewood
<b>Regulated Units</b>	93
<b>Total Units</b>	93
<b>Status</b>	Bond Obligation Solicitation 2019

### Units

By Type		By Income Level	
Studio	-	30% AMI	31
1-Bedroom	49	40% AMI	-
2-Bedroom	34	50% AMI	-
3-Bedroom	10	60% AMI	62
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$31,200,000</b>
Portland's Housing Bond Funding	\$13,950,000
Bond Subsidy per Unit	\$150,000



The proposed new construction project will use a Housing First model providing permanent housing for people experiencing homelessness with intensive, on-site support and clinical services. Located in outer East Portland, the project will contribute to the Rosewood Initiative's Purpose Built Communities plan and will include family-sized units from one to three bedrooms with 16 Permanent Supportive Housing (PSH) units in an area where families are experiencing extremely high rates of housing instability, school mobility, and displacement.

### Development Team

Human Solutions, *Sponsor*  
 Lifeworks NW, *Service Partner*  
 IRCO, *Service Partner*

## Portland's Housing Bond

Investing Together in Affordable Homes

# Building Profile

## The Susan Emmons

### Building Profile

<b>Project Type</b>	New Construction & Rehab
<b>Location</b>	Northwest District
<b>Regulated Units</b>	144
<b>Total Units</b>	144
<b>Status</b>	Bond Obligation Solicitation 2019

### Units

By Type		By Income Level	
Studio	144	30% AMI	78
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	66
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$39,800,000</b>
Portland's Housing Bond Funding	\$18,500,000
Bond Subsidy per Unit	\$128,416

### Development Team

Northwest Housing Alternatives, *Sponsor*

Northwest Pilot Project, *Service Partner*

Native American Youth & Family Center, *Service Partner*



The Susan Emmons will create low-cost, services-strong affordable housing in a high opportunity area greatly impacted by gentrification and is a rare new construction opportunity in inner Northwest Portland's Historic Alphabet District. The proposed project delivers over 10 percent of the Bond's total desired units in an ideal location, and will serve priority populations identified under the Bond, while providing deeply needed services and Permanent Supportive Housing (PSH). The Susan Emmons seeks to equitably serve disadvantaged populations including seniors, veterans, communities of color, and individuals with disabilities with services that are culturally responsive and flexible, and leverages continued PSH and referral relationships with Northwest Pilot Project and NAYA.

## Portland's Housing Bond

Investing Together in Affordable Homes



# Building Profile

## The Westwind

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Old Town/Chinatown
<b>Regulated Units</b>	100
<b>Total Units</b>	100
<b>Status</b>	Bond Obligation Solicitation 2019

### Units

By Type		By Income Level	
Studio/SRO	100	30% AMI	92
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	8
		80% AMI	-
		Market Rate	-
AMI = Area Median Income			

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$28,500,000</b>
Portland's Housing Bond Funding	\$11,000,000
Bond Subsidy per Unit	\$150,000

### Development Team

Central City Concern, *Sponsor*  
Native American Rehabilitation Assoc., *Service Partner*



The proposed project replaces the existing building with 100 new units of deeply affordable single-room occupancy (SRO) and studio housing, combined with extensive supportive services and amenities, and immediate access to Central City Concern's (CCC) network of medical and social services throughout Old Town. The interior programming will deliver efficient SRO and studio units, with ample shared amenities and gathering space to elevate community interaction for residents and supportive services staff in the building. The majority of residents will be individuals transitioning from homelessness and experiencing a disabling condition. The project further prioritizes communities who are over-represented in Portland's homeless population through service partnerships and CCC's culturally specific programming.

## Portland's Housing Bond

Investing Together in Affordable Homes

# Building Profile

## 3000 SE Powell

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Creston-Kenilworth
<b>Regulated Units</b>	180
<b>Total Units</b>	180
<b>Status</b>	Pre-Development

### Units

By Type		By Income Level	
Studio	107	30% AMI	15
1-Bedroom	19	40% AMI	-
2-Bedroom	46	50% AMI	-
3-Bedroom	8	60% AMI	165
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$56,000,000</b>
Portland's Housing Bond Funding	\$27,000,000
Bond Subsidy per Unit	\$150,000

### Development Team

Home Forward, Sponsor



New affordable housing is coming to Southeast Portland thanks to Portland's Housing Bond. The new development will be located in the Creston-Kenilworth neighborhood—where residents are at risk from rising rents—and will provide homes for Portland families in need of stable housing. The new homes will be built at the site of the former Safari Club. The design process has started and construction is expected to begin in 2020.

## Portland's Housing Bond

Investing Together in Affordable Homes

# Building Profile

## East Burnside Apartments

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Hazelwood
<b>Regulated Units</b>	51
<b>Total Units</b>	51
<b>Status</b>	Open

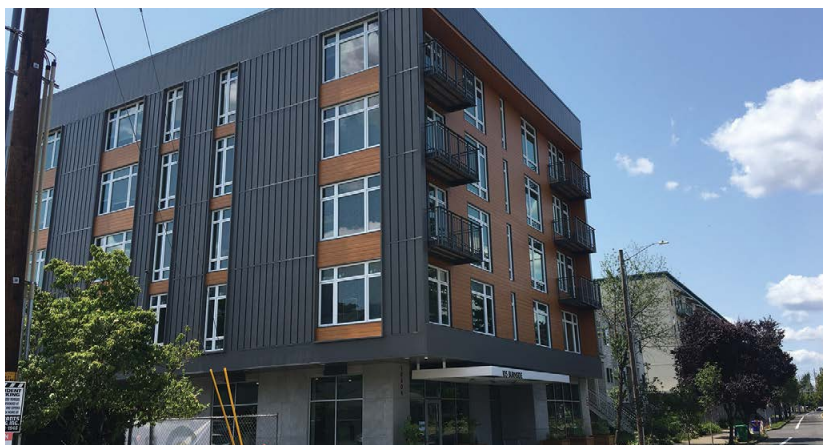
### Units

By Type		By Income Level	
Studio/SRO	7	30% AMI	16
1-Bedroom	20	40% AMI	-
2-Bedroom	24	50% AMI	-
3-Bedroom	-	60% AMI	35
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Acquisition

<b>Total Project Cost</b>	<b>\$14,300,000</b>
Portland's Housing Bond Funding	\$14,400,000
Bond Subsidy per Unit	\$280,392



The Hazelwood neighborhood and David Douglas school district in East Portland are home to the City's most diverse populations, with Communities of Color, and immigrants and refuge households representing half of all residents. This 51-unit building will provide affordable housing to individuals and formerly homeless families in an area highly vulnerable to gentrification and displacement. Located on the TriMet Max line, residents have access to work, school and services, including resident services and supportive services onsite.

### Development Team

City of Portland, *Sponsor*

Home Forward, *Sponsor*

Human Solutions, *Service Partner*

JOIN, *Service Partner*

## Portland's Housing Bond

Investing Together in Affordable Homes

# Building Profile

## The Ellington

### Building Profile

<b>Project Type</b>	Acquisition
<b>Location</b>	Madison-South
<b>Regulated Units</b>	263
<b>Total Units</b>	263
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	2	30% AMI	80
1-Bedroom	10	40% AMI	-
2-Bedroom	210	50% AMI	-
3-Bedroom	41	60% AMI	183
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Acquisition

<b>Total Project Cost</b>	<b>\$47,000,000</b>
Portland's Housing Bond Funding	\$37,000,000
Bond Subsidy per Unit	\$140,684



The Portland Housing Bureau purchased the Ellington Apartments in February 2017. Before the acquisition, its 263 garden-style apartments and townhomes were being marketed to higher-income clientele, threatening to displace residents. Now, plans are underway to transform all of the units into affordable homes, welcoming at least 80 extremely low-income families and stabilizing hundreds who were previously at risk of losing their housing.

### Development Team

City of Portland, *Sponsor*

Home Forward, *Sponsor*

Home Forward, *Service Partner*

JOIN, *Service Partner*

## Portland's Housing Bond

Investing Together in Affordable Homes

Open

# Building Profile

## 72 Foster

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Lents-Foster
<b>Regulated Units</b>	101
<b>Total Units</b>	101
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	66	30% AMI	20
1-Bedroom	14	40% AMI	-
2-Bedroom	12	50% AMI	-
3-Bedroom	9	60% AMI	81
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Development Cost

<b>Total Cost</b>	<b>\$22,926,442</b>
Portland Housing Bureau	\$5,766,360

### Development Team

REACH CDC, *Sponsor*  
Housing Development Center, *Consultant*  
Holst, *Architect*  
LMC, *General Contractor*



72nd & Foster is a four-story new construction project being developed by sponsor REACH CDC at the SE corner of 72nd Avenue and SE Foster Road across from the Portland Mercado. 72nd & Foster will target Asian seniors and families for the 101 residential units through marketing and outreach. The development team expects to partner with the Asian Health and Service Center (AHSC), located in the Lents town center that was recently developed with support from Prosper Portland. The partnership will develop culturally responsive intergenerational housing in property as it offers a mixture of unit sizes ranging from studios to three-bedroom apartments. In addition, it will partner with Hacienda CDC on place making strategies.

Project amenities include 32 surface spaces tucked under and behind the building. Bike parking and communal laundry are provided on floors two to four. A smaller lounge and balcony area on the fourth floor is available to tenants only. In addition, the project is a few blocks from the Mt Scott Community Center and the Eastport Shopping Plaza. TriMet serves the site with lines 14 (rapid service on the Foster side), and 10 and 17, which are farther away (0.3 miles).

The Portland Housing Bureau funding leveraged over \$14 million in grants, senior debt and tax credits from KeyBank and Oregon Housing and Community Services. In addition, the project was awarded 20 Project-Based Section 8 vouchers from Home Forward.



Open

# Building Profile

## Beatrice Morrow Cannady

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Interstate Corridor
<b>Regulated Units</b>	79
<b>Total Units</b>	80
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	4	30% AMI	24
1-Bedroom	32	40% AMI	-
2-Bedroom	32	50% AMI	7
3-Bedroom	12	60% AMI	48
		80% AMI	-
		Market Rate	1

AMI = Area Median Income

### Development Cost

<b>Total Project Cost</b>	<b>\$26,700,032</b>
Portland Housing Bureau	\$7,350,000

### Development Team

PCRI, *Sponsor*

Carleton Hart Architecture, *Architect*

Colas Construction Inc., *General Contractor*

Gerding Edlen, *Construction Firm*

Cascade Management, *Property Management*



Located within the Interstate Corridor Urban Renewal Area, in the rapidly gentrifying inner Northeast Portland, the Beatrice Morrow is one of the City's first rental projects to utilize the N/NE Preference Policy to prioritize households impacted by the area's history of displacement for new housing opportunities.

The mixed-use building is the result of a 2015 Request for Qualifications soliciting a community-based team to develop a vacant City-owned parcel, formerly the Grant Warehouse site. Portland Community Reinvestment Initiatives (PCRI), in partnership with Gerding Edlen, was selected with an initial contribution of \$4.5 million in funding from the Portland Housing Bureau (PHB) plus the land at no cost. Funding was later increased to \$7.35 million to maximize unit density.

The building is certified LEED Gold and includes 80 new affordable units, ranging in size from studios to three-bedroom apartments, plus ground-floor community and commercial space, and 29 parking spaces.

Community space includes indoor bike parking, a community room, and a small outdoor play area. Laundry is available on each floor. The site is served by numerous transit options and located near grocery stores and other amenities.

The PHB funding leveraged over \$17 million from other public and private entities including US Bank, Oregon Housing and Community Services, Meyer Memorial Trust and Bellweather Capital.

Open

# Building Profile

## Carolyn Gardens

### Building Profile

<b>Project Type</b>	Rehabilitation
<b>Location</b>	Gateway
<b>Regulated Units</b>	12
<b>Total Units</b>	12
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	-	30% AMI	12
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	4	60% AMI	-
4-Bedroom	8	80% AMI	-
		Market Rate	-
		AMI = Area Median Income	

### Development Cost

<b>Total Project Cost</b>	<b>\$150,000</b>
Portland Housing Bureau	\$150,000

### Development Team

Human Solutions, Inc., *Owner*

Human Solutions, Inc., *Developer*

Dalla Terra, *Construction Management Consultant*

Principle Management, *Property Management*

Colas Construction Inc., *General Contractor*

STACK Architecture, *Architect*



Carolyn Gardens is a 12-unit property providing family-size housing on SE Division Street in the Gateway neighborhood. The project consists of four three-bedroom and eight four-bedroom units, all of which carry project-based Section 8 vouchers to serve very-low income families.

Carolyn Gardens has struggled due to its small unit count, lack of amenities such as community or office space onsite for service delivery, long-standing deferred maintenance and significant construction defects. Funding from the Portland Housing Bureau has allowed the owner/developer, Human Solutions, to undertake the needed rehabilitation to preserve this critically important family housing and leverage over \$1.7 million in new funding from other sources.

Open

# Building Profile

## Charlotte B Rutherford Place

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Interstate Corridor
<b>Regulated Units</b>	51
<b>Total Units</b>	51
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	-	30% AMI	3
1-Bedroom	34	40% AMI	-
2-Bedroom	17	50% AMI	28
3-Bedroom	-	60% AMI	20
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Development Cost

<b>Total Project Cost</b>	<b>\$9,756,805</b>
Portland Housing Bureau	\$1,820,000

### Development Team

Central City Concern, *Owner*  
Home First Development, *Developer*  
Doug Circosta, *Architect*  
Silco, *Construction Firm*



Charlotte B. Rutherford Place is part of the City of Portland's N/NE Neighborhood Housing Strategy to address displacement and gentrification in the historic neighborhoods of North and Northeast Portland by prioritizing longtime or displaced residents with ties to the community through the Preference Policy.

The four-story building has 51 apartments for households at 30 to 60% area median income (AMI). These units target employed clients who seek to exit transitional housing programs.

Onsite resident services include culturally specific recovery and employment support through partnerships with Miracles Club, NARA, and the Imani Program. Additionally, the close proximity to Head Start child care, mass transit, two grocery stores, and medical facilities will support residents achieve self-sufficiency.



# Building Profile

## Gladstone Square/Multnomah Manor

### Building Profile

<b>Project Type</b>	Rehabilitation
<b>Location</b>	SE Portland/NE Portland
<b>Regulated Units</b>	101
<b>Total Units</b>	102
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	-	30% AMI	24
1-Bedroom	24	40% AMI	-
2-Bedroom	54	50% AMI	59
3-Bedroom	23	60% AMI	18
4-Bedroom	-	80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Development Cost

<b>Total Project Cost</b>	<b>\$18,184,937</b>
Portland Housing Bureau	\$1,000,000

### Development Team

Human Forward, *Sponsor*  
 MWA Architects, *Architect*  
 LMC Construction, *Construction Firm*  
 Quantum, *Property Manager*



Gladstone Square and Multnomah Manor are two existing affordable housing projects owned by Home Forward and in need of extensive renovation. Both projects house an unusually high number of large, low income families. These projects will now be under a new limited liability corporation (LLC) called Square Manor LLC.

Gladstone Square is a garden style 48-unit wood frame development constructed in 1997. It is located at 12020 SE Gladstone Street in the Powellhurst-Gilbert Neighborhood. The project has 24 units restricted at 60% area median income (AMI) and 24 units restricted at 30% AMI; including 12 three-bedroom units and 36 two-bedroom units. The property has a community room, laundry facilities, a playground and parking. The majority of the households identify as Hispanic with Spanish as the primary language spoken.

Multnomah Manor is located at 9110 NE Hassalo Street in the Montavilla Neighborhood. The project has 53 units serving households with incomes from 50% to 80% AMI. The project was constructed in 1969. The property has laundry facilities, a playground and parking. Twenty percent of residents are seniors and one third are African American. Thirty households earning less than 30% AMI utilize project-based vouchers provided through the Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA) program.

Open

# Building Profile

## Hawthorne East

### Building Profile

<b>Project Type</b>	Rehabilitation
<b>Location</b>	Southeast
<b>Regulated Units</b>	70
<b>Total Units</b>	71
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	-	30% AMI	70
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
4-Bedroom	-	80% AMI	-
		Unrestricted	1

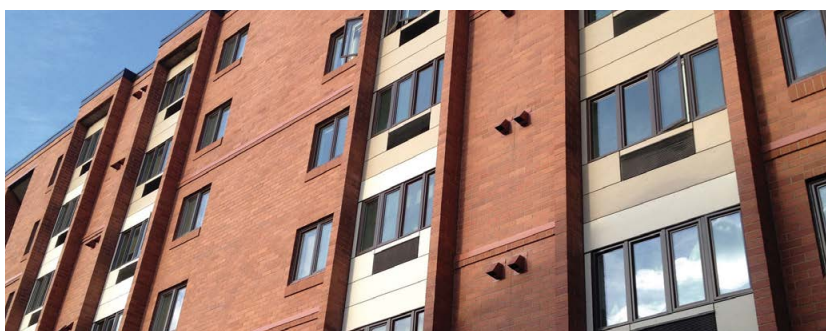
AMI = Area Median Income

### Development Cost

<b>Total Project Cost</b>	<b>\$16,206,329</b>
Portland Housing Bureau	\$1,250,000

### Development Team

Northwest Housing Alternatives, *Sponsor*



This \$16.2 million project at the 71-unit Hawthorne East, is the final stage in Portland's 11 x 13 preservation campaign to preserve eleven buildings with expiring federal Section 8 contracts and mortgages. Under the 11 x 13 preservation initiative, this "at-risk" building was acquired by Northwest Housing Alternatives in 2013 using short-term financing and a three year extension of the expiring rent assistance contract. The project has low income housing tax credit program (LIHTC) for acquisition and renovation and will include a new 20-year rent assistance contract from HUD.

Open

# Building Profile

## Hazel Heights

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Gateway
<b>Regulated Units</b>	153
<b>Total Units</b>	153
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	-	30% AMI	8
1-Bedroom	92	40% AMI	-
2-Bedroom	61	50% AMI	30
3-Bedroom	-	60% AMI	117
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Development Cost

<b>Total Project Cost</b>	<b>\$29,197,817</b>
Portland Housing Bureau	\$9,700,000

### Development Team

Central City Concern, *Sponsor*  
Central City Concern, *Developer*  
Ankrom Moisan Architects, *Architect*  
Team Construction, *General Contractor*  
Central City Concern, *Property Manager*



Hazel Heights offers 153 units of low-barrier, affordable housing in East Portland and is the first of three apartment communities planned citywide as part of Central City Concern's Housing is Health initiative in collaboration with six major Oregon healthcare organizations. The project targets at-risk populations currently moving from Central City Concern's transitional housing and graduating from their recovery/job training programs, including formerly homeless individuals and families.

The project benefits from proximity to public amenities such as Midland Library, Ventura Park, the East Portland Community Center, and mass transit. There are 92 one-bedroom units, and 61 two-bedroom units at Hazel Heights.

Amenities include an onsite management office, ground-floor laundries in each of the two buildings, a community room with three offices for social services, an outdoor children's play area, a solar array, onsite parking spaces and 161 bicycle stalls.

Open

# Building Profile

## Hill Park Apartments

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Central City
<b>Regulated Units</b>	39
<b>Total Units</b>	39
<b>Status</b>	Open

### Units

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

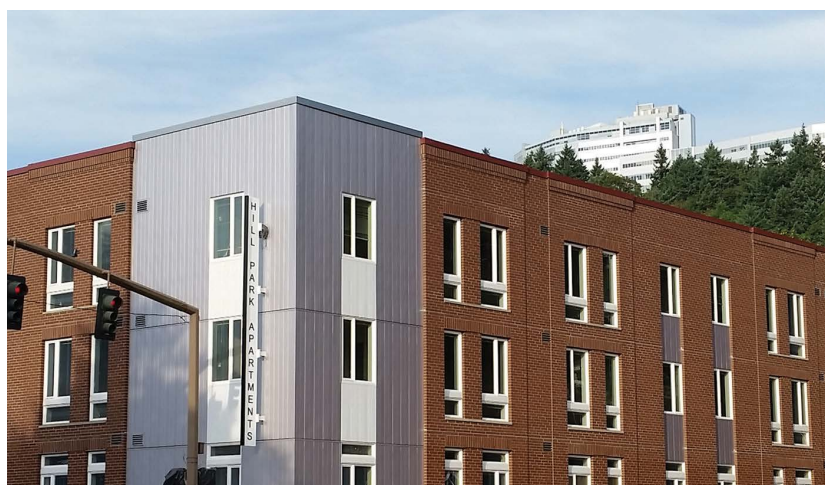
AMI = Area Median Income

### Development Cost

<b>Total Project Cost</b>	<b>\$10,785,195</b>
Portland Housing Bureau	\$3,200,000

### Development Team

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



Hill Park Apartments are located on the southwest corner of SW First Avenue and Arthur Street in Southwest Portland in the Lair Hill neighborhood which has a mix of residential and commercial use zonings. The project is located across the street from the western boundary of the North Macadam URA and 0.5 miles from the SW First and Harrison stop on the Portland Streetcar. It has close proximity to the South Waterfront district with parks, cafes, and retail, and is conveniently close to downtown and Portland State University. It also has good access to I-405, and close proximity to supportive services, schools, and medical facilities.

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



Open

# Building Profile

## Lents Commons

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Lents-Foster
<b>Regulated Units</b>	16
<b>Total Units</b>	54
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	3	30% AMI	-
1-Bedroom	36	40% AMI	-
2-Bedroom	6	50% AMI	-
3-Bedroom	9	60% AMI	16
		80% AMI	-
		Market Rate	38

AMI = Area Median Income

### Development Cost

<b>Total Cost</b>	<b>\$16,565,025</b>
Portland Housing Bureau	\$1,152,000

### Development Team

Prosper Portland, *Sponsor*

Prosper Portland, *Developer*

Hacker, *Architect*

Bremik Construction, *General Contractor*



The mixed-use, mixed-income Lents Commons joins a host of new developments revitalizing the Lents-Foster neighborhood and contributing to a vibrant, active town center there.

The project is a four-story mixed-use building with 38 units of market-rate housing, 16 units affordable housing, plus nearly 9,000 square feet of ground-floor retail space.

Lents Commons offers residents apartments ranging in size from studios to three-bedroom units, as well as amenity space, parking spaces, an outdoor courtyard, storage units, and bike parking.

# Building Profile

## Magnolia II

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	MLK-Alberta
<b>Regulated Units</b>	50
<b>Total Units</b>	50
<b>Status</b>	In Construction

### Units

By Type		By Income Level	
Studio	-	30% AMI	6
1-Bedroom	17	40% AMI	-
2-Bedroom	23	50% AMI	24
3-Bedroom	10	60% AMI	20
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$16,495,285</b>
Portland Housing Bureau	\$4,000,000

### Development Team

Innovative Housing Inc., *Sponsor/Owner/Developer*  
 LRS, *Architectural Partners*  
 Bremik Construction, *General Contractor*



The Magnolia II is a four-story, 50-unit, elevator-served building that will be located at 415 NE Fargo Street on a currently vacant site at the corner of NE Fargo Street and Martin Luther King Jr. Boulevard, owned by the project sponsor, Innovative Housing, Inc. It is adjacent to the Magnolia I apartments just north of this project which was built with prior PHB funding in 2013.

Magnolia II is focused on providing family sized units and will have nine surface parking spots and 14 bike indoor spots. Amenities included a ground floor resident services office and community laundry room, as well as a common area maker space for the use of residents. An indoor and outdoor play area plus an outdoor patio are additional amenities, and a corridor connects Magnolia I and II.

Total project costs are about \$16.4 million and PHB's funds are needed to leverage more than \$12.4 million of other public and private financing. The project sponsor, Innovative Housing, Inc., is targeting 30 percent hard cost contracting for DMWESB which exceeds City's target of 20 percent.

Open

# Building Profile

## New Meadows

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Interstate Corridor
<b>Regulated Units</b>	14
<b>Total Units</b>	15
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	10	30% AMI	-
1-Bedroom	5	40% AMI	-
2-Bedroom	-	50% AMI	14
3-Bedroom	-	60% AMI	-
		80% AMI	-
		Unrestricted	1

AMI = Area Median Income

### Development Cost

<b>Total Cost</b>	<b>\$2,732,922</b>
Portland Housing Bureau	\$1,377,173

### Development Team

Bridge Meadows, *Sponsor*

Carleton Hart Architecture, *Architect*

Walsh Construction, *General Contractor*

NAFY & Bridge Meadows, *Property Manager*



New Meadows, located at 8710 N Dana Ave, is new two-story construction with 15 units of multifamily rental property. There will be 10 studios and five one-bedrooms. A one-bedroom will be a non-restricted unit for a Master's level counselor provided by New Avenues for Youth (NAFY). All other units will be restricted at 50% area median income (AMI). Additionally, the property has a community room, community kitchen and laundry room.

New Meadows is less than 0.5 miles from groceries, pharmacies, restaurants and other shopping areas and services. Residents are within 0.1 miles of two bus stops that provide frequent service lines (every 15 minutes). Interior and exterior bike racks will be provided for each of the residents.

NAFY will provide skill-building training and educational resources to the youth. Youth will be able to work on their education and obtain a High School Diploma or GED by utilizing the New Avenues Education Center. The onsite counselor will assist youth with their emotional well-being and provide case management and planning for short-and long-term goal achievement.

Open

# Building Profile

## Oak Leaf Mobile Home Park

### Building Profile

<b>Project Type</b>	Acquisition/Rehabilitation
<b>Location</b>	Roseway-Cully
<b>Regulated Units</b>	22
<b>Total Units</b>	22
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	22	50% AMI	-
3-Bedroom	-	60% AMI	22
		80% AMI	-
		Market Rate	-
AMI = Area Median Income			

### Estimated Development Cost

<b>Total Cost</b>	-
Portland Housing Bureau	\$3,219,319

### Development Team

St. Vincent de Paul, *Sponsor*

St. Vincent de Paul, *Developer*

Bergsund, DeLaney Architecture & Planning, *Architect*

Meili Construction, *General Contractor*



The project is an acquisition rehabilitation of an existing mobile home park, the Oak Leaf, completed by the Bureau at the request of City Council to assist when Oak Leaf residents sought help upon discovering that the owner of the park was selling in 2016. The mobile home park originally contained 34 total spaces, of which 27 were occupied at the time of an initial census. However due to safety and zoning, the site only allowed for 22 units.

The project has proceeded in two phases: the first being to acquire the park to preserve its affordability; the second being to rehabilitate onsite environmental conditions, complete major infrastructural requirements (including electrical and sewer work), remediate traffic flow inside the park, and convert the park to a low-income rental community.

The City's funding leverages about \$2 million of other public and private financing from Oregon Housing and Community Services Preservation Grant, Oregon Community Foundation Grant, Multnomah Weatherization grant, Bank of America grant, Energy Trust of Oregon Grant and NOAH Loan.



Open

# Building Profile

## Oliver Station

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Lents-Foster
<b>Regulated Units</b>	125
<b>Total Units</b>	142
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	-	30% AMI	6
1-Bedroom	48	40% AMI	-
2-Bedroom	78	50% AMI	-
3-Bedroom	-	60% AMI	120
		80% AMI	-
		Market Rate	16

AMI = Area Median Income

### Development Cost

<b>Total Cost</b>	<b>\$55,539,135</b>
Portland Housing Bureau	\$13,262,131

### Development Team

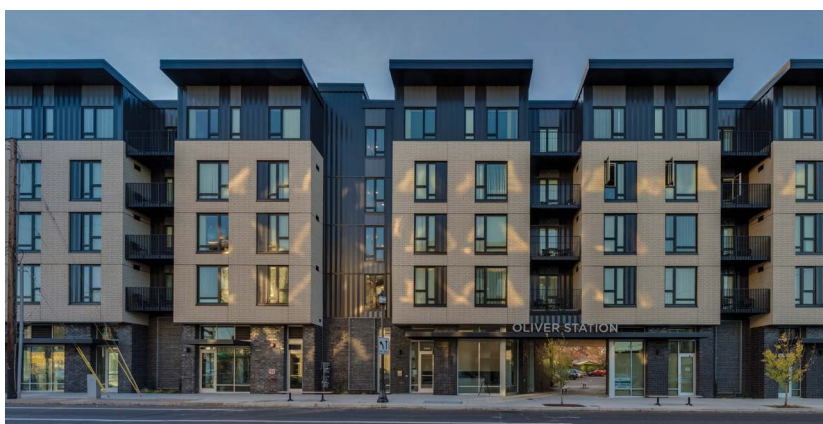
Palindrome Communities, *Sponsor*

Palindrome Communities, *Developer*

Ankrom Moisan Architects, *Architect*

Urban Edge Builders Inc., *General Contractor*

Pacific Cap Management Inc., *Property Manager*



With its two five-story midrise buildings and a one-story retail building, Oliver Station marks the first major mixed-use development to come to southeast Portland's Lents Town Center area. Together with a slate of new developments including Lents Commons, the Woody Guthrie, the Asian Health Services Center and more, Oliver Station is helping create a vibrant, active town center in the Lents neighborhood.

Of the building's one- and two-bedroom apartments, 126 are designated affordable up to 60% area median income (AMI). Six of these are set aside for households with incomes at or below 30% AMI.

Property amenities include a community room, a computer room, bike storage, a fitness center, a courtyard, a rooftop terrace in the West Block, a rooftop plaza on East Block, central laundry rooms, parking, and each midrise provides electric vehicle charging stations.

Open

# Building Profile

## St. Francis Park

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Central Eastside
<b>Regulated Units</b>	105
<b>Total Units</b>	106
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	77	30% AMI	10
1-Bedroom	28	40% AMI	-
2-Bedroom	1	50% AMI	66
3-Bedroom	-	60% AMI	29
		80% AMI	-
		Unrestricted	1

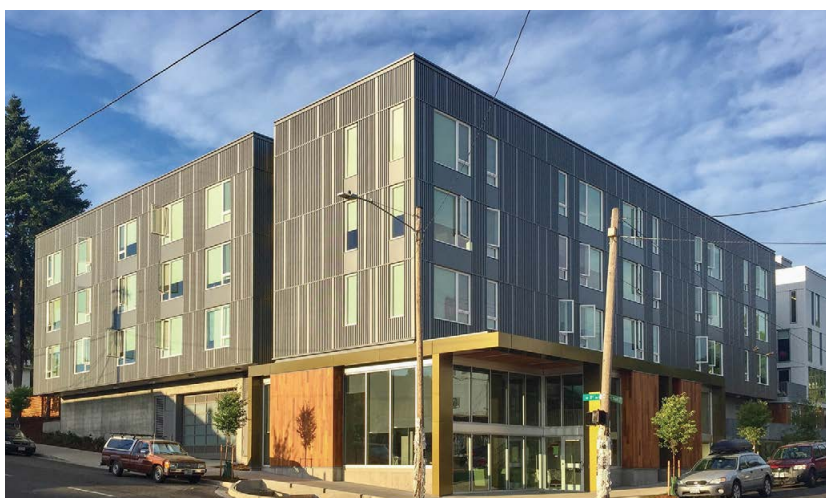
AMI = Area Median Income

### Development Cost

<b>Total Project Cost</b>	<b>\$19,640,734</b>
Portland Housing Bureau	\$6,500,000

### Development Team

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



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

The apartments comprise the full block between SE 11th and 12th Avenues with SE Oak Street to the north and SE Stark Street to the south, which is 0.25 miles of several frequent service bus line stops and close to a specialty grocery, bakery and hardware store. The project includes a large community room, outdoor space and a resident services office.

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

Open

# Building Profile

## The Blackburn Center

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Gateway
<b>Regulated Units</b>	124
<b>Total Units</b>	151
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	34	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
SRO*	90	80% AMI	-
*Single-Room Occupancy		Unrestricted	-

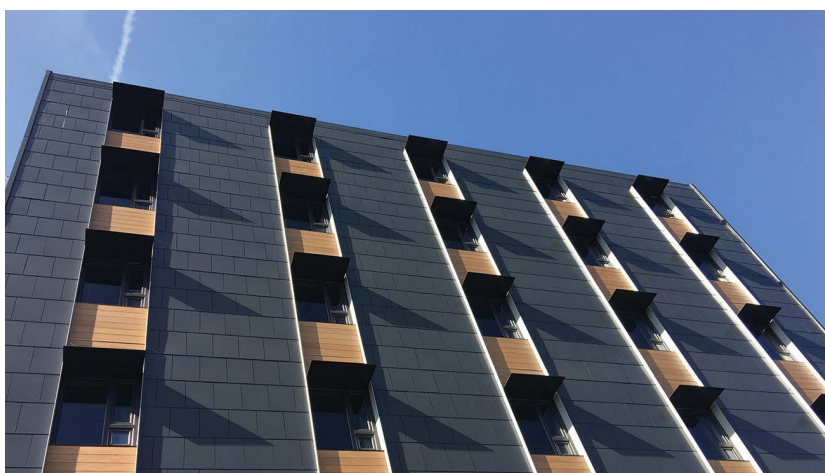
AMI = Area Median Income

### Development Cost

<b>Total Project Cost</b>	<b>\$24,626,280</b>
Portland Housing Bureau	\$1,700,000

### Development Team

Central City Concern, *Sponsor*  
Ankrom Moisan, *Architect*  
Walsh Construction, *General Contractor*  
Central City Concern, *Property Manager*



The Blackburn Eastside Campus was developed by Central City Concern (CCC) in the heart of East Portland adjacent to the East 122nd Avenue MAX light rail station. The project consists of 112,640 square feet of new construction which includes a 34,476 square feet federal qualified healthcare clinic plus 175 units of special needs housing focusing on medical and mental health recuperative care and recovery-oriented housing.

The Blackburn is a building designed with two parts: Condo A and Condo B. Condo A will have 124 affordable apartments of which 90 are single-room occupancy (SRO) units and 34 studios. All units will be leased to those with household incomes from 0-60% area median income (AMI). The households will be provided with intensive case management. The population to be served will be those coming out of or at risk of homelessness and who are suffering from mental health and/or addiction issues. Condo B will be the medical clinic and have 51 beds for recuperative care. The focus of care will be for those with mental health issues.

Portland Housing Bureau's (PHB) funding of \$1.7 million was provided by Multnomah County's A Home For Everyone Funds and will be used only for Condo A. PHB funds leverage over \$8 million in tax credits from US Bancorp. In addition, over \$10 million in grant funding of which six health organization (Kaiser, Care Oregon, Legacy, OHSU, Providence and Adventist Health) provided the bulk.

# Building Profile

## The Louisa Flowers

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Central City
<b>Regulated Units</b>	240
<b>Total Units</b>	240
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	88	30% AMI	20
1-Bedroom	109	40% AMI	-
2-Bedroom	43	50% AMI	3
3-Bedroom	-	60% AMI	217
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Development Cost

<b>Total Project Cost</b>	<b>\$77,009,430</b>
Portland Housing Bureau	\$5,100,000 + Land

### Development Team

Home Forward, *Sponsor*  
 LEVER Architecture & LRS Architect, *Architects*  
 O'Neill/Walsh, *General Contractor*



The Louisa Flowers houses 240 new affordable units, from studios to two-bedroom apartments, in Portland's bustling Lloyd District. The 12-story project on NE Grand Avenue takes advantage of the high-amenity surroundings, including proximity to the Convention Center, transit (MAX, Streetcar, and high-frequency buses), and employment centers, all of which provide high quality options for low-income households.

Through a partnership with Multnomah County Domestic Violence Coordination Office, the Gateway Center, and other agencies, the Domestic Violence Coordinated Access housing system will be working with Home Forward to offer housing placement and retention support to 20 women at risk of homelessness. Three apartments are rented to households earning less than 50% area median income (AMI) and the remaining 217 units are rented to households earning not more than 60% AMI. Residents also receive self-sufficiency training, including credit repair, job placement, employment referrals, and home-buying education through Home Forward's GOALS program.

The Louisa Flowers includes first-floor retail with outdoor seating along NE Grand Avenue to enhance the streetscape and the commercial vitality of the district. Home Forward will target retail businesses serving residents, travelers and surrounding workers. Additional project features include a mailroom, resident services, conference rooms, a small interior courtyard and a roof-top deck for residents. The building will meet LEED Gold certification.



Open

# Building Profile

## The Orchards

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Lents-Foster
<b>Regulated Units</b>	48
<b>Total Units</b>	48
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	33	40% AMI	-
2-Bedroom	12	50% AMI	-
3-Bedroom	3	60% AMI	48
		80% AMI	-
		Market Rate	-
AMI = Area Median Income			

### Development Cost

<b>Total Project Cost</b>	<b>\$15,831,178</b>
Portland Housing Bureau	\$1,875,307

### Development Team

Rose CDC, *Sponsor*  
 SERA Architects, *Architect*  
 O'Neill/Walsh Construction Company,  
*General Contractor*  
 Cascade Management Inc., *Property Manager*



The Orchard Apartments is located at the corner of SE 82nd Avenue and Division Street in Southeast Portland's Jade District, one of eight Neighborhood Prosperity Initiative districts.

It is a mixed-use project developed by Rose Community Development Corporation on a site acquired by Metro to facilitate development of livable, affordable, and transit-oriented neighborhoods. The four-story midrise is designed to prevent displacement of low-income Jade District residents as Portland's gentrification continues eastward, and will support Baby Booster, a collaboration to address child health disparities in the surrounding area.

The 48,000 square foot project has more than 5,000 square feet of ground-floor commercial space reserved for the Asian Pacific Network of Oregon (APANO) to house their offices and a Multi-Cultural Community Center. The unit mix includes 33 one-bedroom units, 11 two-bedroom units, 3 three-bedroom units, and a manager's unit. Rents in the affordable units will be restricted at or below 60% area median income (AMI), 12 of which will have Project Based Section 8 Vouchers.

The building will be built to Earth Advantage Platinum standards and amenities will include a small private courtyard and a playground on the ground floor, on-site sheltered parking, common laundry rooms, a community room with a kitchenette, and on-site property management.

Open

# Building Profile

## The Vera

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	South Portland-Marquam Hill
<b>Regulated Units</b>	203
<b>Total Units</b>	203
<b>Status</b>	In Construction

### Units

By Type		By Income Level	
Studio	70	30% AMI	90
1-Bedroom	81	40% AMI	-
2-Bedroom	47	50% AMI	-
3-Bedroom	5	60% AMI	103
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$46,729,155</b>
Portland Housing Bureau	\$21,700,000

### Development Team

Bridge Housing, *Sponsor*  
Williams & Dame Development, *Developer*  
Ankrom Moisan, *Architect*  
Hoffman Construction, *General Contractor*



A new construction 103-unit affordable housing project developed by Bridge Housing. The project sits immediately across from the newly constructed Hyatt House hotel and is located directly next to the Portland SW River Parkway/Moody Streetcar stop, and close to the MAX light rail. Unique to the immediate area are the new Tilikum Crossing, a pedestrian/public transit bridge providing access to the close-in east side, as well as convenient access to the Oregon Health and Sciences University (OHSU) Waterfront and Marquam Hill campuses. Approximately one block away are the Waterfront trail, and the newly opened Poet's Beach.

The Vera will serve a high-needs population, many requiring supportive services. 70 units will have project-based Section 8 vouchers, 10 will have project-based VASH (veterans) vouchers and 20 are permanent supportive housing tenants. The Vera amenities include a community room with library and kitchen, resident services area, mail room, workroom and leasing office, community courtyard and play area, two community laundry rooms, and underground parking spaces, and bicycle parking.

The Vera came about through a Prosper Portland (formerly the Portland Development Commission) solicitation. The City's funding leverages over \$48 million of other public and private financing contributed by Key Bank, Barings, National Equity Fund and Oregon Housing and Community Services.

Open

# Building Profile

## Vibrant!

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Central City
<b>Regulated Units</b>	93
<b>Total Units</b>	93
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	-	30% AMI	45
1-Bedroom	30	40% AMI	-
2-Bedroom	31	50% AMI	-
3-Bedroom	32	60% AMI	48
		80% AMI	-
		Market Rate	1

AMI = Area Median Income

### Development Cost

<b>Total Project Cost</b>	<b>\$35,842,665</b>
Portland Housing Bureau	\$11,434,111

### Development Team

Innovative Housing Inc., *Sponsor*

Innovative Housing Inc., *Developer*

LRS Architecture and Alex Salazar Architects, *Architects*

Bremik Construction, *General Contractor*

Income Property Management, *Property Manager*



Located at NW 14th Avenue and Raleigh Street, Vibrant! provides safe, accessible, and affordable homes for families in the highly desirable Pearl District neighborhood. The twelve-story tower maximizes the density opportunities for the site, with 93 units—all affordable—ranging in size from one to three bedrooms. Forty of the larger units have Project Based Section 8 vouchers to serve families exiting homelessness or at risk of homelessness.

The units are also linked to supportive services designed to meet basic needs, create a strong sense of community, access opportunities, and help residents use their housing as a foundation for success in all aspects of their lives. The building is designed to provide conveniences tailored to family needs, including an indoor/outdoor play area, a partially covered outdoor courtyard, a laundry room with windows overlooking the play area, secure bike and vehicle parking, offices for services, and a roof deck.

Its close proximity to services, jobs, parks, and transportation makes Vibrant! a perfect place for families and individuals to put down roots and flourish.

Open

# Building Profile

## Woody Guthrie

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Lents-Foster
<b>Regulated Units</b>	16
<b>Total Units</b>	65
<b>Status</b>	Open

### Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	39	40% AMI	-
2-Bedroom	16	50% AMI	-
3-Bedroom	9	60% AMI	16
		80% AMI	-
		Market Rate	48

AMI = Area Median Income

### Development Cost

<b>Total Cost</b>	<b>\$17,384,434</b>
Portland Housing Bureau	\$2,816,320

### Development Team

Rose CDC, *Sponsor*

Rose CDC, *Developer*

Carleton Hart Architects, *Architect*

Walsh Construction Company, *General Contractor*

Cascade Management Inc, *Consultant*



The Woody Guthrie Place Apartments is a mixed-income project developed by Rose CDC and is located at 5728 SE 91st Avenue within the Lents Town Center. The project has an elevator serviced four-story midrise built to LEED GOLD standards and will have a large solar array. There are 64,278 square feet of gross building area with a variety of one-, two-, and three-bedroom flats and townhomes. The building has post-tension slab concrete construction on the first floor, and wood frame construction for floors two through four.

Property amenities include a community room on the ground floor with a kitchenette, a fourth-floor lounge with a deck, common laundry facilities, secure bicycle/parking storage, a children's play area, and onsite property management. There are 28 vehicle parking spaces (12 in a covered ground floor garage and 16 in a surface parking lot).

The 16 affordable units are targeted for very-low income families with incomes at or below 30% area median income (AMI) of whom 15 will have Project-Based Section 8 vouchers. The affordable units consist of four one-bedroom units, seven two-bedroom units, and five three-bedroom units. The remaining 48 units will be workforce housing which are funded by Prosper Portland and will be restricted to residents with incomes up to 80% and 100% AMI and the project will have one unrestricted manager's unit.

The project came about through Prosper Portland's Lents solicitation. PHB and Prosper Portland's funding leverages almost \$8 million of FHA insured loans and other grants from Metro and PGE.



Under Construction

# Building Profile

## Halsey 106

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Gateway
<b>Regulated Units</b>	52
<b>Total Units</b>	52
<b>Status</b>	In Construction

### Units

By Type		By Income Level	
Studio	11	30% AMI	6
1-Bedroom	31	40% AMI	-
2-Bedroom	10	50% AMI	2
3-Bedroom	-	60% AMI	44
4-Bedroom	-	80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$17,423,822</b>
Portland Housing Bureau	\$7,350,000

### Development Team

Human Solutions, Inc., *Sponsor*  
Gerding Edlen, *Consultant*  
Holst Architects, *Architect*  
LMC Construction, *General Contractor*  
Human Solutions, Inc., *Property Manager*



Human Solutions, Inc. was awarded \$4.25 million out of the Fall 2015 Notice of Funding Availability (NOFA) for rental and homeownership projects in the Gateway Urban Renewal Area. Prosper Portland concurrently awarded development rights to the project site at 106th and NE Halsey Street, and will provide a ground lease on the site to the project.

The proposed new construction project is a mixed-use, mixed-income elevator-served development with a six-story residential building containing market rate and affordable housing units, community and retail spaces, and a two-story commercial building containing office and retail space. Human Solutions will relocate its current office to the project. PHB funding is allocated only to the 52 affordable rental units scattered throughout the taller residential building.

Located in the residential common area is a computer room, community trash area, dog wash and resident lounge with kitchen facilities. There are 50 vehicle tuck under parking spaces, and 81 covered bicycle parking spaces.

This project has an extremely attractive amenity in the brand new Gateway Discovery Park which is north of the site in the middle of the Gateway community. A plaza along one side of the project will allow for events staging as well.

# Building Profile

## The Henry

### Building Profile

<b>Project Type</b>	Rehabilitation
<b>Location</b>	Central City
<b>Regulated Units</b>	172
<b>Total Units</b>	172
<b>Status</b>	In Construction

### Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
SRO*	172	80% AMI	-
*Single-Room Occupancy		Unrestricted	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Cost</b>	<b>\$37,674,155</b>
Portland Housing Bureau	\$12,977,742

### Development Team

Central City Concern, *Sponsor*

KPFF, *Engineer*

Colas Construction, *General Contractor*

Central City Concern, *Property Manager*



Originally designed as an office building in 1909, the Henry is now listed on the National Registry of Historical Places. Today, the Henry provides zero-barrier single occupancy rooms to some of the city's most vulnerable populations. This rehabilitation will add 20 new residential units in the existing center lightwell.

A partial seismic upgrade along with other capital renovations is made possible with a \$13 million award from the Portland Housing Bureau will allow the Henry to continue providing a "Housing First" option. PHB's funds are needed to leverage more than \$31.1 million of other public and private financing. Central City Concern, the sponsor, expects 24 percent hard cost contracting for DMWESB which exceeds City's target of 20 percent since the general contractor is an experienced, minority-owned firm that has operated since 1997.

The Henry serves a high-needs population, many of whom receive supportive services and/or are transitioning from homelessness. Central City Concern, the sponsor, is working with service partners including the Veteran's administration, Care Oregon, the Department of Community Justice, and Old Town Recovery Center. Tenants will receive wraparound services, e.g., access to healthcare and mental health, supported employment services, recovery services, rent and food assistance, and case management services.

# Building Profile

## 5020 Condos

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Interstate Corridor
<b>Regulated Units</b>	40
<b>Total Units</b>	64
<b>Status</b>	In Construction

### Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
		80% AMI	-
		Market Rate	24

AMI = Area Median Income

### Estimated Development Cost

<b>Total Cost</b>	<b>\$24,130,582</b>
Portland Housing Bureau	\$5,000,000

### Development Team

Proud Ground, *Sponsor*  
 Carleton Hart Architecture, *Developer*  
 LMC, *General Contractor*



Proud Ground and Habitat for Humanity are developing condominiums on North Interstate Avenue. These are anticipated to be completed by 2021. The six-story building will have 40 of the 64 units available to purchase by participants of the North/Northeast Neighborhood Housing Strategy Preference Policy.

Purchased in 2016 for approximately \$2 million, the Portland Housing Bureau currently owns the 0.46-acre, half-block site, and intends to lease the land for 99 years.

Homeowners purchasing these units will be purchasing into Proud Ground's Community Land Trust. In a Community Land Trust, homeowners who decide to sell their home receive a fair return on their initial investment and agree to maintain that affordability for the next income-qualified homebuyer.

# Building Profile

## Kilpatrick Townhomes

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Interstate
<b>Regulated Units</b>	30
<b>Total Units</b>	30
<b>Status</b>	Pre-Development

### Units

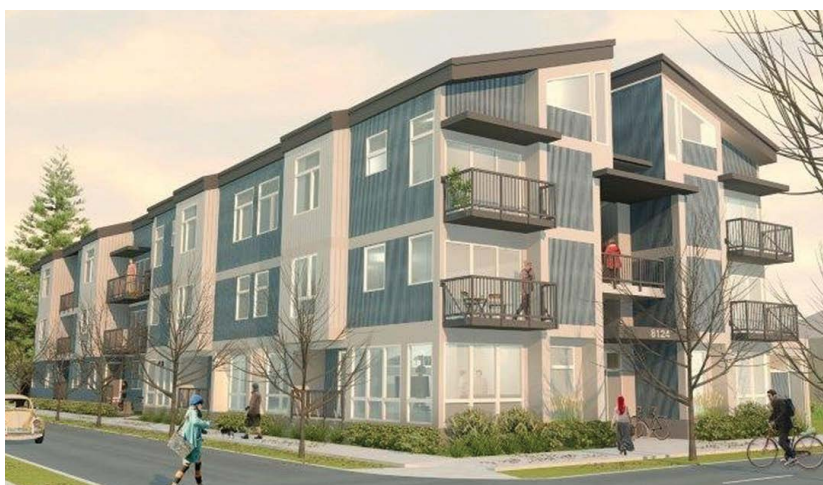
By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	-	60% AMI	-
		80% AMI	-
		Market Rate	-
AMI = Area Median Income			

### Development Cost

<b>Total Project Cost</b>	<b>\$10,806,890</b>
Portland Housing Bureau	\$3,300,000

### Development Team

Habitat for Humanity Portland/Metro East, *Sponsor*  
Ankrom Moisan Architects, *Architect*



The project is a new construction of 30 affordable condominium units, targeting Earth Advantage Gold construction standard, located at 8124 North Interstate Avenue.

All units are subject to PHB's N/NE Preference Policy for affordable homeownership. The project will utilize a long-term affordability model at the time each unit is sold.



# Building Profile

## King+ Parks

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Interstate
<b>Regulated Units</b>	70
<b>Total Units</b>	70
<b>Status</b>	In Construction

### Units

By Type		By Income Level	
Studio	-	30% AMI	24
1-Bedroom	20	40% AMI	-
2-Bedroom	38	50% AMI	-
3-Bedroom	12	60% AMI	45
		80% AMI	-
		Unrestricted	1

AMI = Area Median Income

### Estimated Development Cost

<b>Total Project Cost</b>	<b>\$27,828,398</b>
Portland Housing Bureau	\$5,700,000

### Development Team

PCRI, *Sponsor*  
 Merryman Barnes, *Architect*  
 Colas, *General Contractor*  
 Cascade Management, *Property Manager*



The King+ Parks Apartments is slated for development at the intersection of NE Martin Luther King Jr. Boulevard (MLK) and Rosa Parks Way, an area of historical significance to the African American community. The project is a new construction, 70-unit multifamily rental project being developed by PCRI in the Piedmont neighborhood in the Interstate Corridor Urban Renewal Area.

The project is a four-story building along MLK and steps down to three-stories on the west side. Total development is 80,000 square feet with a 1,200 square foot community room for resident programming and neighborhood use. Majority of the homes are two- and three-bedrooms with all three-bedroom units being townhomes designed with direct access to the central courtyard and play area. The project will have many amenities including secured entry system, trash/recycling room, on site management office, a large community room and 24 surface/tuck under parking spaces. The project is located near public transit, services, and other amenities.

The project is subject to the City's N/NE Preference Policy. All units will be rented to households earning 60% area median income (AMI) or less. 24 units are rented to those earning 30% AMI or less with 20 being supported through Project Based Section 8 Vouchers. The project will provide housing to those at-risk of homelessness and survivors of domestic violence.

The project came about through the 2015 PHB NOFA (Notice of Funding Availability) and PHB is providing the land as well as \$5.7 million in subordinated loans. The City's funding leverages about \$17 million of other public and private financing contributed by Umpqua Bank, US Bank, Metro and Oregon Housing and Community Services.

# Building Profile

## Olin Townhomes

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	North
<b>Regulated Units</b>	12
<b>Total Units</b>	12
<b>Status</b>	Pre-Development

### Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	-	40% AMI	-
2-Bedroom	-	50% AMI	-
3-Bedroom	12	60% AMI	-
		80% AMI	-
		Market Rate	-
AMI = Area Median Income			

### Estimated Development Cost

<b>Total Cost</b>	-
Portland Housing Bureau	\$1,500,000

### Development Team

Habitat for Humanity Portland/Metro East, *Sponsor*  
Habitat for Humanity Portland/Metro East,  
*General Contractor*  
Ankrom Moisan, *Architect*



The Olin is a pair of three-story six-plexes that will front onto North Olin Street. Habitat for Humanity Portland/Metro East purchased the 0.21-acre site to redevelop the property. Each building will consist of six family-sized, three-bedroom, two-bath condos, averaging 1,278 square feet per unit. The project will meet Earth Advantage Gold or higher.

The homes will be built with a combination of volunteer labor and licensed professionals who donate their services or who are paid out of Habitat's corpus, donations or sponsorships.

Homes are to be purchased by families who have applied to and have been screened under PHB's N/NE preference policy, their ability to pay and in accordance with Habitat's model. Once selected, families are required to contribute a minimum 300 hours of sweat equity in building their own homes.

# Building Profile

## Renaissance Commons

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Interstate Corridor
<b>Regulated Units</b>	189
<b>Total Units</b>	189
<b>Status</b>	In Construction

### Units

By Type		By Income Level	
Studio	53	30% AMI	10
1-Bedroom	71	40% AMI	-
2-Bedroom	47	50% AMI	-
3-Bedroom	18	60% AMI	179
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Cost</b>	<b>\$53,078,566</b>
Portland Housing Bureau	\$15,950,000

### Development Team

REACH CDC, *Sponsor*  
 The Housing Development Center, *Developer*  
 MWA Architect, *Architect*  
 Walsh Construction, *General Contractor*



The Renaissance Commons project is a new construction, 189-unit multifamily rental project being developed by REACH CDC, located in the Kenton neighborhood in the Interstate Corridor Urban Renewal Area, located near the intersection of Argyle and Interstate Avenue. The project includes a variety of unit sizes, ranging from studios to three-bedroom units with sizes varying from 375 to 1,055 square feet.

Renaissance Commons consist of two buildings with numerous shared amenities and lobby entrance. There is ground floor community space, office spaces, a fitness room, community pantry, bike rooms as well as an outdoor play area and small lounge areas. The project is located across from the Kenton Park and walking distance to the Kenton/N Denver MAX line.

The Project is subject to the City's N/NE Preference Policy. All units will be rented to households earning 60% area median income (AMI) or less, with ten units rented to those earning 30% AMI or less.

The project came about through a 2016 TriMet issued solicitation and in partnership with PHB, REACH was selected to redevelop the approximately two-acre site. PHB's funding leverages more than \$35 million of other public and private financing contributed by Barings Multifamily, Metro, REACH, BES, and Oregon Housing and Community Services.



# Building Profile

## Songbird

### Building Profile

<b>Project Type</b>	New Construction
<b>Location</b>	Interstate Corridor
<b>Regulated Units</b>	61
<b>Total Units</b>	61
<b>Status</b>	In Construction

### Units

By Type		By Income Level	
Studio	-	30% AMI	-
1-Bedroom	9	40% AMI	-
2-Bedroom	34	50% AMI	-
3-Bedroom	18	60% AMI	61
		80% AMI	-
		Market Rate	-

AMI = Area Median Income

### Estimated Development Cost

<b>Total Cost</b>	<b>\$19,045,302</b>
Portland Housing Bureau	\$4,500,000

### Development Team

BRIDGE Housing, *Sponsor/Owner/Developer*  
 Ankrom Moisan, *Architect*  
 Colas Construction, *General Contractor*



Songbird is a new construction project, a 61-unit multifamily rental project being developed by BRIDGE Housing, Inc. The Project is located in the Eliot neighborhood in the Interstate Corridor Urban Renewal Area, near the intersection of NE Tillamook and N Williams Avenue. The project units range from one to three-bedroom units with sizes varying from 700 to 1,278 square feet.

The project is elevator-served affordable family housing project with 5 stories, a first-floor community room, common area laundry, leasing and office, mail area and resident services delivery area, outdoor children's play area and gathering spaces, and an indoor trash and recycling space. There are vehicle surface parking spaces and long-term bike parking spaces. The project is served by TriMet buses and is walking distance to ROSE Quarter Transit Center.

Subject to the City's N/NE Preference Policy, all affordable units will be rented to households earning 60% area median income (AMI) or less, with 40 Section 8 subsidized units rented to at 30% AMI or less. BRIDGE intends to partner with Albertina Kerr to serve developmentally disabled tenants for approximately 10 units.

The project came about through the 2015 PHB Fall NOFA (Notice of Funding Availability) in partnership with Multnomah County and BRIDGE was selected to redevelop the site. PHB's funding leverages more than \$20 million of other public and private financing contributed by Barings Multifamily, Metro, Meyer Memorial Trust, Prosper Portland, USBank, and Oregon Housing and Community Services.

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# City of Portland Program Funding

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# URA Policy & Program Targets

		0-30% AMI	31-50% AMI	51-60% AMI	61-80% AMI	Permanent Supportive Housing	Homebuyer / Home Repair Loans	Set-Aside
<b>Active Districts</b>								
<b>Central Eastside</b> 1986-2018	Set-Aside							22%
	Targets	88	494	248	-	75	-	
	Production	77	87	209	-	45	-	
<b>Gateway</b> 2001-2022	Set-Aside							33%
	Targets	800-1,000 total				-	-	
	Production	45	47	339	25	-	-	
<b>Interstate Corridor</b> 2000-2021	Set-Aside							55%
	Targets	3,400 total				-	-	
	Production	283	636	999	76	-	261	
<b>Lents Town Center</b> 1998-2020	Set-Aside							38%
	Targets	225-371 total				-	-	230-420
	Production	116	168	349	1	-	325	
<b>North Macadam</b> 1999-2020	Set-Aside							44%
	Targets	166	211	102	103	-	-	
	Production	52	43	359	-	-	-	
<b>River District</b> 1998-2021	Set-Aside							36%
	Targets	359	365	440 total		-	-	
	Production	430	408	575	235	-	-	
<b>Inactive Districts</b>								
<b>Convention Center</b> 1989-2013	Set-Aside							26%
	Targets	1,200 total				-	-	-
	Production	21	206	18	-	-	-	
<b>Downtown Waterfront &amp; South Park Blocks</b> 1985-2008	Set-Aside							21% / 61%
	Targets	25-50	175-200	75-100	50-100	-	-	
	Production	668	1,021	916	133	-	-	

Value indicates number of units.

# Tax Increment Revenue

		<b>Actual FY 2018-19</b>	<b>Adopted FY 2019-20</b>	<b>Forecast FY 2020-21</b>
<b>Central Eastside</b>	Cumulative Housing	\$8,762,296	\$13,513,398	\$14,896,266
	Cumulative Set-Aside Base	\$57,315,380	\$63,740,948	\$65,651,583
	Percent of Set-Aside Base	15%	21%	23%
<b>Downtown Waterfront</b>	Cumulative Housing	\$18,720,539	\$19,286,117	\$19,286,117
	Cumulative Set-Aside Base	\$91,402,338	\$91,402,338	\$91,402,338
	Percent of Set-Aside Base	20%	21%	21%
<b>Gateway</b>	Cumulative Housing	\$10,359,534	\$14,069,236	\$16,850,796
	Cumulative Set-Aside Base	\$42,081,690	\$47,782,642	\$57,260,083
	Percent of Set-Aside Base	25%	29%	29%
<b>Interstate</b>	Cumulative Housing	\$73,971,197	\$108,163,596	\$125,673,630
	Cumulative Set-Aside Base	\$185,614,828	\$211,508,908	\$237,402,988
	Percent of Set-Aside Base	40%	51%	53%
<b>Lents Town Center</b>	Cumulative Housing	\$54,388,404	\$58,972,397	\$63,457,997
	Cumulative Set-Aside Base	\$130,790,451	\$180,541,777	\$180,541,777
	Percent of Set-Aside Base	42%	33%	35%
<b>North Macadam</b>	Cumulative Housing	\$47,575,556	\$50,857,574	\$75,534,937
	Cumulative Set-Aside Base	\$118,063,770	\$130,641,140	\$146,749,941
	Percent of Set-Aside Base	40%	39%	51%
<b>Convention Center</b>	Cumulative Housing	\$19,906,169	\$20,498,200	\$20,498,200
	Cumulative Set-Aside Base	\$78,564,626	\$78,564,626	\$78,564,626
	Percent of Set-Aside Base	25%	26%	26%
<b>River District</b>	Cumulative Housing	\$104,055,264	\$106,386,954	\$107,021,954
	Cumulative Set-Aside Base	\$319,436,689	\$331,904,209	\$342,599,555
	Percent of Set-Aside Base	33%	32%	31%
<b>South Park Blocks</b>	Cumulative Housing	\$36,700,323	\$37,142,304	\$37,142,304
	Cumulative Set-Aside Base	\$61,090,678	\$61,090,678	\$61,090,678
	Percent of Set-Aside Base	60%	61%	61%
<b>Education</b>	Cumulative Housing	\$82,875	\$82,875	\$82,875
	Cumulative Set-Aside Base	\$978,808	\$978,808	\$978,808
	Percent of Set-Aside Base	8%	8%	8%
<b>TOTAL</b>	Cumulative Housing Expenditures	<b>\$374,522,158</b>	<b>\$428,972,652</b>	<b>\$480,445,077</b>
	Cumulative Set-Aside Base	<b>\$1,085,339,259</b>	<b>\$1,198,156,075</b>	<b>\$1,262,242,378</b>
	Total Percent of Set-Aside Base	<b>35%</b>	<b>36%</b>	<b>38%</b>
	Annual Housing Set-Aside Amount	<b>\$46,255,401</b>	<b>\$54,450,494</b>	<b>\$51,472,425</b>





# Methodology & Sources

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# Definition of Terms

**ACS.** American Community Survey

**Affordable Housing.** The term “affordable housing”, “affordable rental housing” or “housing affordable to rental households” means that the rent is structured so that the targeted tenant population pays no more than 30 percent of their gross household income for rent and utilities. The targeted tenant populations referred to in this section include households up to 80 percent of area 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 of household(s) identifying as Asian.

**Average Black Household.** A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as 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 of household(s) identifying as being Foreign-Born.

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

**Average Couple with Family.** A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as being married with children under the age of 18.

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

**Average Portland Household.** A household profile developed using data from the ACS to derive the median household income for a household in Portland.

**Average Senior Household.** A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as over 65 years of age.

**Average Single Mother Household.** A household profile developed using data from the ACS to derive the median household income for a household with the head of household(s) identifying as a female single head of household with children under the age of 18.

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

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

**CDBG.** Community Development Block Grant

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

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

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

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

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

**Decennial Census.** The Decennial Census, undertaken by the U.S. Census Bureau, occurs every 10 years, in years ending in

zero, to count the population and housing units for the entire United States. Its primary purpose is to provide the population counts that determine how seats in the U.S. House of Representatives are apportioned.

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

**Extremely Low Income.** Extremely low-income individuals, households or tenants 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 & 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.** Low-income individuals, households or tenants are those with a gross household income at or below 50 percent of the area median income.

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

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

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

**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.

# Methodology

## Part 1.01 Population, Households, and Income

Population, household, income, homeownership, and racial composition data derived from the 2000 Decennial Census, the 2010 Decennial Census, 2008-12 5-year estimates, and the 2013-2017 5-year estimates from the American Community Survey—tables B01003, B02008, B02009, B02010, B02011, B02012, B03003, B05012, B11005, B11016, B17020, B19001, B19019, B19019, B19113A, B19113B, B19113C, B19113D, B19113E, B19113I, B19049, B19126, B25119, B25003, B25003A, B25003B, B25003C, B25003D, B25003E, B25003I, B25070, B25118, B25119, DP-1, DP02, DP03, DP05, H014, H016H, HCT012, P011, P015, P021, P053, P087, QT-H13, QT-P5, QT-P10, QT-P20, QT-P21, QT-P24, and S1901.

## Part 1.02 Housing Stock and Production

Multifamily and single-family data derived from Multnomah County Tax Lot data 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 2.01 Rental Housing Market Affordability

Household profile data derived from the 2013-2017 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 for 2019.

## Part 2.02 Homeownership Market Affordability

Household profile data derived from the 2013-2017 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 2018.

## 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

### **2000 Median Household Income**

US Census Bureau 2000 Decennial Census

### **2010 Median Household Income**

US Census Bureau 2010 Decennial Census

### **2012 Median Household Income**

US Census Bureau 2008-2012

ACS 5-Year Estimates

### **2017 Median Household Income**

US Census Bureau 2013-2017

ACS 5-Year Estimates

### **2000 Poverty Rate**

US Census Bureau 2000 Decennial Census

### **2010 Poverty Rate**

US Census Bureau 2010 Decennial Census

### **2012 Poverty Rate**

US Census Bureau 2008-2012

ACS 5-Year Estimates

### **2017 Poverty Rate**

US Census Bureau 2013-2017

ACS 5-Year Estimates

### **2000 Households**

US Census Bureau 2000 Decennial Census

### **2010 Households**

US Census Bureau 2010 Decennial Census

### **2012 Households**

US Census Bureau 2008-2012

ACS 5-Year Estimates

### **2017 Households**

US Census Bureau 2013-2017

ACS 5-Year Estimates

### **2000 Single-person Households**

US Census Bureau 2000 Decennial Census

### **2010 Single-person Households**

US Census Bureau 2010 Decennial Census

### **2017 Single-person Households**

US Census Bureau 2013-2017

ACS 5-Year Estimates

### **2000 Households with Children**

US Census Bureau 2000 Decennial Census

### **2010 Households with Children**

US Census Bureau 2010 Decennial Census

### **2012 Households with Children**

US Census Bureau 2008-2012

ACS 5-Year Estimates

### **2017 Households with Children**

US Census Bureau 2013-2017

ACS 5-Year Estimates

### **2000 Foreign-born Individuals**

US Census Bureau 2000 Decennial Census

### **2010 Foreign-born Individuals**

US Census Bureau 2010 Decennial Census

### **2017 Foreign-born Individuals**

US Census Bureau 2013-2017

ACS 5-Year Estimates

### **2000 Persons Experiencing Disabilities**

US Census Bureau 2000 Decennial Census

### **2010 Persons Experiencing Disabilities**

US Census Bureau 2010 Decennial Census

### **2017 Persons Experiencing Disabilities**

US Census Bureau 2013-2017

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

### **2017 Persons 65 and Older**

US Census Bureau 2013-2017

ACS 5-Year Estimates

### **2000 Homeownership Rate**

US Census Bureau 2000 Decennial Census

### **2010 Homeownership Rate**

US Census Bureau 2010 Decennial Census

### **2017 Homeownership Rate**

US Census Bureau 2013-2017

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

### **Housing Units**

Multnomah County Tax Lot Data,  
Portland Housing Bureau

### **Housing Units Single-Family**

Multnomah County Tax Lot Data,  
Portland Housing Bureau

### **Housing Units Multifamily**

Multnomah County Tax Lot Data,  
Portland Housing Bureau

### **Regulated Affordable Housing Units**

Metro Inventor of Regulated Affordable Housing,  
Portland Housing Bureau

### **City Funded Regulated Affordable Housing Units**

Metro Inventor of Regulated Affordable Housing,  
Portland Housing Bureau

### **New Residential Permits: Total Units**

Portland Bureau of Development Services,  
Portland Housing Bureau

### **New Residential Permits: Single-Family**

Portland Bureau of Development Services,  
Portland Housing Bureau

### **New Residential Permits: Multifamily**

Portland Bureau of Development Services,  
Portland Housing Bureau

### **Multifamily Rental Unit Survey**

CoStar Market Survey Data,  
Portland Housing Bureau

### **Median Monthly Rent**

CoStar Market Survey Data,  
Portland Housing Bureau

### **Rental Unit Vacancy Rate**

CoStar Market Survey Data,  
Portland Housing Bureau

### **Rental Affordability Estimates**

CoStar Market Survey Data,  
Portland Housing Bureau

### **Median Home Sales Price**

RMLS Median Homes Sales Data,  
Portland Housing Bureau

### **Home Ownership Affordability Estimates**

RMLS Median Homes Sales Data,  
Portland Housing Bureau

### **Short-Term Rental Unit Estimates**

AirDNA Data



# Neighborhood Data Sources

## **2000 Population**

US Census Bureau 2000 Decennial Census

## **2010 Population**

US Census Bureau 2010 Decennial Census

## **2017 Population**

US Census Bureau 2013-2017  
ACS 5-Year Estimates

## **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

## **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

## **2000 Households**

US Census Bureau 2000 Decennial Census

## **2010 Households**

US Census Bureau 2010 Decennial Census

## **2017 Households**

US Census Bureau 2013-2017  
ACS 5-Year Estimates

## **2000 Single-person Households**

US Census Bureau 2000 Decennial Census

## **2010 Single-person Households**

US Census Bureau 2010 Decennial Census

## **2017 Single-person Households**

US Census Bureau 2013-2017  
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

## **2000 Foreign-born Individuals**

US Census Bureau 2000 Decennial Census

## **2010 Foreign-born Individuals**

US Census Bureau 2010 Decennial Census

## **2017 Foreign-born Individuals**

US Census Bureau 2013-2017  
ACS 5-Year Estimates

## **2000 Persons Experiencing Disabilities**

US Census Bureau 2000 Decennial Census

## **2010 Persons Experiencing Disabilities**

US Census Bureau 2010 Decennial Census

## **2017 Persons Experiencing Disabilities**

US Census Bureau 2013-2017  
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

## **2017 Persons 65 and Older**

US Census Bureau 2013-2017  
ACS 5-Year Estimates

## **2000 Homeownership Rate**

US Census Bureau 2000 Decennial Census

## **2010 Homeownership Rate**

US Census Bureau 2010 Decennial Census

## **2017 Homeownership Rate**

US Census Bureau 2013-2017  
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

## **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  
Multi-Family Housing Inventory

## **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**

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Portland Housing Bureau

## **Rental Unit Vacancy Rate**

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Portland Housing Bureau

## **Rental Affordability Estimates**

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## **Median Home Sales Price**

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Portland Housing Bureau

## **Home Ownership Affordability Estimates**

RMLS Median Homes Sales Data,  
Portland Housing Bureau

## **Short-Term Rental Unit Estimates**

AirDNA Data



## Neighborhood Area Geography

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

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## **Portland Housing Bureau**

Mayor Ted Wheeler

Director Shannon Callahan

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[portland.gov/phb/](http://portland.gov/phb/)