

Methodology and 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) identify as White Non-Hispanic.

BPS. The City of Portland’s Bureau of Planning and Sustainability

CARES Act. The Coronavirus Aid, Relief, and Economic Security Act

CDBG. Community Development Block Grant

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

City Subsidy. Locally controlled public funds administered by 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 and Urban Development

Inclusionary Housing. Also known as inclusionary zoning, refers to Portland planning ordinances that require a given share of new construction to be affordable by people with low to moderate incomes.

Land Bank. Governmental or non-governmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging reuse or redevelopment of urban property.

LIHTC. Low-Income Housing Tax Credit

Low Income. 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, 2010-14 5-year estimates, and the 2015-2019 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 City of Portland Changes (2010-2020)

Info to come. Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat.

Part 1.03 City of Portland Emergency Rental Assistance

Info to come. Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat.

Part 1.04 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 American Community Survey—tables S1901, B19019, B19113A, B19113B, B19113C, B19113D, B19113E, B19113I, B19049, and B19126. A 30% share of an equal monthly proportion of the annual median household income data was derived to measure against market rent data. Market rent data derived from the CoStar Multifamily Residential Market data set. Rent data referenced the average 2nd quarter monthly asking rent.

Part 2.02 Homeownership Market Affordability

Household profile data derived from the American Community Survey—tables S1901, B19019, B19113A, B19113B, B19113C, B19113D, B19113E, B19113I, B19049, and B19126. A 30% share of an equal monthly proportion of the annual median household income data was derived to measure against market home sales data. Median home sales data derived from the Regional Multiple Listing Service data set. Home sales data reference the median home sales price in years 2000 through 2020.

Part 3 Neighborhood Profiles

Neighborhood analysis areas derived from the Bureau of Planning and Sustainability and the Portland Plan 20-Minute Neighborhood areas. Boundary lines have been adjusted to align with the closest census tract/block group/block boundary to minimize margin of error in data analysis.

Part 4.01 Citywide Policy Targets

Citywide policy targets derived from the 1980 Comprehensive Plan Goals and Policies November 2011 version. Housing Bureau staff assessed the planning documents for goals, policies, objectives, etc. that were proximally associated with affordable housing. Housing Bureau staff then determined the affordable housing goals, policies, objectives, etc. for those which had a relatively objective method for assessing progress and those were included as citywide policy targets. Multiple sources of data and information were utilized by staff to determine if the City is currently meeting or not meeting the policy targets.

Part 4.02 Central City Policy Targets

Central City policy targets derived from the Central City 2035 Concept Plan October 2012 version, the Central City Southeast Quadrant Plan July 2015 version, the Central City 2035 West Quadrant Plan March 2015 version, the Central City 2035 N/NE Quadrant Plan October 2012 version, City Council Resolution 36021, and the 1988 Central City Plan. Housing Bureau staff assessed the planning documents for goals, policies, objectives, etc. that were proximally associated with affordable housing. Housing Bureau staff then determined the affordable housing goals, policies, objectives, etc. for those which had a relatively objective method for assessing progress and those were included as citywide policy targets. Multiple sources of data and information were utilized by staff to determine if the City is currently meeting or not meeting the policy targets.

Part 4.03 Urban Renewal Area Policy Targets

Urban Renewal Area policy targets derived from the Central Eastside Urban Renewal Area Housing Strategy 2003 version, the Downtown Housing Inventory and Policy Analysis 2000 version, the Gateway Regional Center Housing Strategy 2003 version, the ICURA Housing Strategy 2002 version, the Lents Town Center Housing Strategy 2000 version, the North Macadam Housing Development Strategy 2003 version, the Lloyd District Housing Strategy 2002 version, and the River District Housing Implementation Strategy June 1999 version. Housing Bureau staff assessed the planning documents for unit production goals, policies, objectives, etc. that were associated with affordable housing and those were included as citywide policy targets. Multiple sources of data and information were utilized by staff to determine if the City is currently meeting or not meeting the policy targets.

Part 4.04 Rental Housing

Regulated affordable rental unit data derived from Portland Housing Bureau asset portfolio data sets. Regulated affordable rental unit counts are added to the production pipeline in various stages based on whether the project is under review, in pre-development, or under construction. Regulated affordable rental units shift from being reported in the production pipeline to being counted in the asset portfolio when construction is in final stages/complete and units become move-in ready.

Part 4.05 Homeownership

Homeownership data derived from Portland Housing Bureau single-family loan portfolio data sets and program outcome data sets.

Part 4.06 Homelessness

Homelessness data derived from program outcome data sets.

Part 5 Funding

Historical budget data, current budget data, and forecasting data derived from point in time analyses by the finance and accounting staff at the Portland Housing Bureau.

Citywide Data Sources

2000 Population

US Census Bureau 2000 Decennial Census

2010 Population

US Census Bureau 2010 Decennial Census

2020 Population

US Census Bureau 2020 Decennial Census

2000 Median Household Income

US Census Bureau 2000 Decennial Census

2010 Median Household Income

US Census Bureau 2010 Decennial Census

2014 Median Household Income

US Census Bureau 2010-2014

ACS 5-Year Estimates

2019 Median Household Income

US Census Bureau 2015-2019

ACS 5-Year Estimates

2000 Poverty Rate

US Census Bureau 2000 Decennial Census

2010 Poverty Rate

US Census Bureau 2010 Decennial Census

2014 Poverty Rate

US Census Bureau 2010-2014

ACS 5-Year Estimates

2019 Poverty Rate

US Census Bureau 2015-2019

ACS 5-Year Estimates

2000 Households

US Census Bureau 2000 Decennial Census

2010 Households

US Census Bureau 2010 Decennial Census

2014 Households

US Census Bureau 2010-2014

ACS 5-Year Estimates

2019 Households

US Census Bureau 2015-2019

ACS 5-Year Estimates

2000 Single-person Households

US Census Bureau 2000 Decennial Census

2010 Single-person Households

US Census Bureau 2010 Decennial Census

2019 Single-person Households

US Census Bureau 2015-2019

ACS 5-Year Estimates

2000 Households with Children

US Census Bureau 2000 Decennial Census

2010 Households with Children

US Census Bureau 2010 Decennial Census

2014 Households with Children

US Census Bureau 2010-2014

ACS 5-Year Estimates

2019 Households with Children

US Census Bureau 2015-2019

ACS 5-Year Estimates

2000 Foreign-born Individuals

US Census Bureau 2000 Decennial Census

2010 Foreign-born Individuals

US Census Bureau 2010 Decennial Census

2019 Foreign-born Individuals

US Census Bureau 2015-2019

ACS 5-Year Estimates

2000 Persons Experiencing Disabilities

US Census Bureau 2000 Decennial Census

2010 Persons Experiencing Disabilities

US Census Bureau 2010 Decennial Census

2019 Persons Experiencing Disabilities

US Census Bureau 2015-2019

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

2019 Persons 65 and Older

US Census Bureau 2015-2019

ACS 5-Year Estimates

2000 Homeownership Rate

US Census Bureau 2000 Decennial Census

2010 Homeownership Rate

US Census Bureau 2010 Decennial Census

2019 Homeownership Rate

US Census Bureau 2015-2019

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

Inside Airbnb Data

Neighborhood Data Sources

2000 Population

US Census Bureau 2000 Decennial Census

2010 Population

US Census Bureau 2010 Decennial Census

2019 Population

US Census Bureau 2015-2019

ACS 5-Year Estimates

2000 Median Household Income

US Census Bureau 2000 Decennial Census

2010 Median Household Income

US Census Bureau 2010 Decennial Census

2019 Median Household Income

US Census Bureau 2015-2019

ACS 5-Year Estimates

2000 Poverty Rate

US Census Bureau 2000 Decennial Census

2010 Poverty Rate

US Census Bureau 2010 Decennial Census

2019 Poverty Rate

US Census Bureau 2015-2019

ACS 5-Year Estimates

2000 Households

US Census Bureau 2000 Decennial Census

2010 Households

US Census Bureau 2010 Decennial Census

2019 Households

US Census Bureau 2015-2019

ACS 5-Year Estimates

2000 Single-person Households

US Census Bureau 2000 Decennial Census

2010 Single-person Households

US Census Bureau 2010 Decennial Census

2019 Single-person Households

US Census Bureau 2015-2019

ACS 5-Year Estimates

2000 Households with Children

US Census Bureau 2000 Decennial Census

2010 Households with Children

US Census Bureau 2010 Decennial Census

2019 Households with Children

US Census Bureau 2015-2019

ACS 5-Year Estimates

2000 Foreign-born Individuals

US Census Bureau 2000 Decennial Census

2010 Foreign-born Individuals

US Census Bureau 2010 Decennial Census

2019 Foreign-born Individuals

US Census Bureau 2015-2019

ACS 5-Year Estimates

2000 Persons Experiencing Disabilities

US Census Bureau 2000 Decennial Census

2010 Persons Experiencing Disabilities

US Census Bureau 2010 Decennial Census

2019 Persons Experiencing Disabilities

US Census Bureau 2015-2019

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

2019 Persons 65 and Older

US Census Bureau 2015-2019

ACS 5-Year Estimates

2000 Homeownership Rate

US Census Bureau 2000 Decennial Census

2010 Homeownership Rate

US Census Bureau 2010 Decennial Census

2019 Homeownership Rate

US Census Bureau 2015-2019

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
Multifamily 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

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

Inside Airbnb Data

Neighborhood Area Geographies

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



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