State of Housing in Portland

October 2015

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Foreword from Housing Commissioner Dan Saltzman

Dear Portlanders –

This second phase, and final version, of the *2015 State of Housing in Portland Report* is a comprehensive look at housing in Portland and the efforts by your City government to address issues related to homelessness and housing affordability.

The phase one version of this report brought together data from public and private sources on Portland households, income, demographics, and residential development, to give us a picture of where we have been as a city, and where we are going. This final report builds on that work by taking an internal look toward City government to assess our success at implementing policy and program goals that have been set over the years.

We have been successful at meeting many of the goals we have set as a community and we must celebrate these accomplishments. At the same time, we have fallen short on many others and we must be honest about these shortcomings to inform better policy, programming, and funding decisions in the future.

Over the next few months, you will hear about efforts by my office to stabilize renter households, increase the supply of regulated affordable housing, secure sustainable revenue sources to support affordable housing development, and engage the private development community in being a part of our affordable housing solution.

With the continued partnership of the community, I am committed to working toward a Portland where all of our residents—regardless of their income level, race, or physical ability—can have the opportunity to live and succeed.

Thank you to staff at the Portland Housing Bureau and in my office for their careful guidance and input on this critical report.

Sincerely,

Dan Saltzman
Portland City Commissioner

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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 family income.

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

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 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 Latino 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-Latino.

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 & 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 median family 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 family 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 are those with a gross household income at or below 30 percent of the area median family 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.

Housing Stock. The total number of single-family and multi-family housing units.

HUD. The United States Department of Housing & Urban Development

Land Bank. Governmental or nongovernmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging re-use 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 family 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.

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

MFI/MHI. Median Family Income / Median Household Income

Median Household Income / Median Family 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.

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

Multifamily Unit. Includes rental and ownership units in multi-family buildings.

PDC. The City of Portland's Portland Development Commission

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 Portland Housing Bureau

Preservation. The recapitalization of affordable rental housing to improve, stabilize, and safeguard affordable housing units.

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.

Single-Family Unit. Rental and ownership units, including single-family homes, duplexes, townhomes, row homes, and mobile homes.

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.

Report Context

Under the direction of Housing Commissioner Dan Saltzman, the Portland Housing Bureau presented the first annual *State of Housing in Portland 2015 Report* this past spring, drawing on current market data to provide stakeholders and policymakers a comprehensive, real-time look at the state of Portland's housing market by geography, housing type, and the relative affordability to Portlanders based on their income, household composition, race, and ethnicity.

This inaugural report was intentionally published in two phases. The first phase presented a detailed framework of the indicators and analysis that are foundational for understanding the current housing market and the issues associated with housing affordability. It was released in April 2015 and distributed to City Council and other stakeholders to solicit feedback for refinements and additions that would shape the second and final phase of the 2015 report.

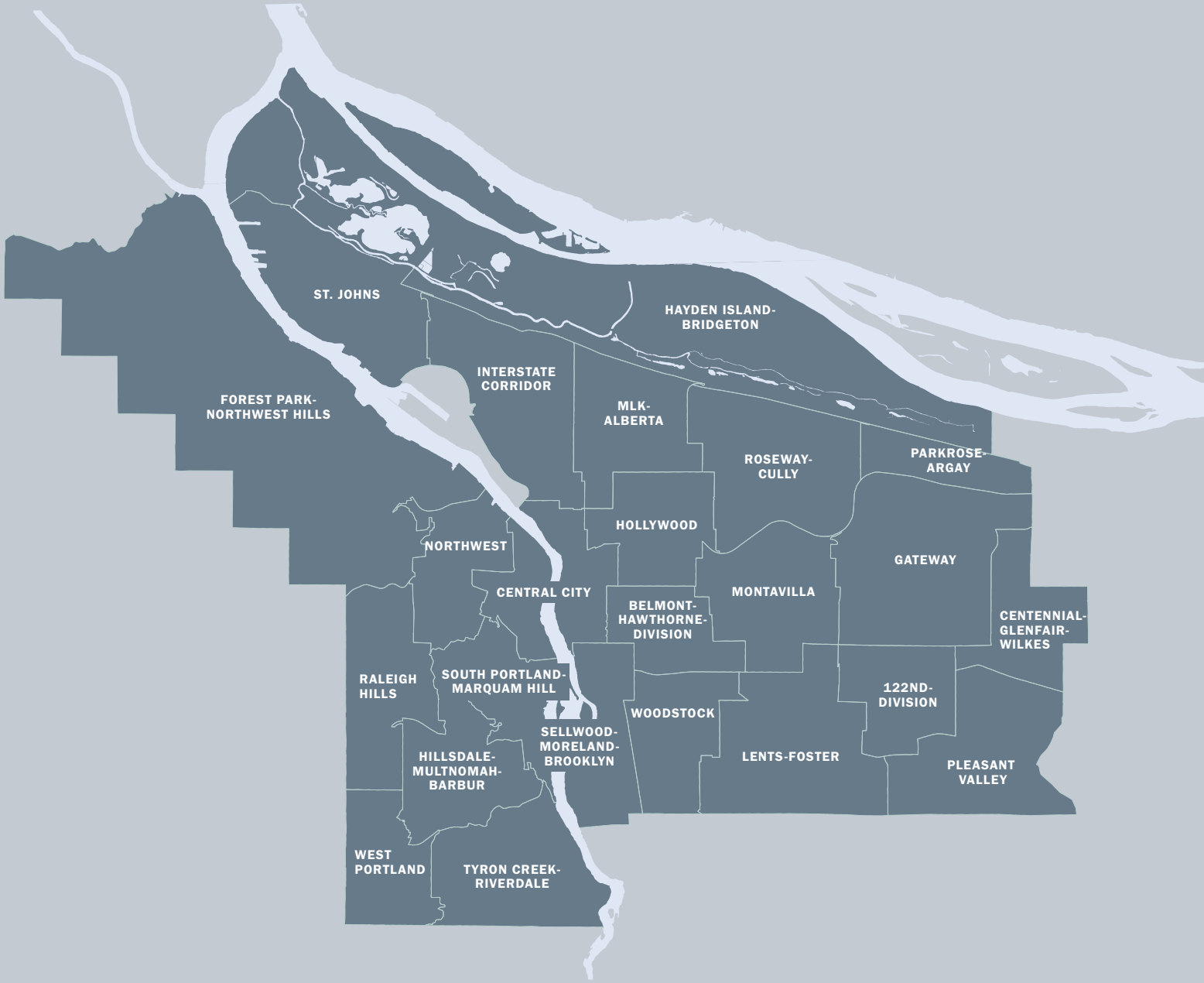
Much of the feedback from policy leaders and community stakeholders called for additional detail on the work of the City to address homelessness and affordable housing, as well as to put Portland's housing and demographic data in the context of a broader regional narrative. In the five months since the first phase was published, the City has worked to integrate internal data sets, update its regulatory portfolio, and identify policy goals set in previous planning efforts for inclusion in this final version of the 2015 report. The timing of this report, however, did not align with Metro's update to its regional count of regulated affordable units, and a regional comparison won't be possible until 2016.

While phase one was divided into five parts, the final 2015 report has seven parts, beginning with an overview of the citywide population trends and housing market conditions in the first three parts and moving into a new and more in-depth presentation of the City's own policies, programs, and funding specific to affordable housing in parts four through seven.

The data in the *State of Housing in Portland 2015 Report* is derived from many sources, including the Census Bureau, Multnomah County, Metro, the City of Portland, and several sources of market data. It is important to recognize that these sources are imperfect and routinely undercount vulnerable populations and Communities of Color. Despite these limitations, an annual publication relies on regularly updated data. Much of the source data used in this report is not produced internally and, as such, the *State of Housing* relies heavily on external data. To whatever extent possible, the Housing Bureau will work to continuously refine the data sets utilized as it moves forward with this reporting.

This report examines housing data at the citywide level and in 24 neighborhood areas. The decision about how to define the neighborhood geographies was driven by two factors: first, the ability to maximize the quality of the data while minimizing margins of error and, second, alignment with the Portland Bureau of Planning and Sustainability. To that end, the 24 neighborhood areas in this report align closely with those in the Portland Plan, with some adjustments along census tract boundaries. For more information on data sources and methodology, please refer to Part 7 of this report.

Neighborhood Analysis Areas



Executive Summary

Since the last *State of Housing in Portland* report was published five months ago, the public dialogue around housing in Portland has reached critical mass and placed a renewed focus on the public resources available for affordable housing development.

The timing of these discussions has coincided with the scheduled review of the Tax Increment Financing Set-Aside for Affordable Housing Policy, currently underway, which provides the primary funding source for affordable housing development, but limits the geographic reach of resources to less than 15% of the city. In this broader context, the updates to this report build on the market analysis offered in phase one with a robust analysis of City of Portland affordable housing policy, programming, and funding.

Over the last several decades, the City has set forth many ambitious policy goals to address homelessness and housing affordability across the city, and with particular focus on the Central City and within each of the urban renewal areas. Part four of this report assesses the City's progress toward those goals in a compendium of the affordable housing targets established in various City policies and planning documents dating back to 1980—including the original Comprehensive Plan, the various Central City quadrant plans, the Affordable Housing Set-Aside Policy, and others. These targets fall into three main areas: funding and resource development, program implementation, and unit production. In some cases, the City is meeting and exceeded these goals, and in others there is still more work to do.

In the urban renewal areas, the City is meeting or exceeding set-aside levels across the board, but overall success varies by district and, frequently, by the resources available there. In particular, rising housing costs observed in East Portland and the associated displacement risk call attention to the homeownership and home repair goals not being met in Lents Town Center. In the Interstate Corridor URA, which has become the focal point of the city's displacement issues, the City and other entities have exceeded goals to maintain the existing affordable rental housing stock, but the City is not currently on track to meet the 2020 production levels established in policy.

The analysis also shows successes in the Central City, particularly on the west side, where regulated rental unit production remains high in an area of the city with a high concentration of extremely low-income households (below 30% of the median family income), and programs serve a diversity of Portlanders. While the City is not currently meeting the goal of maintaining 8,286 affordable rental units defined by the Central City No Net Loss policy, the loss of affordability since it was established in 2002 has occurred in private market developments, while the number of regulated units in the area continues to grow (currently 6,551 rent-regulated units, and more than 6,800 total affordable units).

Many of the important data findings on the housing landscape and demographics of the city remain unchanged since they were first published this spring. Despite increased permitting and production in the housing market, rents have continued to rise. Average rents across the city have increased between 8-9%, or roughly $100 per month, since this time last year.

Housing cost and income disparities have limited housing opportunity for the average Black, Native American, and Alaska Native households in every neighborhood in Portland. Updated data since the last report shows that in addition to these populations, housing affordability is increasingly impacting Latino households and single mothers as well.

In the absence of new data from the ACS 2014 1-Year Estimates of population, households, and income data, which was released after this report, initial analysis indicates that inflation-adjusted incomes have remained relatively flat, and that increases in household income to counterbalance increased housing costs have not materialized.

As the 2035 Comprehensive Plan continues to be developed, and Portland establishes its policy framework for the next 20 years, the development of a long-term affordable housing strategy and financing plan will be needed to ensure that progress continues to be made in making Portland a place where all households can afford to live and that housing choice and opportunity is preserved for all.

Part 1

Portland Demographics & Housing Stock

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16 Homeownership
17 Racial Diversity
18 Homelessness

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Section 1

Population, Households & Income

Portland has grown significantly since 2000, adding more than 80,000 individuals and 29,000 households. Population growth has been most heavily concentrated in East Portland neighborhoods, including Gateway, Pleasant Valley, Lents-Foster, and 122nd-Division.

The Central City continued to absorb a significant proportion of overall growth, with the second highest increase in the city. When compared to one another, the growth observed in the two areas differs significantly by household size. The number of larger households in East Portland, as compared to those in the Central City, suggests that families may be less likely or less able to live in the Central City.

African Americans have experienced a slower growth rate than the population as a whole, or that of other Communities of Color, whereas the Hispanic-Latino community has seen the most rapid growth—a 69% increase since 2000.

Median household income has seen only meager growth since 2000. While median income levels have increased among homeowners, renter households have seen their economic position weaken. The rebounding of post-recessionary wages observed among White households has not been shared by other populations, and the inflation-adjusted incomes of Communities of Color continue to fall.

While Portland's homeownership rate is relatively high compared to other cities of similar size and character, the proportion of the population that occupies an owned home has declined since 2000. Communities of Color experience a disproportionately low homeownership rate when compared to White households and the population as a whole.

Although African American and Native American households showed increases in homeownership rates, analysis of corresponding income, affordability, and population trends point to this being a proportional shift as renter households in these communities are priced out of the city altogether, rather than signaling true increases in African and Native American homeownership.

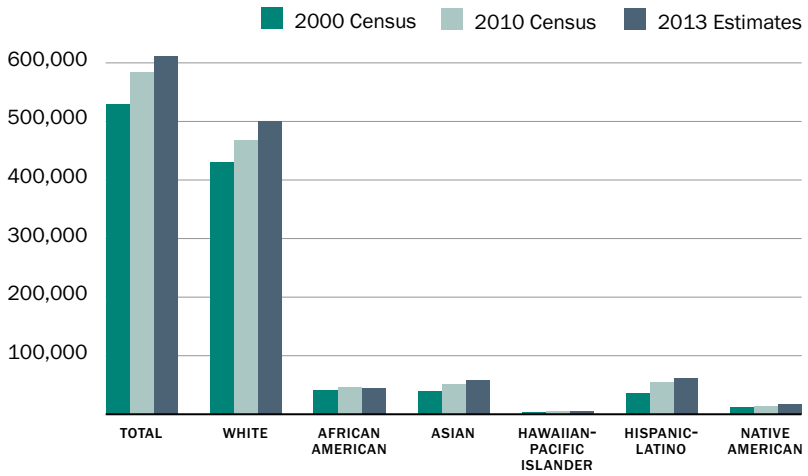
Communities of Color are increasingly moving to Outer East and Southeast Portland. North and Northeast Portland in particular have experienced a significant decline in the proportion of Communities of Color since the year 2000.

Population

Portland's population increased by more than 80,000 individuals between the year 2000 and 2013, growing from 529,121 to 611,134 individuals. African Americans experienced the lowest growth at 6.8% with the Hispanic-Latino population experiencing the highest growth at 69.1%. With the exception of the African American population, Communities of Color experienced significantly higher growth rates, nearly three times higher, than White individuals or the Portland population as a whole.

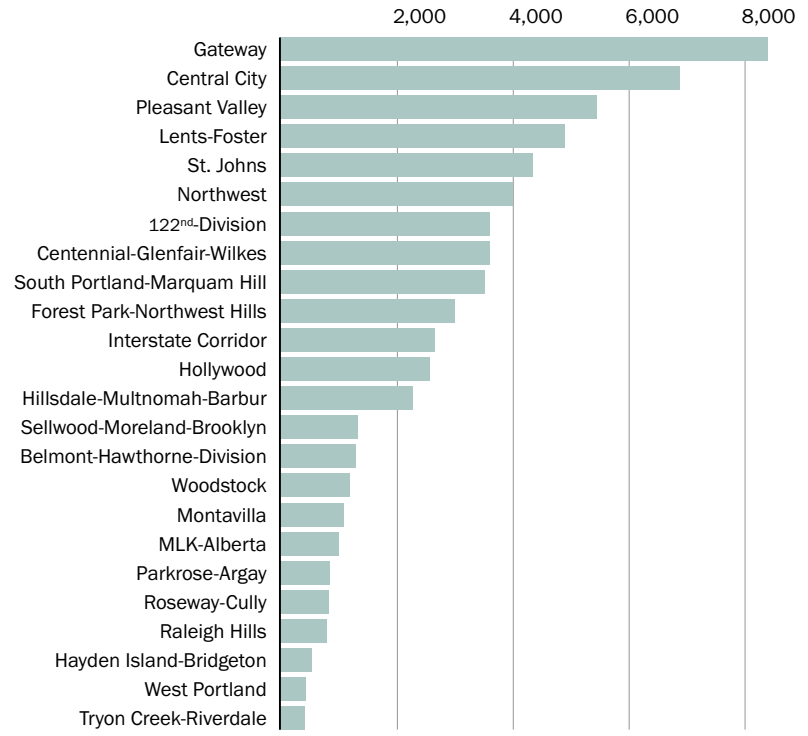
Population growth has been most heavily concentrated in neighborhoods in East Portland, including Gateway, Pleasant Valley, Lents-Foster, and 122nd-Division. The Central City continued to absorb a significant proportion of overall growth with the second highest increase in the city. Minimal growth has occurred in Tryon Creek-Riverdale, West Portland, and Hayden Island-Bridgeton.

Fig. 2.1 Population by Race & Ethnicity



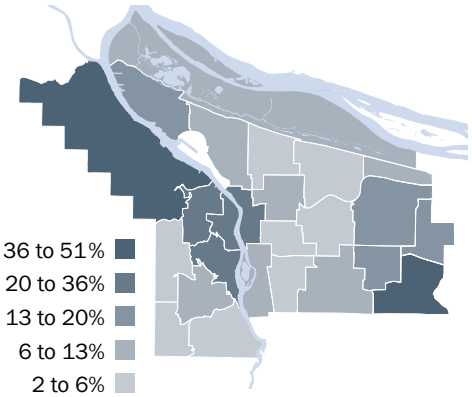
Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2013 1-Year ACS Estimates

Fig. 2.2 Population Growth by Neighborhood, 2000-2013



Source: U.S. Census Bureau – 2000 Decennial Census, 2013 5-Year ACS Estimates

Change in Population by Neighborhood 2000-2013

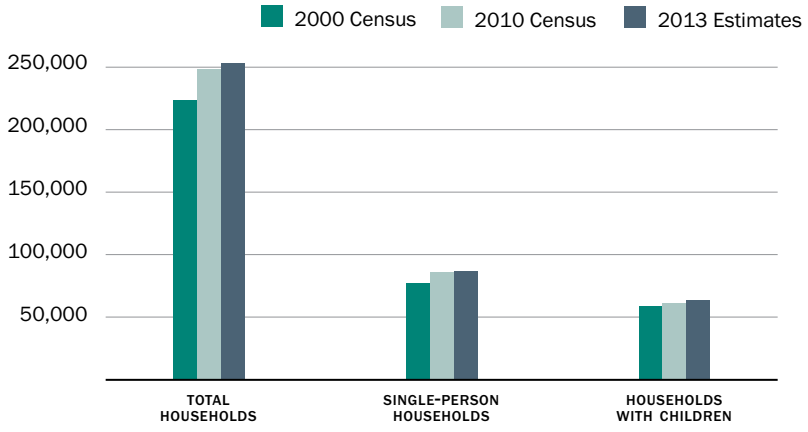


Households

The number of Portland households increased by more than 29,000 between the year 2000 and 2013. The city experienced an overall household growth rate of 13.1%, with single-person households increasing by 12.7% and households with children increasing by 7.6%.

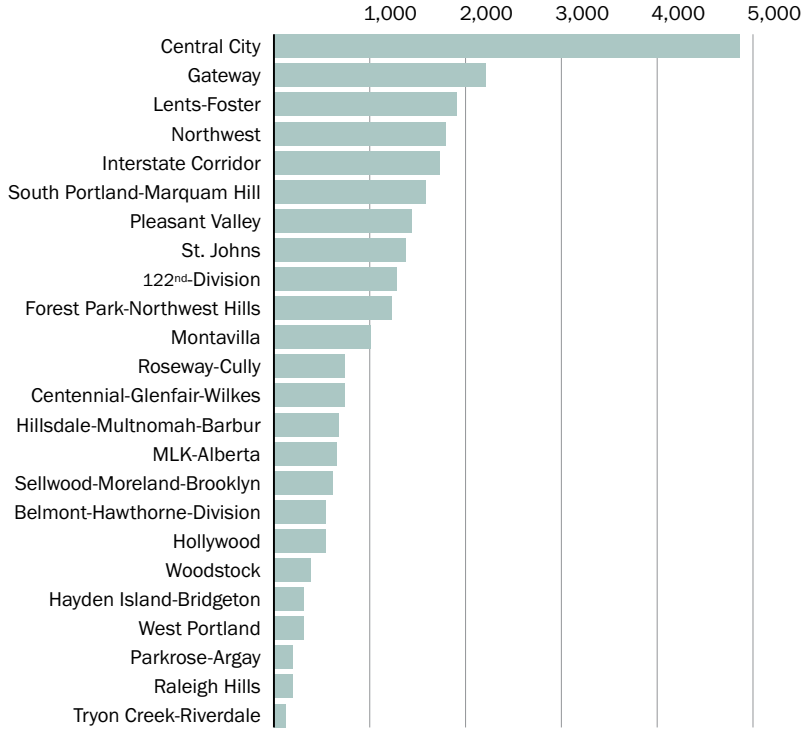
Similar to population growth, the Central City saw some of the most significant growth in the number of households. In contrast to population growth, the Central City household growth was nearly double that of any other neighborhood area. These two data points suggest that household growth in East Portland neighborhoods consists of significantly larger household sizes. Beyond the Central City, household growth is somewhat more evenly distributed in north, northeast, outer east, and southeast neighborhoods of the city than population growth.

Fig. 2.3 Number of Households



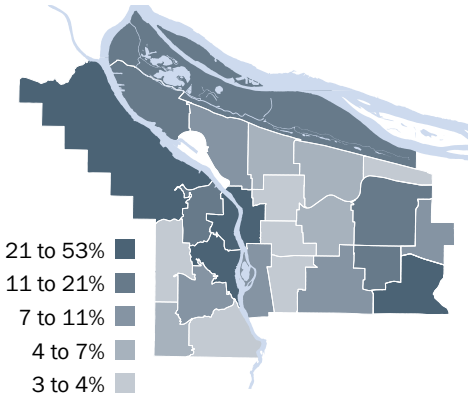
Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2013 1-Year ACS Estimates

Fig. 2.4 Household Growth by Neighborhood, 2000-2013



Source: U.S. Census Bureau – 2000 Decennial Census, 2013 5-Year ACS Estimates

Growth in Number of Households by Neighborhood 2000-2013

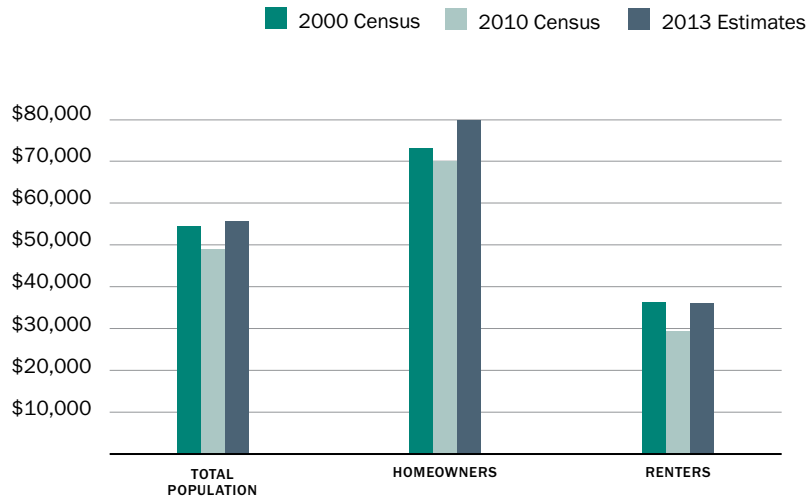


Income

After adjusting for inflation, Portland shows meager growth in median household income between the years 2000 and 2013. As of 2013, the median household income was $55,571. Real median income levels have increased among homeowners since 2000 and after the post-recessionary period in 2010, while renter households have seen their economic position weaken. The median homeowner income in 2013, at $79,622, was over two times as high as the median renter income of $35,986.

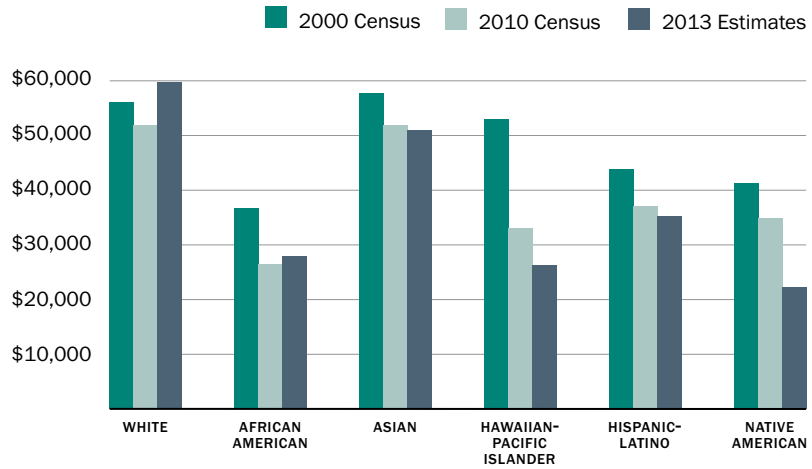
The rebounding of post-recessionary wages among White households has not been shared, and inflation-adjusted incomes continue to fall among Communities of Color. Beyond the absence of a shared recovery, Communities of Color continue to experience disproportionately lower median income levels than that of all Portland households. The median White household income in 2013 was $59,758, while the majority of Communities of Color experienced a median income between $22,000 and $36,000.

Fig. 2.5 Median Household Income by Housing Tenure (2013 Adjusted $)



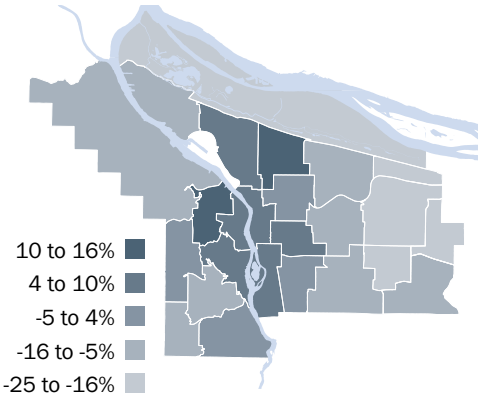
Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2013 1-Year ACS Estimates

Fig. 2.6 Median Household Income by Race & Ethnicity (2013 Adjusted $)



Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2013 1-Year ACS Estimates

Change in Median Income by Neighborhood 2000-2013



Homeownership

Portland's 53% homeownership rate is relatively high compared with other cities of similar size and character. Nonetheless, the city has experienced a small but steady decline in the proportion of the population that occupies an owned home since the year 2000.

Similar to incomes, Communities of Color experience a disproportionately low homeownership rate when compared to White households or the population as a whole.

Asian and Hispanic-Latino households have experienced post-recessionary declines in homeownership at more substantial rates than the total population or White households.

African American and Native American households showed increases in homeownership rates between 2000 and 2013. However, when paired with income, affordability, and population trends, this data may reflect that many African American and Native American renter households are, in fact, being priced out of Portland, rather than true increases in homeownership in these communities.

Homeownership Rate by Neighborhood 2013

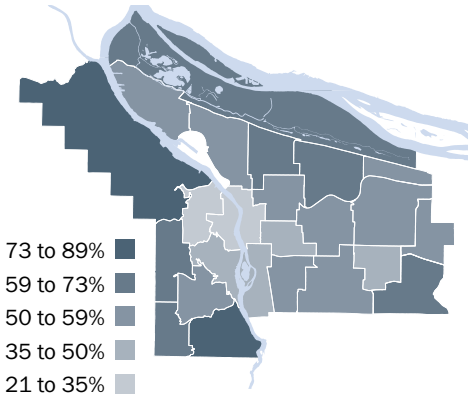
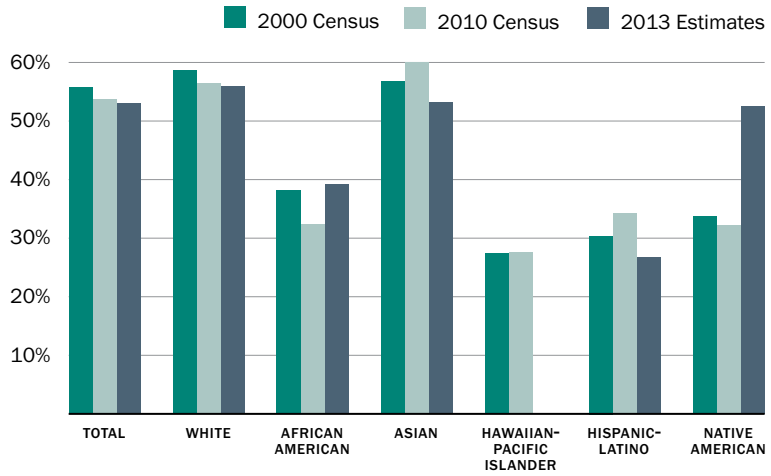
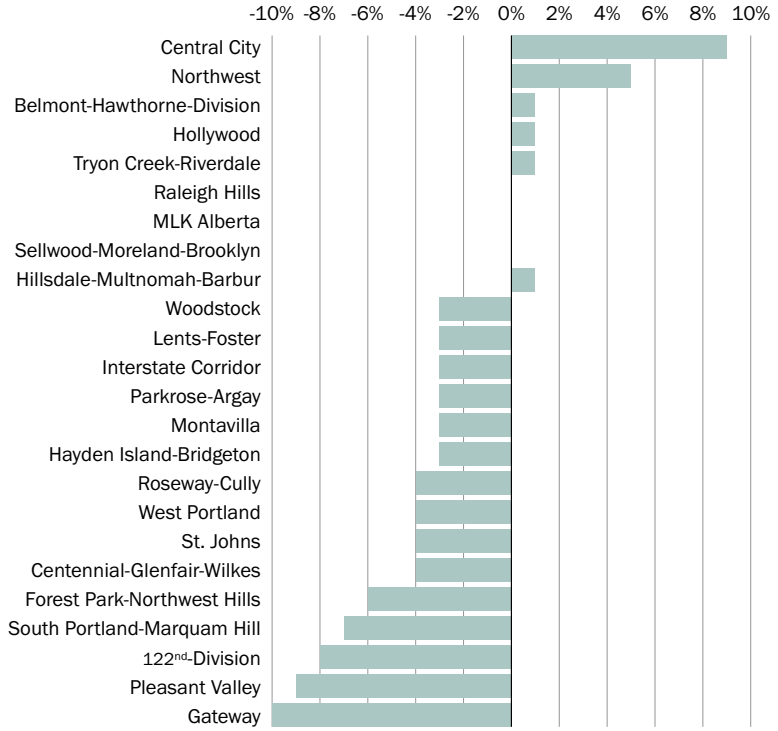


Fig. 2.7 Homeownership Rate by Race & Ethnicity



Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2013 1-Year ACS Estimates

Fig. 2.8 Change in Rate of Homeownership by Neighborhood, 2000-2013



Source: U.S. Census Bureau – 2000 Decennial Census, 2008-2013 5-Year ACS Estimates

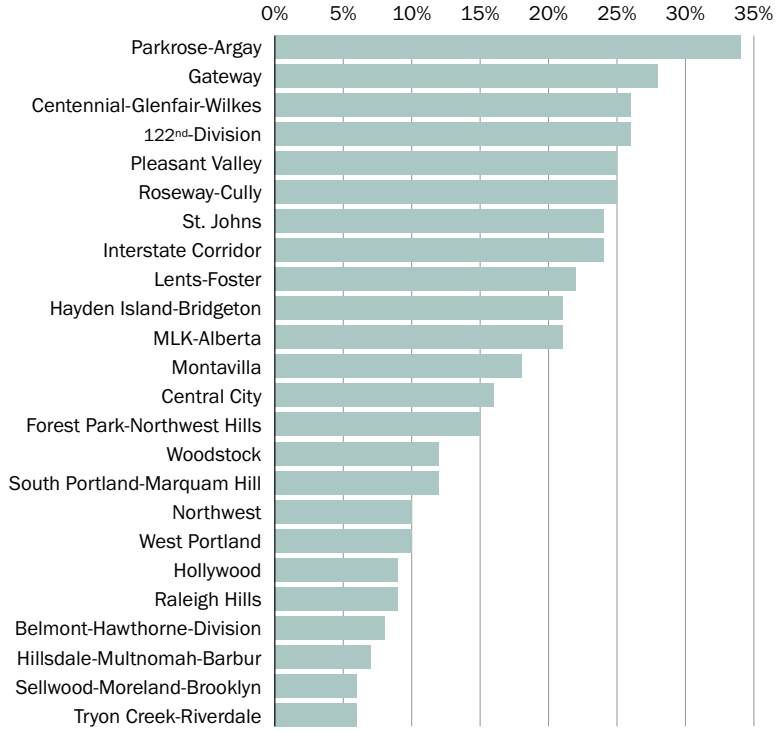
Racial Diversity

The change in diversity between neighborhoods, as measured by the change in the proportion of the population that is non-White, between 2000 and 2013 illustrates a significant shift in the racial composition of the city.

Communities of Color are increasingly moving to Outer East and Southeast Portland. North and Northeast Portland have experienced a significant decline in the proportion of the population that consists of Communities of Color since the year 2000.

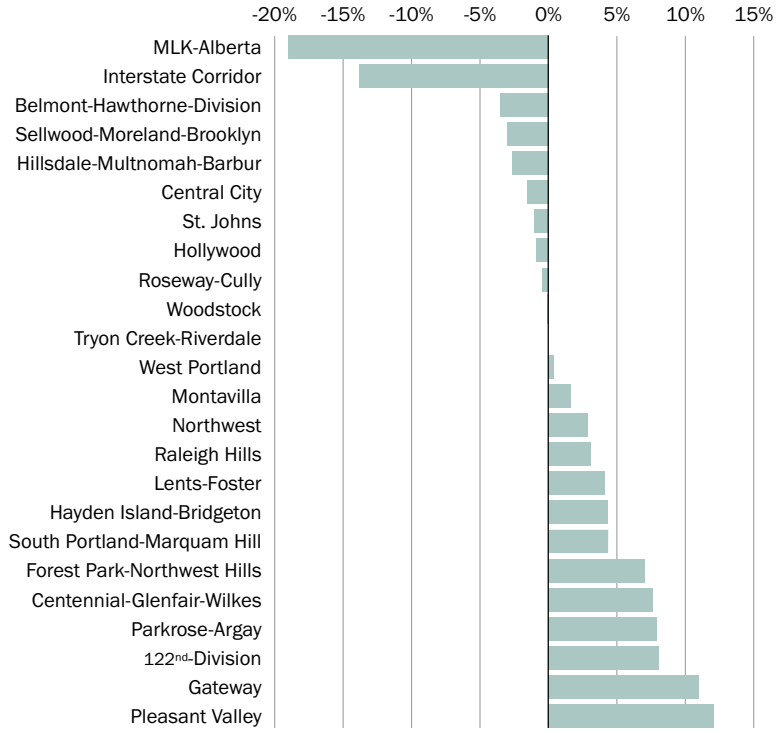
When examined in the context of the income and affordability data presented in other sections of this report, the change in racial diversity reinforces that many households from Communities of Color are being priced out of neighborhoods in close proximity to the Central City.

Fig. 2.9 Non-White Population by Neighborhood, 2013



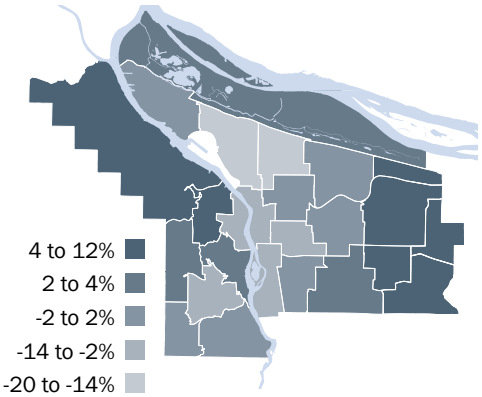
Source: U.S. Census Bureau – 2000 Decennial Census, 2010 Decennial Census, 2013 1-Year ACS Estimates

Fig. 2.10 Change in Racial Diversity by Neighborhood, 2000-2013



Source: U.S. Census Bureau – 2000 Decennial Census, 2013 5-Year ACS Estimates

Change in Racial Diversity by Neighborhood 2000-2013

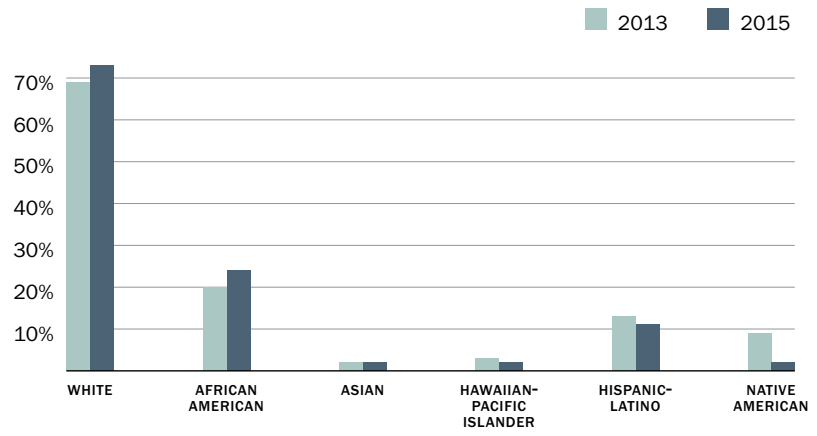


Homelessness

In 2015, 2,759 people were homeless at a point-in-time in Portland and Multnomah County, a rate of 35.89 per 10,000 people in the general population. The Point-in-Time Count is a tally of sheltered and unsheltered homeless persons on a single night in January. HUD requires that communities conduct an annual count of homeless persons in emergency shelter or transitional housing (time-limited housing with services for people exiting homelessness). Communities must also conduct a count of unsheltered homeless persons every other year (odd numbered years). Each count is planned, coordinated and carried out locally.

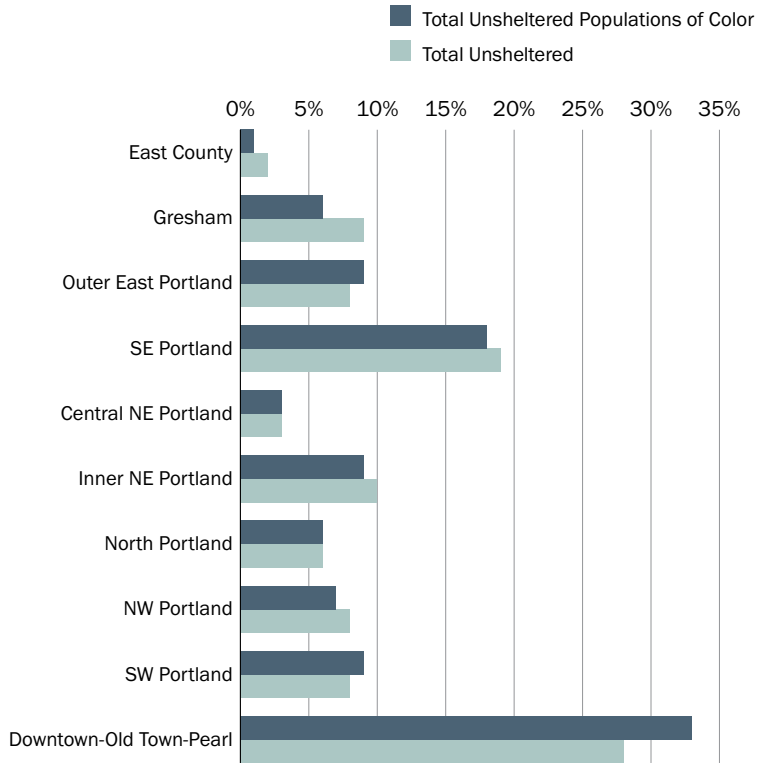
People of color are over-represented within the homeless population compared with the general population of Portland and Multnomah County. The extent of the over-representation varies by community. All communities of color except Asians are over-represented, with the greatest levels of over-representation occurring among Native Americans and African Americans.

Fig. 2.11 Individuals Experiencing Homelessness by Race & Ethnicity



Source: 2015 Point-In-Time Count of Homelessness in Portland/Multnomah County Oregon

Fig. 2.12 Geographic Distribution of Unsheltered Populations of Color, 2015



Source: 2015 Point-In-Time Count of Homelessness in Portland/Multnomah County Oregon

Section 2

Housing Stock & Production

The number of housing units citywide continues to increase, with multifamily developments representing the bulk of new additions to the city stock.

While single-family and multifamily development have increased in recent years, annual production has not yet reached pre-recessionary levels. That said, multifamily permitting in 2013 and 2014 were at all-time highs. Assuming the majority of these go on to be built, production levels will soon surpass those in the early 2000s. In contrast, the number of single-family permits issued in 2013 and 2014, are still well below the early 2000s.

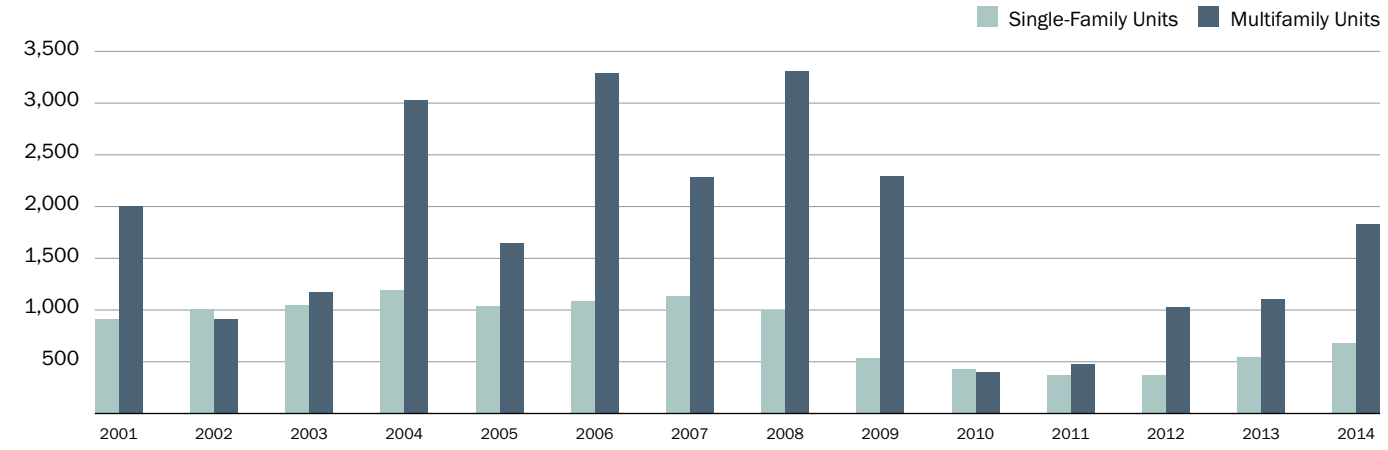
Multifamily production was concentrated in the neighborhoods surrounding the Central City and permitting was concentrated in the Central City. Single-family production and permitting, instead, were concentrated in Interstate Corridor, Lents-Foster, MLK-Alberta, and St. Johns.

Production Totals

Portland continues to experience increases in the number of housing units in the citywide stock, with 686 single-family units and 1,828 multifamily units added in 2014. As has been the trend for more than a decade, new additions to the city stock are increasingly focused on multifamily development. In 2014 the composition of housing stock in Portland consisted of 152,822 single-family homes and 120,177 multifamily homes.

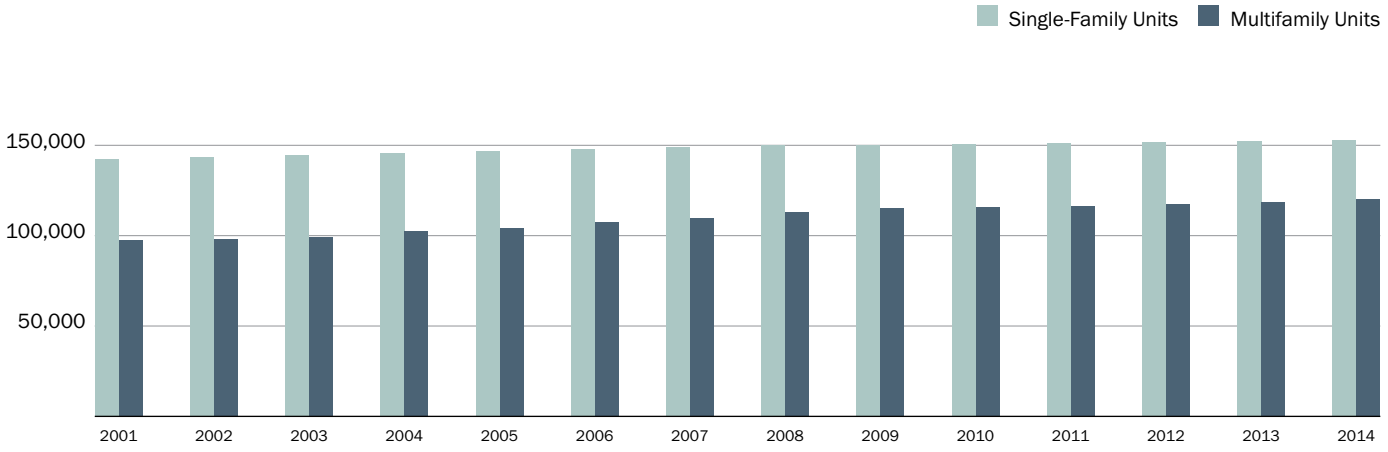
While the addition of single-family and multifamily housing units has increased in recent years, annual production levels have not yet reached pre-recessionary levels.

Fig. 2.13 Portland Housing Stock Annual Unit Production, 2000-2014



Source: Multnomah County, Portland Tax Lot Data 2015

Fig. 2.14 Portland Housing Stock Total Units, 2000-2014



Source: Multnomah County, Portland Tax Lot Data 2015

Production Totals, cont.

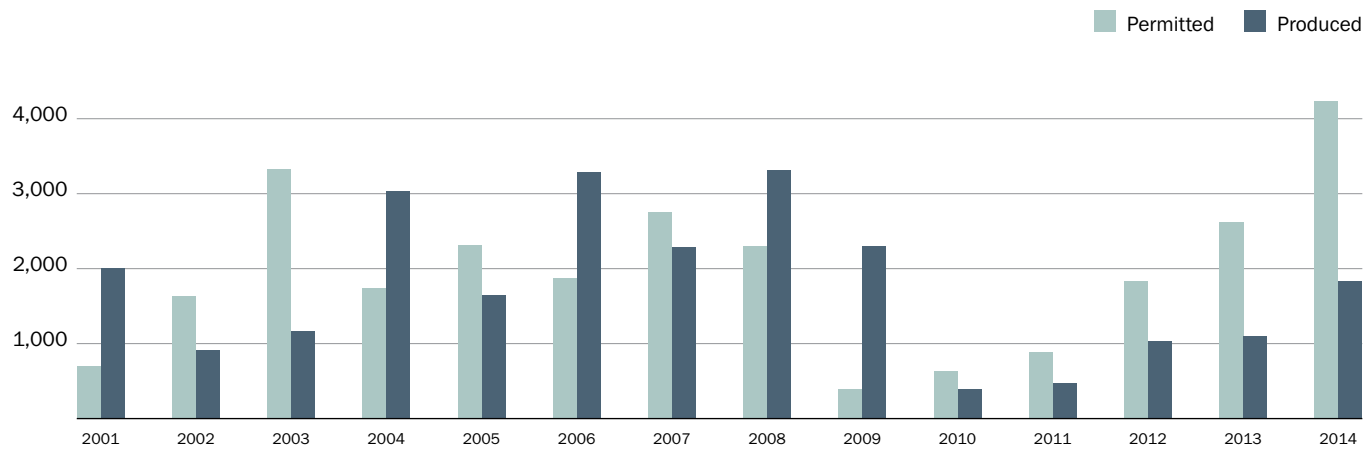
Multifamily

While multifamily production has not yet reached pre-recessionary levels, multifamily permitting in 2013 and 2014 were at all-time highs. 2,619 multifamily permits were issued in 2013 and 4,236 multifamily permits were issued in 2014. Assuming the majority of these go on to be built, production levels will soon surpass those in the early 2000s.

Single-Family

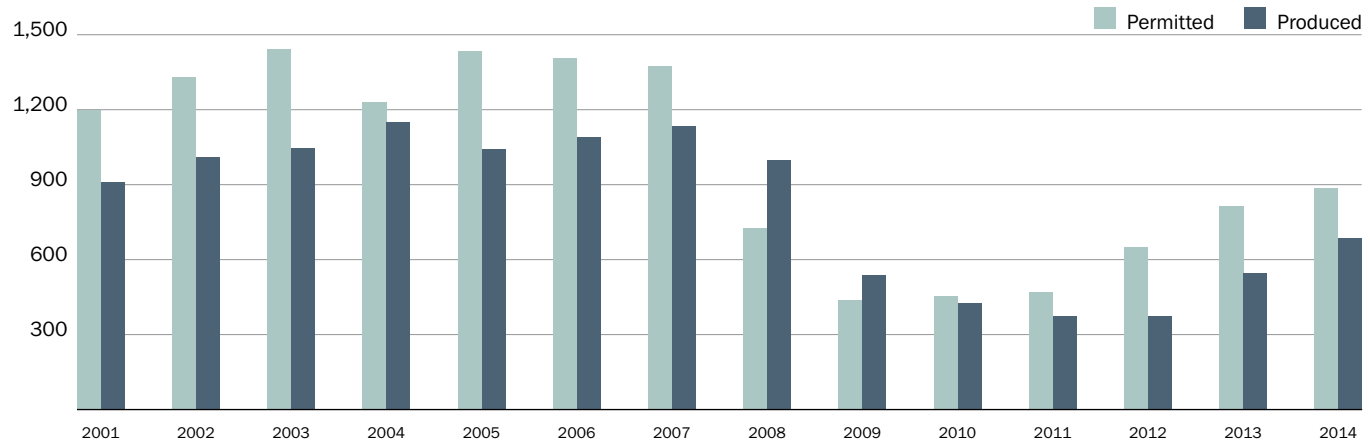
Similar to multifamily production, single-family production is well below pre-recessionary levels. In contrast to the multifamily market, the number of single-family permits issued in 2013 and 2014—at 815 and 886 respectively—are still well below the early 2000s.

Fig. 2.15 Multifamily Unit Permits & Production, 2000-2014



Source: City of Portland, Bureau of Development Services; Multnomah County, Portland Tax Lot Data 2015

Fig. 2.16 Single-Family Unit Permits & Production, 2000-2014



Source: City of Portland, Bureau of Development Services; Multnomah County, Portland Tax Lot Data 2015

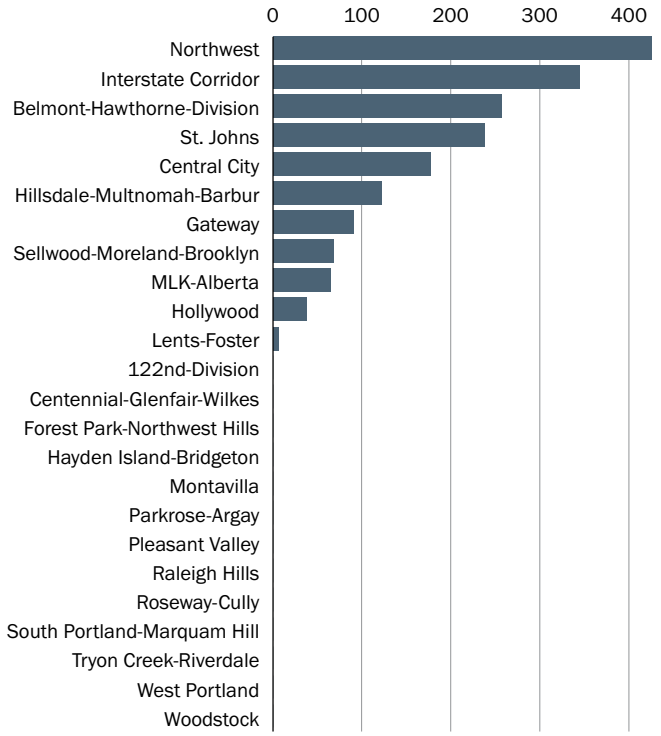
Production by Neighborhood

Multifamily

Multifamily production in 2014 was concentrated in the neighborhoods surrounding the Central City. Northwest, Interstate Corridor, Belmont-Hawthorne-Division, and St. Johns saw the bulk of new multifamily units added to the city housing stock.

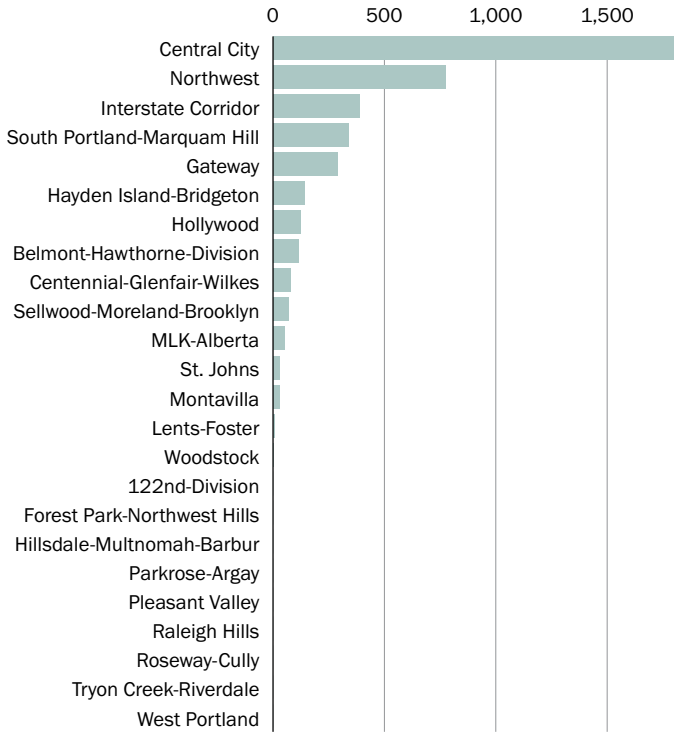
Multifamily permitting in 2014 was substantially concentrated in the Central City with nearly 1,800 new permits issued. In addition to the Central City, construction and production is expected to continue in Northwest and Interstate Corridor as over 1,100 permits were issued between the two neighborhoods.

Fig. 2.17 Multifamily Unit Production by Neighborhood, 2014



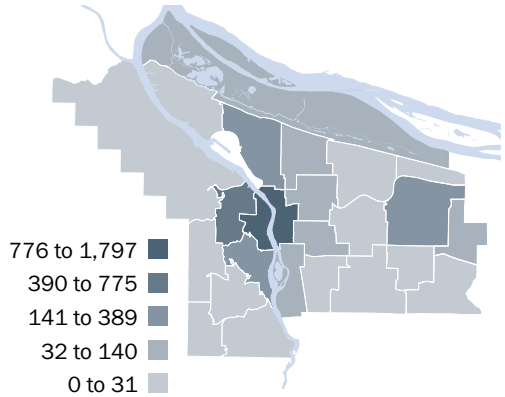
Source: Multnomah County, Portland Tax Lot Data 2015

Fig. 2.18 Multifamily Unit Permits by Neighborhood, 2014



Source: City of Portland, Bureau of Development Services, 2015

Multifamily Permitting 2014



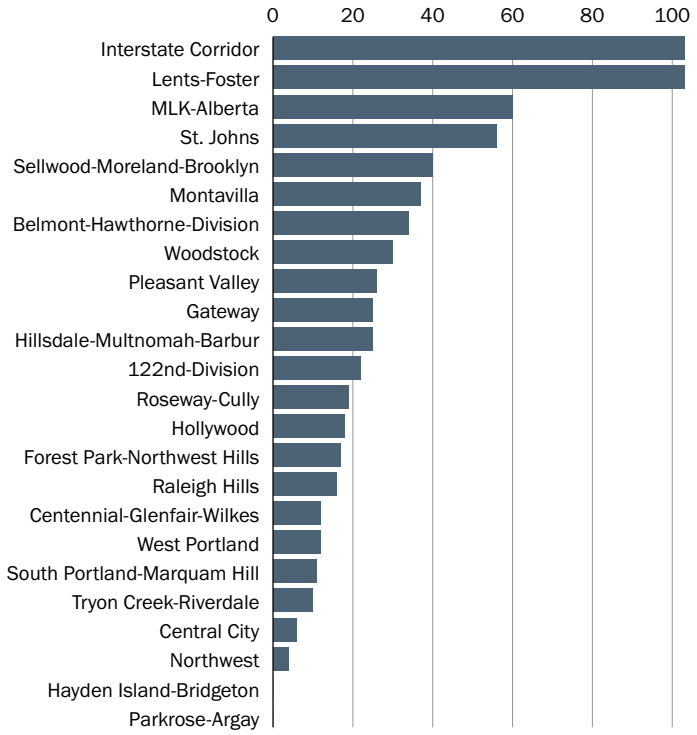
Production by Neighborhood, cont.

Single-Family

Single-family production in 2014 was concentrated in Interstate Corridor, Lents-Foster, MLK-Alberta, and St. Johns. In addition, most neighborhoods in the city experienced a minimal level of single-family production over the course of the year.

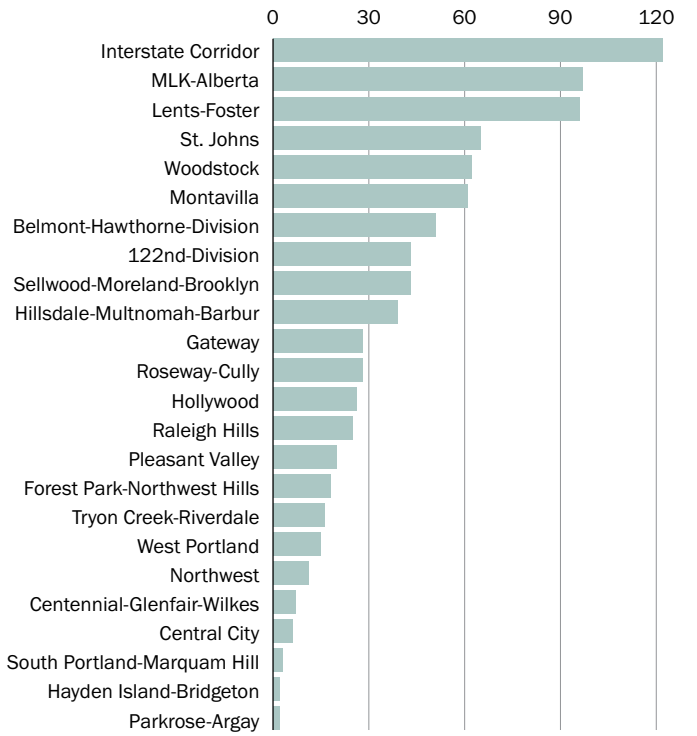
Single-family permitting in 2014 has been relatively distributed throughout most neighborhoods in the city, with more substantial permitting continuing in Interstate Corridor, Lents-Foster, MLK-Alberta, and St. Johns. In addition, Woodstock and Montavilla have experienced higher levels of permitting that may yield higher numbers of single-family production.

Fig. 2.19 Single-Family Unit Production by Neighborhood, 2014



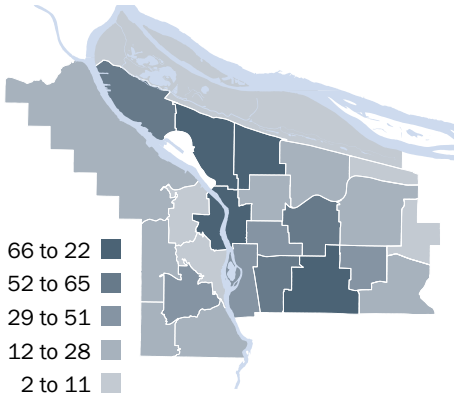
Source: City of Portland, Bureau of Development Services, 2015

Fig. 2.20 Single-Family Unit Permits by Neighborhood, 2014



Source: City of Portland, Bureau of Development Services, 2015

Single-Family Permitting 2014



Part 2

Housing Market Affordability

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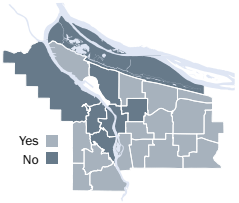
Rental Housing Market & Affordability

Guide to Rental Affordability Estimates

Rental Affordability

Average Portland Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	611,134
Households	253,021
Household Composition	2.35 individuals
Households with Children	25%
Median Income	$55,571
Maximum Monthly Housing Considered Affordable	$1,389
Homeowners	53%
Median Income for Homeowners	$79,622
Renters	47%
Median Income for Renters	$35,986
Poverty Rate	18%

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

	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
Neighborhood	**2015**	2014	**2015**	2014	**2015**	2014	**2015**	2014
122nd-Division	$539	$538	$740	$692	$884	$803	$1,095	$1,031
Belmont-Hawthorne-Division	$1,043	$1,033	$1,158	$1,094	$1,220	$1,169	$1,337	$1,121
Centennial-Glenfair-Wilkes	$689	$656	$742	$709	$847	$801	$995	$938
Central City	$1,198	$1,073	$1,404	$1,282	$2,163	$1,977	$3,290	$2,727
Forest Park-Northwest Hills	-	-	$1,330	$1,368	$1,522	$1,610	-	-
Gateway	$654	$619	$823	$776	$930	$860	$1,137	$1,063
Hayden Island	-	-	$1,594	$1,129	$2,078	$1,384	-	-
Hillsdale-Multnomah-Barbur	$855	$716	$867	$784	$1,015	$942	$1,343	$1,293
Hollywood	$1,080	$997	$1,206	$1,085	$1,540	$1,289	$2,440	$1,196
Interstate Corridor	$1,020	$980	$1,287	$1,176	$1,496	$1,508	$937	$977
Lents-Foster	$753	$716	$900	$809	$1,035	$908	$1,342	$1,150
MLK-Alberta	$1,123	$1,003	$1,022	$1,028	$1,274	$1,186	$854	$821
Montavilla	$908	$771	$837	$779	$1,009	$879	$1,028	$954
Northwest	$1,086	$1,046	$1,518	$1,432	$2,243	$2,012	$1,933	$2,065
Parkrose-Argay	$585	$654	$790	$711	$984	$842	$1,097	$964
Pleasant Valley	-	-	$842	$738	$1,003	$907	$1,289	$1,061
Raleigh Hills	$595	$556	$875	$732	$1,050	$967	$1,308	$1,179
Roseway-Cully	$600	$563	$812	$795	$1,022	$956	$1,174	$1,117
Sellwood-Moreland-Brooklyn	$1,263	$974	$894	$803	$1,124	$958	-	-
South Portland-Marquam Hill	$1,123	$1,111	$1,367	$1,330	$1,858	$2,088	$1,284	$1,066
St. Johns	$762	$737	$814	$784	$909	$839	$1,147	$1,033
Tryon Creek-South Terwilliger	$675	-	-	-	$900	-	-	-
West Portland	$848	$843	$971	$901	$1,288	$1,229	$1,487	$1,324
Woodstock	$1,019	$893	$1,020	$835	$1,225	$1,130	$1,112	$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

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 2013 1-Year Estimates

Affordability Estimates
Average Q3 rent for 2014 and 2015, 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 2013 1-Year Income Estimates and Costar 2015 Multifamily Residential Market Survey Data

Change in Rental Prices 2014 to 2015

Since the third quarter of 2014, Portland rents have increased an average of 8 - 9%—or roughly $100 per month over the previous year. This overall increase has not been felt equally throughout the city, with changes in rents varying by neighborhood. The Central City, Northwest Portland, and South Portland-Marquam Hill are currently the least affordable neighborhoods in the city to rent a two-bedroom apartment, while 122nd-Division and Centennial-Glenfair-Wilkes are currently the most affordable. In the last year, many neighborhoods in Southeast and Outer Southeast Portland experienced some of the highest increases in rental rates for two-bedroom units, significantly reducing affordability for many households in what has historically been an affordable area of the city.

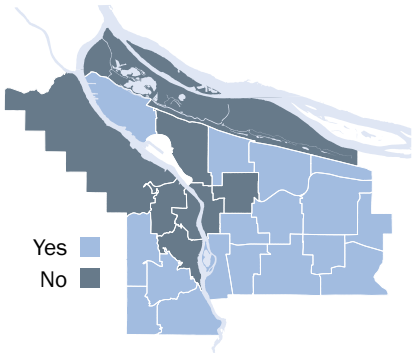
Portland Rental Affordability: Change in Average Neighborhood Rent by Unit Type

	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
Neighborhood	**2015**	**% +/-**	**2015**	**% +/-**	**2015**	**% +/-**	**2015**	**% +/-**
Portland	$1,135	+9.2%	$1,182	+8.7%	$1,286	+7.9%	$1,362	+8.7%
122nd-Division	$539	+0.2%	$740	+6.9%	$884	+10.1%	$1,095	+6.2%
Belmont-Hawthorne-Division	$1,043	+1.0%	$1,158	+5.9%	$1,220	+4.4%	$1,337	+19.3%
Centennial-Glenfair-Wilkes	$689	+5.0%	$742	+4.7%	$847	+5.7%	$995	+6.1%
Central City	$1,198	+11.6%	$1,404	+9.5%	$2,163	+9.4%	$3,290	+20.6%
Forest Park-Northwest Hills	-	-	$1,330	-	$1,522	-5.5%	-	-
Gateway	$654	+5.7%	$823	+6.1%	$930	+8.1%	$1,137	+7.0%
Hayden Island	-	-	$1,594	+41.2%	$2,078	+50.1%	-	-
Hillsdale-Multnomah-Barbur	$855	+19.4%	$867	+10.6%	$1,015	+7.7%	$1,343	+3.9%
Hollywood	$1,080	+8.3%	$1,206	+11.2%	$1,540	+19.5%	$2,440	+104.0%
Interstate Corridor	$1,020	+4.1%	$1,287	+9.4%	$1,496	-0.8%	$937	-4.1%
Lents-Foster	$753	+5.2%	$900	+11.2%	$1,035	+14.0%	$1,342	+16.7%
MLK-Alberta	$1,123	+12.0%	$1,022	-0.6%	$1,274	+7.4%	$854	+4.0%
Montavilla	$908	+17.8%	$837	+7.4%	$1,009	+14.8%	$1,028	+7.8%
Northwest	$1,086	+3.8%	$1,518	+6.0%	$2,243	+11.5%	$1,933	-6.4%
Parkrose-Argay	$585	-10.6%	$790	+11.1%	$984	+16.9%	$1,097	+13.8%
Pleasant Valley	-	-	$842	+14.1%	$1,003	+10.6%	$1,289	+21.5%
Raleigh Hills	$595	+7.0%	$875	+19.5%	$1,050	+8.6%	$1,308	+10.9%
Roseway-Cully	$600	+6.6%	$812	+2.1%	$1,022	+6.9%	$1,174	+5.1%
Sellwood-Moreland-Brooklyn	$1,263	+29.7%	$894	+11.3%	$1,124	+17.3%	-	-
South Portland-Marquam Hill	$1,123	+1.1%	$1,367	+2.8%	$1,858	-11.0%	$1,284	+20.5%
St. Johns	$762	+3.4%	$814	+3.8%	$909	+8.3%	$1,147	+11.0%
Tryon Creek-South Terwilliger	$675	-	-	-	$900	-	-	-
West Portland	$848	+0.6%	$971	+7.8%	$1,288	+4.8%	$1,487	+12.3%
Woodstock	$1,019	+14.1%	$1,020	+22.2%	$1,225	+8.4%	$1,112	-0.8%

Source: CoStar Multifamily Residential Market Data, September 2015

Average Portland Household

2-Bedroom Affordability



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Homeowners	53%
Median Income for Homeowners	$79,622
Renters	47%
Median Income for Renters	$35,986
Poverty Rate	18%

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

	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
Neighborhood	**2015**	2014	**2015**	2014	**2015**	2014	**2015**	2014
122nd-Division	**$539**	$538	**$740**	$692	**$884**	$803	**$1,095**	$1,031
Belmont-Hawthorne-Division	**$1,043**	$1,033	**$1,158**	$1,094	**$1,220**	$1,169	**$1,337**	$1,121
Centennial-Glenfair-Wilkes	**$689**	$656	**$742**	$709	**$847**	$801	**$995**	$938
Central City	**$1,198**	$1,073	**$1,404**	$1,282	**$2,163**	$1,977	**$3,290**	$2,727
Forest Park-Northwest Hills	-	-	**$1,330**	$1,368	**$1,522**	$1,610	-	-
Gateway	**$654**	$619	**$823**	$776	**$930**	$860	**$1,137**	$1,063
Hayden Island	-	-	**$1,594**	$1,129	**$2,078**	$1,384	-	-
Hillsdale-Multnomah-Barbur	**$855**	$716	**$867**	$784	**$1,015**	$942	**$1,343**	$1,293
Hollywood	**$1,080**	$997	**$1,206**	$1,085	**$1,540**	$1,289	**$2,440**	$1,196
Interstate Corridor	**$1,020**	$980	**$1,287**	$1,176	**$1,496**	$1,508	**$937**	$977
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Parkrose-Argay	**$585**	$654	**$790**	$711	**$984**	$842	**$1,097**	$964
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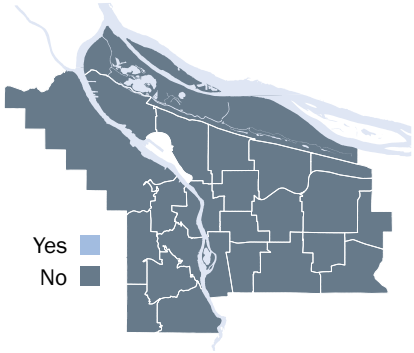
Raleigh Hills	**$595**	$556	**$875**	$732	**$1,050**	$967	**$1,308**	$1,179
Roseway-Cully	**$600**	$563	**$812**	$795	**$1,022**	$956	**$1,174**	$1,117
Sellwood-Moreland-Brooklyn	**$1,263**	$974	**$894**	$803	**$1,124**	$958	-	-
South Portland-Marquam Hill	**$1,123**	$1,111	**$1,367**	$1,330	**$1,858**	$2,088	**$1,284**	$1,066
St. Johns	**$762**	$737	**$814**	$784	**$909**	$839	**$1,147**	$1,033
Tryon Creek-South Terwilliger	**$675**	-	-	-	**$900**	-	-	-
West Portland	**$848**	$843	**$971**	$901	**$1,288**	$1,229	**$1,487**	$1,324
Woodstock	**$1,019**	$893	**$1,020**	$835	**$1,225**	$1,130	**$1,112**	$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

Rental Affordability

3 Person Extremely Low Income (30% MFI)

2-Bedroom Affordability



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$20,090
Maximum Monthly Housing Considered Affordable	$502
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

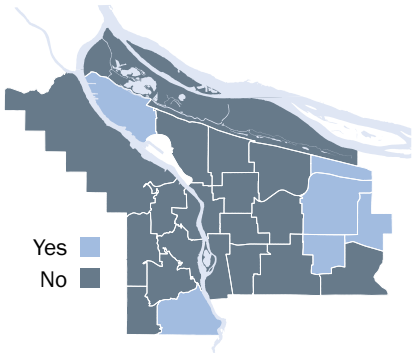
	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
Neighborhood	**2015**	2014	**2015**	2014	**2015**	2014	**2015**	2014
122nd-Division	**$539**	$538	**$740**	$692	**$884**	$803	**$1,095**	$1,031
Belmont-Hawthorne-Division	**$1,043**	$1,033	**$1,158**	$1,094	**$1,220**	$1,169	**$1,337**	$1,121
Centennial-Glenfair-Wilkes	**$689**	$656	**$742**	$709	**$847**	$801	**$995**	$938
Central City	**$1,198**	$1,073	**$1,404**	$1,282	**$2,163**	$1,977	**$3,290**	$2,727
Forest Park-Northwest Hills	-	-	**$1,330**	$1,368	**$1,522**	$1,610	-	-
Gateway	**$654**	$619	**$823**	$776	**$930**	$860	**$1,137**	$1,063
Hayden Island	-	-	**$1,594**	$1,129	**$2,078**	$1,384	-	-
Hillsdale-Multnomah-Barbur	**$855**	$716	**$867**	$784	**$1,015**	$942	**$1,343**	$1,293
Hollywood	**$1,080**	$997	**$1,206**	$1,085	**$1,540**	$1,289	**$2,440**	$1,196
Interstate Corridor	**$1,020**	$980	**$1,287**	$1,176	**$1,496**	$1,508	**$937**	$977
Lents-Foster	**$753**	$716	**$900**	$809	**$1,035**	$908	**$1,342**	$1,150
MLK-Alberta	**$1,123**	$1,003	**$1,022**	$1,028	**$1,274**	$1,186	**$854**	$821
Montavilla	**$908**	$771	**$837**	$779	**$1,009**	$879	**$1,028**	$954
Northwest	**$1,086**	$1,046	**$1,518**	$1,432	**$2,243**	$2,012	**$1,933**	$2,065
Parkrose-Argay	**$585**	$654	**$790**	$711	**$984**	$842	**$1,097**	$964
Pleasant Valley	-	-	**$842**	$738	**$1,003**	$907	**$1,289**	$1,061
Raleigh Hills	**$595**	$556	**$875**	$732	**$1,050**	$967	**$1,308**	$1,179
Roseway-Cully	**$600**	$563	**$812**	$795	**$1,022**	$956	**$1,174**	$1,117
Sellwood-Moreland-Brooklyn	**$1,263**	$974	**$894**	$803	**$1,124**	$958	-	-
South Portland-Marquam Hill	**$1,123**	$1,111	**$1,367**	$1,330	**$1,858**	$2,088	**$1,284**	$1,066
St. Johns	**$762**	$737	**$814**	$784	**$909**	$839	**$1,147**	$1,033
Tryon Creek-South Terwilliger	**$675**	-	-	-	**$900**	-	-	-
West Portland	**$848**	$843	**$971**	$901	**$1,288**	$1,229	**$1,487**	$1,324
Woodstock	**$1,019**	$893	**$1,020**	$835	**$1,225**	$1,130	**$1,112**	$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

Rental Affordability

3 Person Low Income (60% MFI)

2-Bedroom Affordability



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$39,720
Maximum Monthly Housing Considered Affordable	$993
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

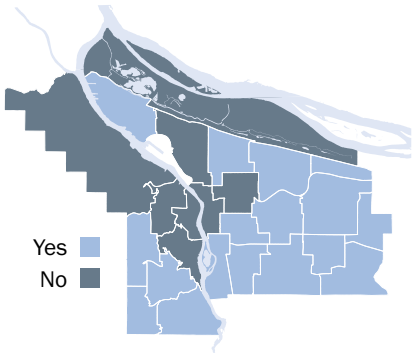
	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
Neighborhood	**2015**	2014	**2015**	2014	**2015**	2014	**2015**	2014
122nd-Division	**$539**	$538	**$740**	$692	**$884**	$803	**$1,095**	$1,031
Belmont-Hawthorne-Division	**$1,043**	$1,033	**$1,158**	$1,094	**$1,220**	$1,169	**$1,337**	$1,121
Centennial-Glenfair-Wilkes	**$689**	$656	**$742**	$709	**$847**	$801	**$995**	$938
Central City	**$1,198**	$1,073	**$1,404**	$1,282	**$2,163**	$1,977	**$3,290**	$2,727
Forest Park-Northwest Hills	-	-	**$1,330**	$1,368	**$1,522**	$1,610	-	-
Gateway	**$654**	$619	**$823**	$776	**$930**	$860	**$1,137**	$1,063
Hayden Island	-	-	**$1,594**	$1,129	**$2,078**	$1,384	-	-
Hillsdale-Multnomah-Barbur	**$855**	$716	**$867**	$784	**$1,015**	$942	**$1,343**	$1,293
Hollywood	**$1,080**	$997	**$1,206**	**$1,085**	**$1,540**	$1,289	**$2,440**	$1,196
Interstate Corridor	**$1,020**	$980	**$1,287**	**$1,176**	**$1,496**	$1,508	**$937**	$977
Lents-Foster	**$753**	$716	**$900**	$809	**$1,035**	$908	**$1,342**	$1,150
MLK-Alberta	**$1,123**	$1,003	**$1,022**	$1,028	**$1,274**	$1,186	**$854**	$821
Montavilla	**$908**	$771	**$837**	$779	**$1,009**	$879	**$1,028**	$954
Northwest	**$1,086**	$1,046	**$1,518**	$1,432	**$2,243**	$2,012	**$1,933**	$2,065
Parkrose-Argay	**$585**	$654	**$790**	$711	**$984**	$842	**$1,097**	$964
Pleasant Valley	-	-	**$842**	$738	**$1,003**	$907	**$1,289**	$1,061
Raleigh Hills	**$595**	$556	**$875**	$732	**$1,050**	$967	**$1,308**	$1,179
Roseway-Cully	**$600**	$563	**$812**	$795	**$1,022**	$956	**$1,174**	$1,117
Sellwood-Moreland-Brooklyn	**$1,263**	$974	**$894**	$803	**$1,124**	$958	-	-
South Portland-Marquam Hill	**$1,123**	$1,111	**$1,367**	$1,330	**$1,858**	$2,088	**$1,284**	$1,066
St. Johns	**$762**	$737	**$814**	$784	**$909**	$839	**$1,147**	$1,033
Tryon Creek-South Terwilliger	**$675**	-	-	-	**$900**	-	-	-
West Portland	**$848**	$843	**$971**	$901	**$1,288**	$1,229	**$1,487**	$1,324
Woodstock	**$1,019**	$893	**$1,020**	$835	**$1,225**	$1,130	**$1,112**	$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

Rental Affordability

3 Person Moderate Income (80% MFI)

2-Bedroom Affordability



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$52,950
Maximum Monthly Housing Considered Affordable	$1,323
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

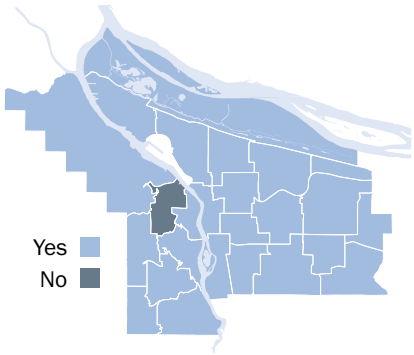
Portland Rental Affordability: Average Neighborhood Rent by Unit Type

	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
Neighborhood	**2015**	2014	**2015**	2014	**2015**	2014	**2015**	2014
122nd-Division	**$539**	$538	**$740**	$692	**$884**	$803	**$1,095**	$1,031
Belmont-Hawthorne-Division	**$1,043**	$1,033	**$1,158**	$1,094	**$1,220**	$1,169	**$1,337**	$1,121
Centennial-Glenfair-Wilkes	**$689**	$656	**$742**	$709	**$847**	$801	**$995**	$938
Central City	**$1,198**	$1,073	**$1,404**	$1,282	**$2,163**	$1,977	**$3,290**	$2,727
Forest Park-Northwest Hills	-	-	**$1,330**	$1,368	**$1,522**	$1,610	-	-
Gateway	**$654**	$619	**$823**	$776	**$930**	$860	**$1,137**	$1,063
Hayden Island	-	-	**$1,594**	$1,129	**$2,078**	$1,384	-	-
Hillsdale-Multnomah-Barbur	**$855**	$716	**$867**	$784	**$1,015**	$942	**$1,343**	$1,293
Hollywood	**$1,080**	$997	**$1,206**	$1,085	**$1,540**	$1,289	**$2,440**	$1,196
Interstate Corridor	**$1,020**	$980	**$1,287**	$1,176	**$1,496**	$1,508	**$937**	$977
Lents-Foster	**$753**	$716	**$900**	$809	**$1,035**	$908	**$1,342**	$1,150
MLK-Alberta	**$1,123**	$1,003	**$1,022**	$1,028	**$1,274**	$1,186	**$854**	$821
Montavilla	**$908**	$771	**$837**	$779	**$1,009**	$879	**$1,028**	$954
Northwest	**$1,086**	$1,046	**$1,518**	$1,432	**$2,243**	$2,012	**$1,933**	$2,065
Parkrose-Argay	**$585**	$654	**$790**	$711	**$984**	$842	**$1,097**	$964
Pleasant Valley	-	-	**$842**	$738	**$1,003**	$907	**$1,289**	$1,061
Raleigh Hills	**$595**	$556	**$875**	$732	**$1,050**	$967	**$1,308**	$1,179
Roseway-Cully	**$600**	$563	**$812**	$795	**$1,022**	$956	**$1,174**	$1,117
Sellwood-Moreland-Brooklyn	**$1,263**	$974	**$894**	$803	**$1,124**	$958	-	-
South Portland-Marquam Hill	**$1,123**	$1,111	**$1,367**	$1,330	**$1,858**	$2,088	**$1,284**	$1,066
St. Johns	**$762**	$737	**$814**	$784	**$909**	$839	**$1,147**	$1,033
Tryon Creek-South Terwilliger	**$675**	-	-	-	**$900**	-	-	-
West Portland	**$848**	$843	**$971**	$901	**$1,288**	$1,229	**$1,487**	$1,324
Woodstock	**$1,019**	$893	**$1,020**	$835	**$1,225**	$1,130	**$1,112**	$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

Average Couple with Family

2-Bedroom Affordability



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$88,088
Maximum Monthly Housing Considered Affordable	$2,202
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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.

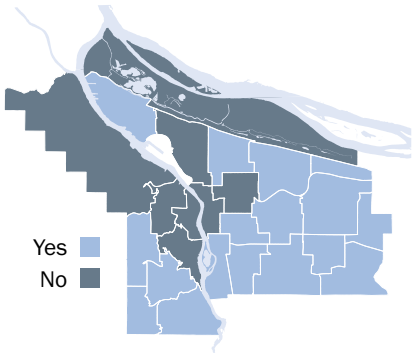
Portland Rental Affordability: Average Neighborhood Rent by Unit Type

	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
Neighborhood	**2015**	2014	**2015**	2014	**2015**	2014	**2015**	2014
122nd-Division	**$539**	$538	**$740**	$692	**$884**	$803	**$1,095**	$1,031
Belmont-Hawthorne-Division	**$1,043**	$1,033	**$1,158**	$1,094	**$1,220**	$1,169	**$1,337**	$1,121
Centennial-Glenfair-Wilkes	**$689**	$656	**$742**	$709	**$847**	$801	**$995**	$938
Central City	**$1,198**	$1,073	**$1,404**	$1,282	**$2,163**	$1,977	**$3,290**	$2,727
Forest Park-Northwest Hills	-	-	**$1,330**	$1,368	**$1,522**	$1,610	-	-
Gateway	**$654**	$619	**$823**	$776	**$930**	$860	**$1,137**	$1,063
Hayden Island	-	-	**$1,594**	$1,129	**$2,078**	$1,384	-	-
Hillsdale-Multnomah-Barbur	**$855**	$716	**$867**	$784	**$1,015**	$942	**$1,343**	$1,293
Hollywood	**$1,080**	$997	**$1,206**	$1,085	**$1,540**	$1,289	**$2,440**	$1,196
Interstate Corridor	**$1,020**	$980	**$1,287**	$1,176	**$1,496**	$1,508	**$937**	$977
Lents-Foster	**$753**	$716	**$900**	$809	**$1,035**	$908	**$1,342**	$1,150
MLK-Alberta	**$1,123**	$1,003	**$1,022**	$1,028	**$1,274**	$1,186	**$854**	$821
Montavilla	**$908**	$771	**$837**	$779	**$1,009**	$879	**$1,028**	$954
Northwest	**$1,086**	$1,046	**$1,518**	$1,432	**$2,243**	$2,012	**$1,933**	$2,065
Parkrose-Argay	**$585**	$654	**$790**	$711	**$984**	$842	**$1,097**	$964
Pleasant Valley	-	-	**$842**	$738	**$1,003**	$907	**$1,289**	$1,061
Raleigh Hills	**$595**	$556	**$875**	$732	**$1,050**	$967	**$1,308**	$1,179
Roseway-Cully	**$600**	$563	**$812**	$795	**$1,022**	$956	**$1,174**	$1,117
Sellwood-Moreland-Brooklyn	**$1,263**	$974	**$894**	$803	**$1,124**	$958	-	-
South Portland-Marquam Hill	**$1,123**	$1,111	**$1,367**	$1,330	**$1,858**	$2,088	**$1,284**	$1,066
St. Johns	**$762**	$737	**$814**	$784	**$909**	$839	**$1,147**	$1,033
Tryon Creek-South Terwilliger	**$675**	-	-	-	**$900**	-	-	-
West Portland	**$848**	$843	**$971**	$901	**$1,288**	$1,229	**$1,487**	$1,324
Woodstock	**$1,019**	$893	**$1,020**	$835	**$1,225**	$1,130	**$1,112**	$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

Average White Household

2-Bedroom Affordability



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$59,758
Maximum Monthly Housing Considered Affordable	$1,494
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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.

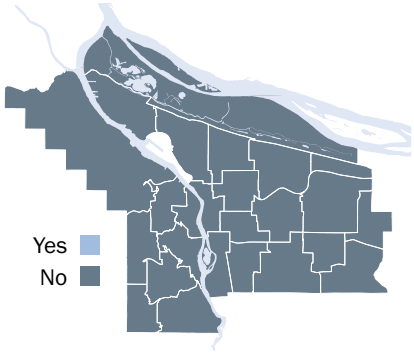
Portland Rental Affordability: Average Neighborhood Rent by Unit Type

	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
Neighborhood	**2015**	2014	**2015**	2014	**2015**	2014	**2015**	2014
122nd-Division	**$539**	$538	**$740**	$692	**$884**	$803	**$1,095**	$1,031
Belmont-Hawthorne-Division	**$1,043**	$1,033	**$1,158**	$1,094	**$1,220**	$1,169	**$1,337**	$1,121
Centennial-Glenfair-Wilkes	**$689**	$656	**$742**	$709	**$847**	$801	**$995**	$938
Central City	**$1,198**	$1,073	**$1,404**	$1,282	**$2,163**	$1,977	**$3,290**	$2,727
Forest Park-Northwest Hills	-	-	**$1,330**	$1,368	**$1,522**	$1,610	-	-
Gateway	**$654**	$619	**$823**	$776	**$930**	$860	**$1,137**	$1,063
Hayden Island	-	-	**$1,594**	$1,129	**$2,078**	$1,384	-	-
Hillsdale-Multnomah-Barbur	**$855**	$716	**$867**	$784	**$1,015**	$942	**$1,343**	$1,293
Hollywood	**$1,080**	$997	**$1,206**	$1,085	**$1,540**	$1,289	**$2,440**	$1,196
Interstate Corridor	**$1,020**	$980	**$1,287**	$1,176	**$1,496**	$1,508	**$937**	$977
Lents-Foster	**$753**	$716	**$900**	$809	**$1,035**	$908	**$1,342**	$1,150
MLK-Alberta	**$1,123**	$1,003	**$1,022**	$1,028	**$1,274**	$1,186	**$854**	$821
Montavilla	**$908**	$771	**$837**	$779	**$1,009**	$879	**$1,028**	$954
Northwest	**$1,086**	$1,046	**$1,518**	$1,432	**$2,243**	$2,012	**$1,933**	$2,065
Parkrose-Argay	**$585**	$654	**$790**	$711	**$984**	$842	**$1,097**	$964
Pleasant Valley	-	-	**$842**	$738	**$1,003**	$907	**$1,289**	$1,061
Raleigh Hills	**$595**	$556	**$875**	$732	**$1,050**	$967	**$1,308**	$1,179
Roseway-Cully	**$600**	$563	**$812**	$795	**$1,022**	$956	**$1,174**	$1,117
Sellwood-Moreland-Brooklyn	**$1,263**	$974	**$894**	$803	**$1,124**	$958	-	-
South Portland-Marquam Hill	**$1,123**	$1,111	**$1,367**	$1,330	**$1,858**	$2,088	**$1,284**	$1,066
St. Johns	**$762**	$737	**$814**	$784	**$909**	$839	**$1,147**	$1,033
Tryon Creek-South Terwilliger	**$675**	-	-	-	**$900**	-	-	-
West Portland	**$848**	$843	**$971**	$901	**$1,288**	$1,229	**$1,487**	$1,324
Woodstock	**$1,019**	$893	**$1,020**	$835	**$1,225**	$1,130	**$1,112**	$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

Average Black Household

2-Bedroom Affordability



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$27,923
Maximum Monthly Housing Considered Affordable	$698
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

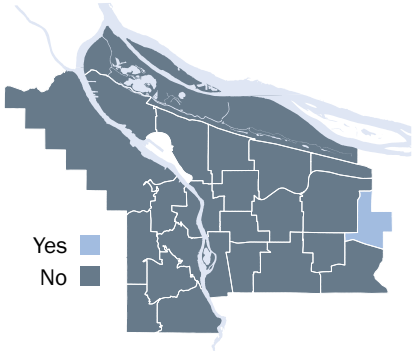
Portland Rental Affordability: Average Neighborhood Rent by Unit Type

	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
Neighborhood	**2015**	2014	**2015**	2014	**2015**	2014	**2015**	2014
122nd-Division	**$539**	$538	**$740**	$692	**$884**	$803	**$1,095**	$1,031
Belmont-Hawthorne-Division	**$1,043**	$1,033	**$1,158**	$1,094	**$1,220**	$1,169	**$1,337**	$1,121
Centennial-Glenfair-Wilkes	**$689**	$656	**$742**	$709	**$847**	$801	**$995**	$938
Central City	**$1,198**	$1,073	**$1,404**	$1,282	**$2,163**	$1,977	**$3,290**	$2,727
Forest Park-Northwest Hills	-	-	**$1,330**	$1,368	**$1,522**	$1,610	-	-
Gateway	**$654**	$619	**$823**	$776	**$930**	$860	**$1,137**	$1,063
Hayden Island	-	-	**$1,594**	$1,129	**$2,078**	$1,384	-	-
Hillsdale-Multnomah-Barbur	**$855**	$716	**$867**	$784	**$1,015**	$942	**$1,343**	$1,293
Hollywood	**$1,080**	$997	**$1,206**	$1,085	**$1,540**	$1,289	**$2,440**	$1,196
Interstate Corridor	**$1,020**	$980	**$1,287**	$1,176	**$1,496**	$1,508	**$937**	$977
Lents-Foster	**$753**	$716	**$900**	$809	**$1,035**	$908	**$1,342**	$1,150
MLK-Alberta	**$1,123**	$1,003	**$1,022**	$1,028	**$1,274**	$1,186	**$854**	$821
Montavilla	**$908**	$771	**$837**	$779	**$1,009**	$879	**$1,028**	$954
Northwest	**$1,086**	$1,046	**$1,518**	$1,432	**$2,243**	$2,012	**$1,933**	$2,065
Parkrose-Argay	**$585**	$654	**$790**	$711	**$984**	$842	**$1,097**	$964
Pleasant Valley	-	-	**$842**	$738	**$1,003**	$907	**$1,289**	$1,061
Raleigh Hills	**$595**	$556	**$875**	$732	**$1,050**	$967	**$1,308**	$1,179
Roseway-Cully	**$600**	$563	**$812**	$795	**$1,022**	$956	**$1,174**	$1,117
Sellwood-Moreland-Brooklyn	**$1,263**	$974	**$894**	$803	**$1,124**	$958	-	-
South Portland-Marquam Hill	**$1,123**	$1,111	**$1,367**	$1,330	**$1,858**	$2,088	**$1,284**	$1,066
St. Johns	**$762**	$737	**$814**	$784	**$909**	$839	**$1,147**	$1,033
Tryon Creek-South Terwilliger	**$675**	-	-	-	**$900**	-	-	-
West Portland	**$848**	$843	**$971**	$901	**$1,288**	$1,229	**$1,487**	$1,324
Woodstock	**$1,019**	$893	**$1,020**	$835	**$1,225**	$1,130	**$1,112**	$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

Average Latino Household

2-Bedroom Affordability



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$35,108
Maximum Monthly Housing Considered Affordable	$877
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **Latino** 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.

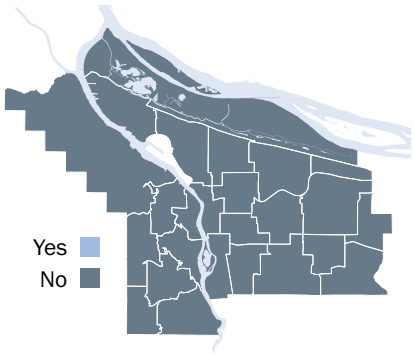
Portland Rental Affordability: Average Neighborhood Rent by Unit Type

	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
Neighborhood	**2015**	2014	**2015**	2014	**2015**	2014	**2015**	2014
122nd-Division	**$539**	$538	**$740**	$692	**$884**	$803	**$1,095**	$1,031
Belmont-Hawthorne-Division	**$1,043**	$1,033	**$1,158**	$1,094	**$1,220**	$1,169	**$1,337**	$1,121
Centennial-Glenfair-Wilkes	**$689**	$656	**$742**	$709	**$847**	$801	**$995**	$938
Central City	**$1,198**	$1,073	**$1,404**	$1,282	**$2,163**	$1,977	**$3,290**	$2,727
Forest Park-Northwest Hills	-	-	**$1,330**	$1,368	**$1,522**	$1,610	-	-
Gateway	**$654**	$619	**$823**	$776	**$930**	$860	**$1,137**	$1,063
Hayden Island	-	-	**$1,594**	$1,129	**$2,078**	$1,384	-	-
Hillsdale-Multnomah-Barbur	**$855**	$716	**$867**	$784	**$1,015**	$942	**$1,343**	$1,293
Hollywood	**$1,080**	$997	**$1,206**	$1,085	**$1,540**	$1,289	**$2,440**	$1,196
Interstate Corridor	**$1,020**	$980	**$1,287**	$1,176	**$1,496**	$1,508	**$937**	$977
Lents-Foster	**$753**	$716	**$900**	$809	**$1,035**	$908	**$1,342**	$1,150
MLK-Alberta	**$1,123**	$1,003	**$1,022**	$1,028	**$1,274**	$1,186	**$854**	$821
Montavilla	**$908**	$771	**$837**	$779	**$1,009**	$879	**$1,028**	$954
Northwest	**$1,086**	$1,046	**$1,518**	$1,432	**$2,243**	$2,012	**$1,933**	$2,065
Parkrose-Argay	**$585**	$654	**$790**	$711	**$984**	$842	**$1,097**	$964
Pleasant Valley	-	-	**$842**	$738	**$1,003**	$907	**$1,289**	$1,061
Raleigh Hills	**$595**	$556	**$875**	$732	**$1,050**	$967	**$1,308**	$1,179
Roseway-Cully	**$600**	$563	**$812**	$795	**$1,022**	$956	**$1,174**	$1,117
Sellwood-Moreland-Brooklyn	**$1,263**	$974	**$894**	$803	**$1,124**	$958	-	-
South Portland-Marquam Hill	**$1,123**	$1,111	**$1,367**	$1,330	**$1,858**	$2,088	**$1,284**	$1,066
St. Johns	**$762**	$737	**$814**	$784	**$909**	$839	**$1,147**	$1,033
Tryon Creek-South Terwilliger	**$675**	-	-	-	**$900**	-	-	-
West Portland	**$848**	$843	**$971**	$901	**$1,288**	$1,229	**$1,487**	$1,324
Woodstock	**$1,019**	$893	**$1,020**	$835	**$1,225**	$1,130	**$1,112**	$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

Average Native American Household

2-Bedroom Affordability



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$22,247
Maximum Monthly Housing Considered Affordable	$556
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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.

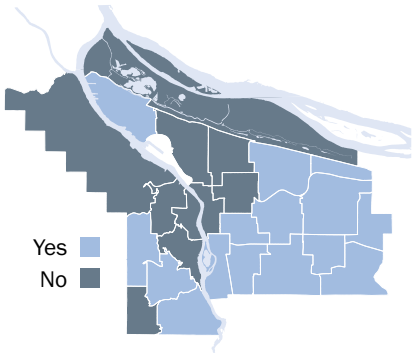
Portland Rental Affordability: Average Neighborhood Rent by Unit Type

	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
Neighborhood	**2015**	2014	**2015**	2014	**2015**	2014	**2015**	2014
122nd-Division	**$539**	$538	**$740**	$692	**$884**	$803	**$1,095**	$1,031
Belmont-Hawthorne-Division	**$1,043**	$1,033	**$1,158**	$1,094	**$1,220**	$1,169	**$1,337**	$1,121
Centennial-Glenfair-Wilkes	**$689**	$656	**$742**	$709	**$847**	$801	**$995**	$938
Central City	**$1,198**	$1,073	**$1,404**	$1,282	**$2,163**	$1,977	**$3,290**	$2,727
Forest Park-Northwest Hills	-	-	**$1,330**	$1,368	**$1,522**	$1,610	-	-
Gateway	**$654**	$619	**$823**	$776	**$930**	$860	**$1,137**	$1,063
Hayden Island	-	-	**$1,594**	$1,129	**$2,078**	$1,384	-	-
Hillsdale-Multnomah-Barbur	**$855**	$716	**$867**	$784	**$1,015**	$942	**$1,343**	$1,293
Hollywood	**$1,080**	$997	**$1,206**	$1,085	**$1,540**	$1,289	**$2,440**	$1,196
Interstate Corridor	**$1,020**	$980	**$1,287**	$1,176	**$1,496**	$1,508	**$937**	$977
Lents-Foster	**$753**	$716	**$900**	$809	**$1,035**	$908	**$1,342**	$1,150
MLK-Alberta	**$1,123**	$1,003	**$1,022**	$1,028	**$1,274**	$1,186	**$854**	$821
Montavilla	**$908**	$771	**$837**	$779	**$1,009**	$879	**$1,028**	$954
Northwest	**$1,086**	$1,046	**$1,518**	$1,432	**$2,243**	$2,012	**$1,933**	$2,065
Parkrose-Argay	**$585**	$654	**$790**	$711	**$984**	$842	**$1,097**	$964
Pleasant Valley	-	-	**$842**	$738	**$1,003**	$907	**$1,289**	$1,061
Raleigh Hills	**$595**	$556	**$875**	$732	**$1,050**	$967	**$1,308**	$1,179
Roseway-Cully	**$600**	$563	**$812**	$795	**$1,022**	$956	**$1,174**	$1,117
Sellwood-Moreland-Brooklyn	**$1,263**	$974	**$894**	$803	**$1,124**	$958	-	-
South Portland-Marquam Hill	**$1,123**	$1,111	**$1,367**	$1,330	**$1,858**	$2,088	**$1,284**	$1,066
St. Johns	**$762**	$737	**$814**	$784	**$909**	$839	**$1,147**	$1,033
Tryon Creek-South Terwilliger	**$675**	-	-	-	**$900**	-	-	-
West Portland	**$848**	$843	**$971**	$901	**$1,288**	$1,229	**$1,487**	$1,324
Woodstock	**$1,019**	$893	**$1,020**	$835	**$1,225**	$1,130	**$1,112**	$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

Average Asian Household

2-Bedroom Affordability



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$50,829
Maximum Monthly Housing Considered Affordable	$1,270
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

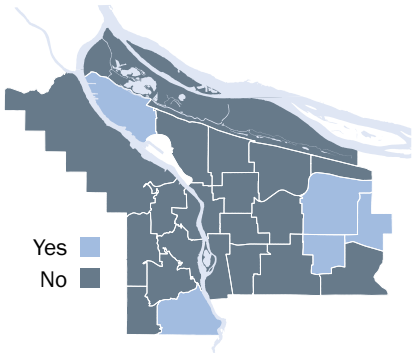
Portland Rental Affordability: Average Neighborhood Rent by Unit Type

	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
Neighborhood	**2015**	2014	**2015**	2014	**2015**	2014	**2015**	2014
122nd-Division	**$539**	$538	**$740**	$692	**$884**	$803	**$1,095**	$1,031
Belmont-Hawthorne-Division	**$1,043**	$1,033	**$1,158**	$1,094	**$1,220**	$1,169	**$1,337**	$1,121
Centennial-Glenfair-Wilkes	**$689**	$656	**$742**	$709	**$847**	$801	**$995**	$938
Central City	**$1,198**	$1,073	**$1,404**	$1,282	**$2,163**	$1,977	**$3,290**	$2,727
Forest Park-Northwest Hills	-	-	**$1,330**	$1,368	**$1,522**	$1,610	-	-
Gateway	**$654**	$619	**$823**	$776	**$930**	$860	**$1,137**	$1,063
Hayden Island	-	-	**$1,594**	$1,129	**$2,078**	$1,384	-	-
Hillsdale-Multnomah-Barbur	**$855**	$716	**$867**	$784	**$1,015**	$942	**$1,343**	$1,293
Hollywood	**$1,080**	$997	**$1,206**	$1,085	**$1,540**	$1,289	**$2,440**	$1,196
Interstate Corridor	**$1,020**	$980	**$1,287**	$1,176	**$1,496**	$1,508	**$937**	$977
Lents-Foster	**$753**	$716	**$900**	$809	**$1,035**	$908	**$1,342**	$1,150
MLK-Alberta	**$1,123**	$1,003	**$1,022**	$1,028	**$1,274**	$1,186	**$854**	$821
Montavilla	**$908**	$771	**$837**	$779	**$1,009**	$879	**$1,028**	$954
Northwest	**$1,086**	$1,046	**$1,518**	$1,432	**$2,243**	$2,012	**$1,933**	$2,065
Parkrose-Argay	**$585**	$654	**$790**	$711	**$984**	$842	**$1,097**	$964
Pleasant Valley	-	-	**$842**	$738	**$1,003**	$907	**$1,289**	$1,061
Raleigh Hills	**$595**	$556	**$875**	$732	**$1,050**	$967	**$1,308**	$1,179
Roseway-Cully	**$600**	$563	**$812**	$795	**$1,022**	$956	**$1,174**	$1,117
Sellwood-Moreland-Brooklyn	**$1,263**	$974	**$894**	$803	**$1,124**	$958	-	-
South Portland-Marquam Hill	**$1,123**	$1,111	**$1,367**	$1,330	**$1,858**	$2,088	**$1,284**	$1,066
St. Johns	**$762**	$737	**$814**	$784	**$909**	$839	**$1,147**	$1,033
Tryon Creek-South Terwilliger	**$675**	-	-	-	**$900**	-	-	-
West Portland	**$848**	$843	**$971**	$901	**$1,288**	$1,229	**$1,487**	$1,324
Woodstock	**$1,019**	$893	**$1,020**	$835	**$1,225**	$1,130	**$1,112**	$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

Average Senior Household

2-Bedroom Affordability



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$37,299
Maximum Monthly Housing Considered Affordable	$932
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

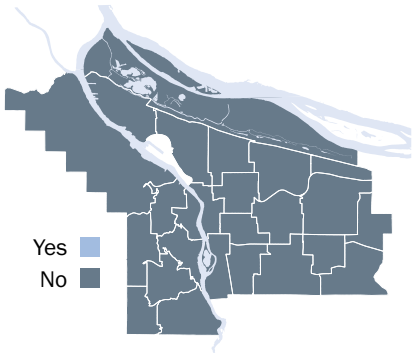
Portland Rental Affordability: Average Neighborhood Rent by Unit Type

	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
Neighborhood	**2015**	2014	**2015**	2014	**2015**	2014	**2015**	2014
122nd-Division	**$539**	$538	**$740**	$692	**$884**	$803	**$1,095**	$1,031
Belmont-Hawthorne-Division	**$1,043**	$1,033	**$1,158**	$1,094	**$1,220**	$1,169	**$1,337**	$1,121
Centennial-Glenfair-Wilkes	**$689**	$656	**$742**	$709	**$847**	$801	**$995**	$938
Central City	**$1,198**	$1,073	**$1,404**	$1,282	**$2,163**	$1,977	**$3,290**	$2,727
Forest Park-Northwest Hills	-	-	**$1,330**	$1,368	**$1,522**	$1,610	-	-
Gateway	**$654**	$619	**$823**	$776	**$930**	$860	**$1,137**	$1,063
Hayden Island	-	-	**$1,594**	$1,129	**$2,078**	$1,384	-	-
Hillsdale-Multnomah-Barbur	**$855**	$716	**$867**	$784	**$1,015**	$942	**$1,343**	$1,293
Hollywood	**$1,080**	$997	**$1,206**	$1,085	**$1,540**	$1,289	**$2,440**	$1,196
Interstate Corridor	**$1,020**	$980	**$1,287**	$1,176	**$1,496**	$1,508	**$937**	$977
Lents-Foster	**$753**	$716	**$900**	$809	**$1,035**	$908	**$1,342**	$1,150
MLK-Alberta	**$1,123**	$1,003	**$1,022**	$1,028	**$1,274**	$1,186	**$854**	$821
Montavilla	**$908**	$771	**$837**	$779	**$1,009**	$879	**$1,028**	$954
Northwest	**$1,086**	$1,046	**$1,518**	$1,432	**$2,243**	$2,012	**$1,933**	$2,065
Parkrose-Argay	**$585**	$654	**$790**	$711	**$984**	$842	**$1,097**	$964
Pleasant Valley	-	-	**$842**	$738	**$1,003**	$907	**$1,289**	$1,061
Raleigh Hills	**$595**	$556	**$875**	$732	**$1,050**	$967	**$1,308**	$1,179
Roseway-Cully	**$600**	$563	**$812**	$795	**$1,022**	$956	**$1,174**	$1,117
Sellwood-Moreland-Brooklyn	**$1,263**	$974	**$894**	$803	**$1,124**	$958	-	-
South Portland-Marquam Hill	**$1,123**	$1,111	**$1,367**	$1,330	**$1,858**	$2,088	**$1,284**	$1,066
St. Johns	**$762**	$737	**$814**	$784	**$909**	$839	**$1,147**	$1,033
Tryon Creek-South Terwilliger	**$675**	-	-	-	**$900**	-	-	-
West Portland	**$848**	$843	**$971**	$901	**$1,288**	$1,229	**$1,487**	$1,324
Woodstock	**$1,019**	$893	**$1,020**	$835	**$1,225**	$1,130	**$1,112**	$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

Average Single Mother Household

2-Bedroom Affordability



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$33,772
Maximum Monthly Housing Considered Affordable	$844
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

On average, a **single mother** household 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.

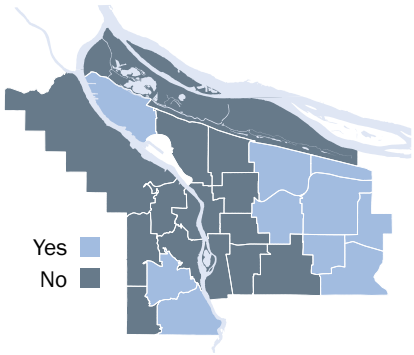
Portland Rental Affordability: Average Neighborhood Rent by Unit Type

	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
Neighborhood	**2015**	2014	**2015**	2014	**2015**	2014	**2015**	2014
122nd-Division	**$539**	$538	**$740**	$692	**$884**	$803	**$1,095**	$1,031
Belmont-Hawthorne-Division	**$1,043**	$1,033	**$1,158**	$1,094	**$1,220**	$1,169	**$1,337**	$1,121
Centennial-Glenfair-Wilkes	**$689**	$656	**$742**	$709	**$847**	$801	**$995**	$938
Central City	**$1,198**	$1,073	**$1,404**	$1,282	**$2,163**	$1,977	**$3,290**	$2,727
Forest Park-Northwest Hills	-	-	**$1,330**	$1,368	**$1,522**	$1,610	-	-
Gateway	**$654**	$619	**$823**	$776	**$930**	$860	**$1,137**	$1,063
Hayden Island	-	-	**$1,594**	$1,129	**$2,078**	$1,384	-	-
Hillsdale-Multnomah-Barbur	**$855**	$716	**$867**	$784	**$1,015**	$942	**$1,343**	$1,293
Hollywood	**$1,080**	$997	**$1,206**	$1,085	**$1,540**	$1,289	**$2,440**	$1,196
Interstate Corridor	**$1,020**	$980	**$1,287**	$1,176	**$1,496**	$1,508	**$937**	$977
Lents-Foster	**$753**	$716	**$900**	$809	**$1,035**	$908	**$1,342**	$1,150
MLK-Alberta	**$1,123**	$1,003	**$1,022**	$1,028	**$1,274**	$1,186	**$854**	$821
Montavilla	**$908**	$771	**$837**	$779	**$1,009**	$879	**$1,028**	$954
Northwest	**$1,086**	$1,046	**$1,518**	$1,432	**$2,243**	$2,012	**$1,933**	$2,065
Parkrose-Argay	**$585**	$654	**$790**	$711	**$984**	$842	**$1,097**	$964
Pleasant Valley	-	-	**$842**	$738	**$1,003**	$907	**$1,289**	$1,061
Raleigh Hills	**$595**	$556	**$875**	$732	**$1,050**	$967	**$1,308**	$1,179
Roseway-Cully	**$600**	$563	**$812**	$795	**$1,022**	$956	**$1,174**	$1,117
Sellwood-Moreland-Brooklyn	**$1,263**	$974	**$894**	$803	**$1,124**	$958	-	-
South Portland-Marquam Hill	**$1,123**	$1,111	**$1,367**	$1,330	**$1,858**	$2,088	**$1,284**	$1,066
St. Johns	**$762**	$737	**$814**	$784	**$909**	$839	**$1,147**	$1,033
Tryon Creek-South Terwilliger	**$675**	-	-	-	**$900**	-	-	-
West Portland	$848	$843	**$971**	$901	**$1,288**	$1,229	**$1,487**	$1,324
Woodstock	$1,019	$893	**$1,020**	$835	**$1,225**	$1,130	**$1,112**	$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

Average Foreign-Born Household

2-Bedroom Affordability



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$41,283
Maximum Monthly Housing Considered Affordable	$1,032
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Portland Rental Affordability: Average Neighborhood Rent by Unit Type

	Studio		1-Bedroom		2-Bedroom		3-Bedroom	
Neighborhood	**2015**	2014	**2015**	2014	**2015**	2014	**2015**	2014
122nd-Division	**$539**	$538	**$740**	$692	**$884**	$803	**$1,095**	$1,031
Belmont-Hawthorne-Division	**$1,043**	$1,033	**$1,158**	$1,094	**$1,220**	$1,169	**$1,337**	$1,121
Centennial-Glenfair-Wilkes	**$689**	$656	**$742**	$709	**$847**	$801	**$995**	$938
Central City	**$1,198**	$1,073	**$1,404**	$1,282	**$2,163**	$1,977	**$3,290**	$2,727
Forest Park-Northwest Hills	-	-	**$1,330**	$1,368	**$1,522**	$1,610	-	-
Gateway	**$654**	$619	**$823**	$776	**$930**	$860	**$1,137**	$1,063
Hayden Island	-	-	**$1,594**	$1,129	**$2,078**	$1,384	-	-
Hillsdale-Multnomah-Barbur	**$855**	$716	**$867**	$784	**$1,015**	$942	**$1,343**	$1,293
Hollywood	**$1,080**	$997	**$1,206**	$1,085	**$1,540**	$1,289	**$2,440**	$1,196
Interstate Corridor	**$1,020**	$980	**$1,287**	$1,176	**$1,496**	$1,508	**$937**	$977
Lents-Foster	**$753**	$716	**$900**	$809	**$1,035**	$908	**$1,342**	$1,150
MLK-Alberta	**$1,123**	$1,003	**$1,022**	$1,028	**$1,274**	$1,186	**$854**	$821
Montavilla	**$908**	$771	**$837**	$779	**$1,009**	$879	**$1,028**	$954
Northwest	**$1,086**	$1,046	**$1,518**	$1,432	**$2,243**	$2,012	**$1,933**	$2,065
Parkrose-Argay	**$585**	$654	**$790**	$711	**$984**	$842	**$1,097**	$964
Pleasant Valley	-	-	**$842**	$738	**$1,003**	$907	**$1,289**	$1,061
Raleigh Hills	**$595**	$556	**$875**	$732	**$1,050**	$967	**$1,308**	$1,179
Roseway-Cully	**$600**	$563	**$812**	$795	**$1,022**	$956	**$1,174**	$1,117
Sellwood-Moreland-Brooklyn	**$1,263**	$974	**$894**	$803	**$1,124**	$958	-	-
South Portland-Marquam Hill	**$1,123**	$1,111	**$1,367**	$1,330	**$1,858**	$2,088	**$1,284**	$1,066
St. Johns	**$762**	$737	**$814**	$784	**$909**	$839	**$1,147**	$1,033
Tryon Creek-South Terwilliger	**$675**	-	-	-	**$900**	-	-	-
West Portland	**$848**	$843	**$971**	$901	**$1,288**	$1,229	**$1,487**	$1,324
Woodstock	**$1,019**	$893	**$1,020**	$835	**$1,225**	$1,130	**$1,112**	$1,121

Source: CoStar Multifamily Residential Market Data, September 2015

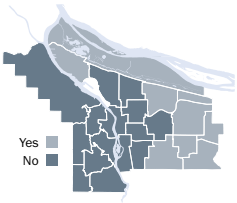
Section 2

Homeownership Market & Affordability

Guide to Homeownership Affordability Estimates

Homeownership Affordability

Average Portland Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	611,134
Households	253,021
Household Composition	2.35 individuals
Households with Children	25%
Median Income	$55,571
Maximum Monthly Housing Considered Affordable	$1,389
Homeowners	53%
Median Income for Homeowners	$79,622
Renters	47%
Median Income for Renters	$35,986
Poverty Rate	18%

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

Source: RMLS, 2015

Household Profile

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

Household Data

Currently available data for each household type.

Data Source: ACS 2013 1-Year Estimates

Affordability Estimates

Median home sales price and estimates of homeownership affordability by neighborhood. Monthly cost estimates include mortgage and insurance costs only. Affordability was determined according to whether or not the homeownership cost exceeded 30% of the median income for the given household type, not including taxes or utilities.

Data Source: ACS 2013 1-Year Income Estimates, PHB, and RMLS 2015

Change in Home Sales Price 2011 to 2014

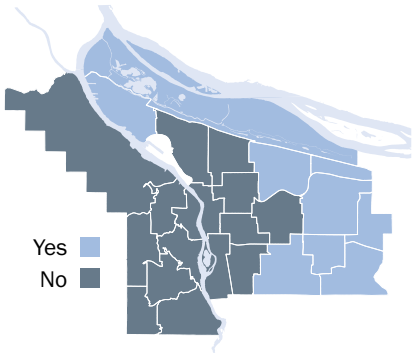
Between 2011 and 2014, the median home sales price in Portland rose 32%—an increase of roughly $75,000 in the price of buying a home. The most significant change in home prices occurred in Lents-Foster, where the median sales price rose 61% during that time (although the median sales price for the neighborhood remains well below the citywide level). The neighborhoods with the least affordable median home sales prices are Forest Park-Northwest Hills and Hollywood, while Centennial-Glenfair-Wilkes, 122nd-Division, and Gateway are the most affordable neighborhoods in the city to purchase a home.

Portland Homeownership Affordability: Change in Median Home Sales Price, 2011 to 2014

Neighborhood	2014 Median Home Sales Price	% +/-
Portland	$310,000	+31.91%
122nd-Division	$184,500	+38.2%
Belmont-Hawthorne-Division	$415,000	+34.5%
Centennial-Glenfair-Wilkes	$180,000	+33.4%
Central City	$375,000	+23.8%
Forest Park-Northwest Hills	$595,000	+26.6%
Gateway	$205,000	+36.3%
Hayden Island	$189,950	-3.8%
Hillsdale-Multnomah-Barbur	$355,000	+26.5%
Hollywood	$520,000	+30.0%
Interstate Corridor	$330,000	+37.2%
Lents-Foster	$225,000	+60.7%
MLK-Alberta	$390,000	+29.4%
Montavilla	$307,000	+34.2%
Northwest	$495,000	+30.3%
Parkrose-Argay	$237,000	+41.5%
Pleasant Valley	$247,500	+41.4%
Raleigh Hills	$438,000	+25.3%
Roseway-Cully	$280,000	+34.9%
Sellwood-Moreland-Brooklyn	$395,650	+27.6%
South Portland-Marquam Hill	$392,500	+22.3%
St. Johns	$249,000	+39.2%
Tryon Creek-South Terwilliger	$454,950	+33.8%
West Portland	$329,000	+26.5%
Woodstock	$359,900	+28.5%

Source: RMLS, 2015

Average Portland Household



AVERAGE HOUSEHOLD PROFILE	
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Median Income for Homeowners	$79,622
Renters	47%
Median Income for Renters	$35,986
Poverty Rate	18%

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.

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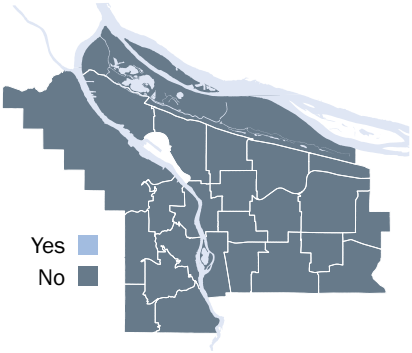
122nd-Division	$184,500	$836	YES
Belmont-Hawthorne-Division	$415,000	$1,880	NO
Centennial-Glenfair-Wilkes	$180,000	$815	YES
Central City	$375,000	$1,699	NO
Forest Park-Northwest Hills	$595,000	$2,695	NO
Gateway	$205,000	$929	YES
Hayden Island	$189,950	$860	YES
Hillsdale-Multnomah-Barbur	$355,000	$1,608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

Source: RMLS, 2015

Homeownership Affordability

3 Person Extremely Low Income (30% MFI)



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$20,090
Maximum Monthly Housing Considered Affordable	$502
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

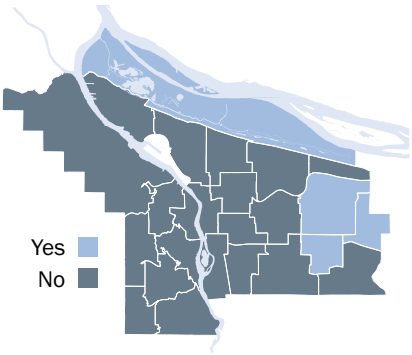
On average, a **3-person extremely low-income** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

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

Source: RMLS, 2015

Homeownership Affordability

3 Person Low Income (60% MFI)



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$39,720
Maximum Monthly Housing Considered Affordable	$993
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

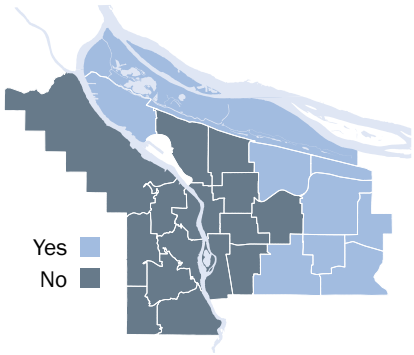
On average, a **3-person low-income** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

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

Source: RMLS, 2015

Homeownership Affordability

3 Person Moderate Income (80% MFI)



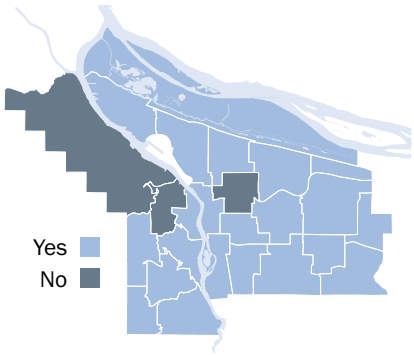
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$52,950
Maximum Monthly Housing Considered Affordable	$1,323
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Source: RMLS, 2015

Average Couple with Family



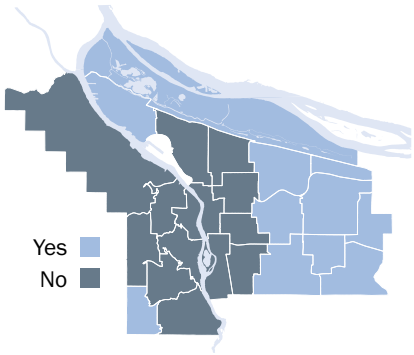
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$88,088
Maximum Monthly Housing Considered Affordable	$2,202
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Source: RMLS, 2015

Average White Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$59,758
Maximum Monthly Housing Considered Affordable	$1,494
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
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	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	$184,500	$836	YES
Belmont-Hawthorne-Division	$415,000	$1,880	NO
Centennial-Glenfair-Wilkes	$180,000	$815	YES
Central City	$375,000	$1,699	NO
Forest Park-Northwest Hills	$595,000	$2,695	NO
Gateway	$205,000	$929	YES
Hayden Island	$189,950	$860	YES
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Interstate Corridor	$330,000	$1,495	NO
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Montavilla	$307,000	$1,391	YES
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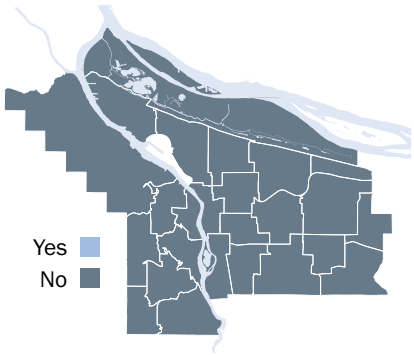
Parkrose-Argay	$237,000	$1,074	YES
Pleasant Valley	$247,500	$1,121	YES
Raleigh Hills	$438,000	$1,975	NO
Roseway-Cully	$280,000	$1,268	YES
Sellwood-Moreland-Brooklyn	$395,650	$1,792	NO
South Portland-Marquam Hill	$392,500	$1,777	NO
St. Johns	$249,000	$1,128	YES
Tryon Creek-South Terwilliger	$454,950	$2,061	NO
West Portland	$329,000	$1,490	YES
Woodstock	$359,900	$1,630	NO

Source: RMLS, 2015

Average Black Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$27,923
Maximum Monthly Housing Considered Affordable	$698
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
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	2014 Median Home Sales Price	Monthly Homeownership Cost	Homeownership Affordability
122nd-Division	$184,500	$836	NO
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Central City	$375,000	$1,699	NO
Forest Park-Northwest Hills	$595,000	$2,695	NO
Gateway	$205,000	$929	NO
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Hollywood	$520,000	$2,356	NO
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MLK-Alberta	$390,000	$1,767	NO
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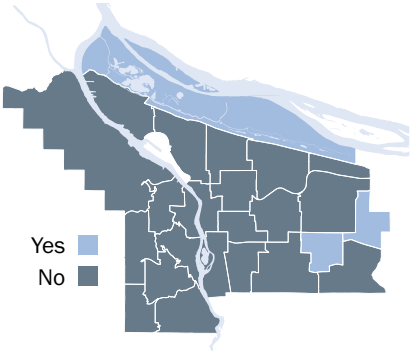
Northwest	$495,000	$2,242	NO
Parkrose-Argay	$237,000	$1,074	NO
Pleasant Valley	$247,500	$1,121	NO
Raleigh Hills	$438,000	$1,975	NO
Roseway-Cully	$280,000	$1,268	NO
Sellwood-Moreland-Brooklyn	$395,650	$1,792	NO
South Portland-Marquam Hill	$392,500	$1,777	NO
St. Johns	$249,000	$1,128	NO
Tryon Creek-South Terwilliger	$454,950	$2,061	NO
West Portland	$329,000	$1,490	NO
Woodstock	$359,900	$1,630	NO

Source: RMLS, 2015

Average Latino Household



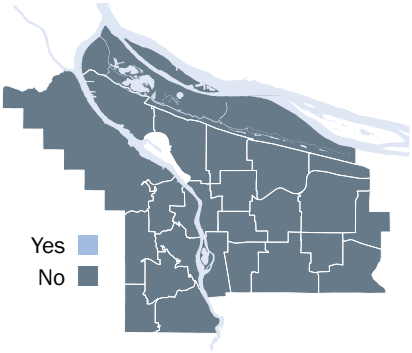
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$35,108
Maximum Monthly Housing Considered Affordable	$877
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Source: RMLS, 2015

Average Native American Household



AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$22,247
Maximum Monthly Housing Considered Affordable	$556
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

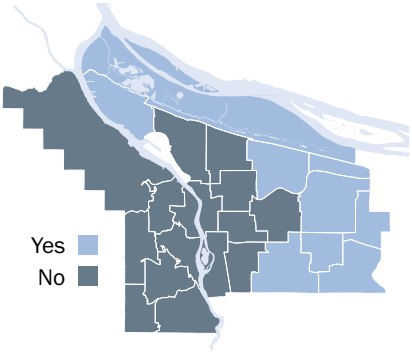
On average, a **Native American** Portland household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.

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

Source: RMLS, 2015

Homeownership Affordability

Average Asian Household



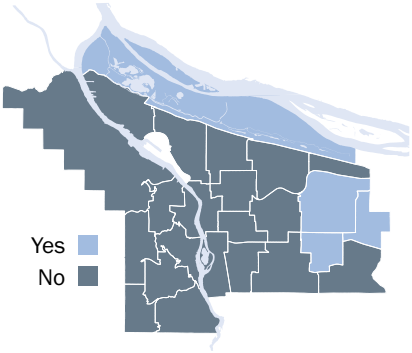
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$50,829
Maximum Monthly Housing Considered Affordable	$1,270
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Source: RMLS, 2015

Average Senior Household



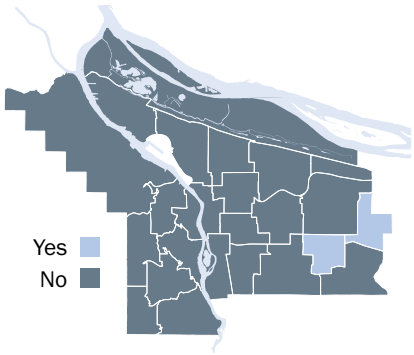
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$37,299
Maximum Monthly Housing Considered Affordable	$932
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Source: RMLS, 2015

Average Single Mother Household



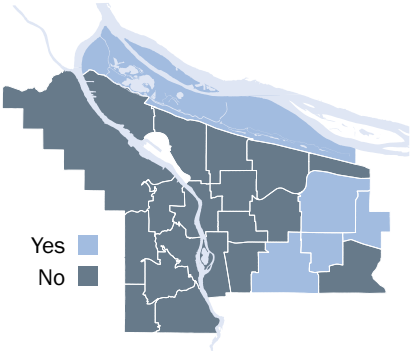
AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$33,772
Maximum Monthly Housing Considered Affordable	$844
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Source: RMLS, 2015

Average Foreign-Born Household

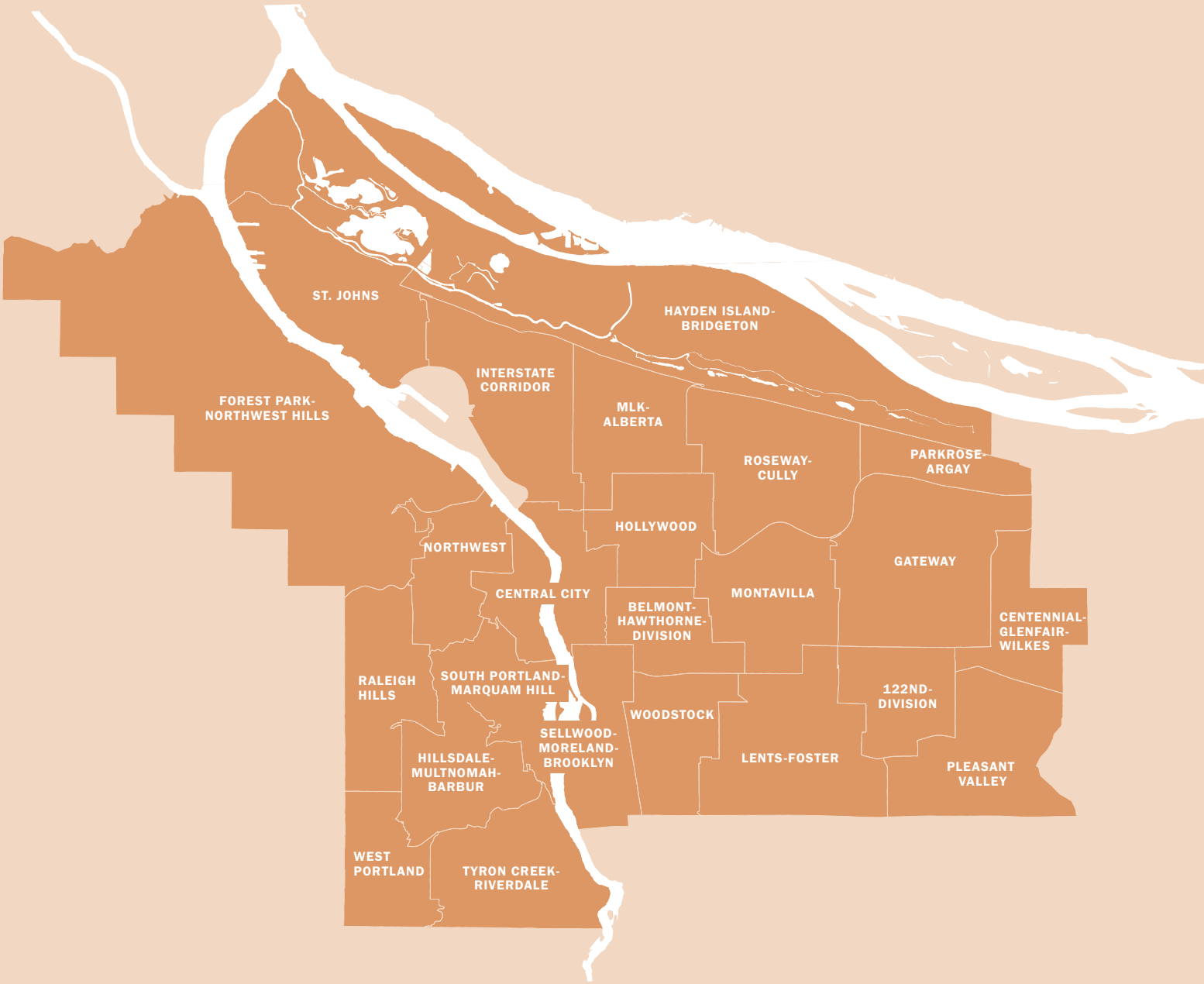


AVERAGE HOUSEHOLD PROFILE	
Portlanders	-
Households	-
Household Composition	-
Households with Children	-
Median Income	$41,283
Maximum Monthly Housing Considered Affordable	$1,032
Homeowners	-
Median Income for Homeowners	-
Renters	-
Median Income for Renters	-
Poverty Rate	-

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

Source: RMLS, 2015


ST. JOHNS
HAYDEN ISLAND-
BRIDGETON
INTERSTATE
CORRIDOR
FOREST PARK-
NORTHWEST HILLS
MLK-
ALBERTA
ROSEWAY-
CULLY
PARKROSE-
ARGAY
HOLLYWOOD
NORTHWEST
GATEWAY
CENTRAL CITY
MONTAVILLA
BELMONT-
HAWTHORNE-
DIVISION
CENTENNIAL-
GLENFAIR-
WILKES
RALEIGH
HILLS
SOUTH PORTLAND-
MARQUAM HILL
122ND-
DIVISION
WOODSTOCK
SELLWOOD-
MORELAND-
BROOKLYN
HILLSDALE-
MULTNOMAH-
BARBUR
LENTS-FOSTER
PLEASANT
VALLEY
WEST
PORTLAND
TYRON CREEK-
RIVERDALE

Part 3

City & Neighborhood Profiles

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Guide to Neighborhood Profiles

Neighborhood Profile

Portland

Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	529,121	611,134	$54,420	$55,571	13.1%	18.2%
White	430,350	500,855	$41,476	$59,758	10.9%	15.2%
Black	41,589	44,397	$27,103	$27,923	25.9%	35.5%
Asian	39,485	58,397	$42,576	$50,829	13.2%	22.1%
Hispanic-Latino	36,058	60,974	$32,371	$35,108	24.1%	34.0%
Hawaiian-Pacific Islander	3,658	5,410	$39,115	$26,294	14.7%	-
Native American	12,125	16,868	$30,471	$22,247	22.8%	48.1%

*(2013 $)

Households	2000	2013
Households Total	223,737	253,021
Single-Person Households	34.6%	34.5%
Households with Children	26.3%	25.0%
Foreign-Born Individuals	68,976	89,620
Persons Exp. Disabilities	93,782	79,524
Persons 65 and Older	11.56%	11.35%

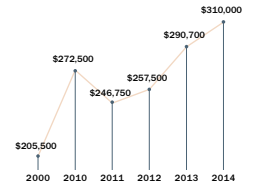
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	236,842	266,579	267,427	268,834	270,485	272,999
Housing Units: Single-Family	141,450	150,843	151,216	151,591	152,136	152,822
Housing Units: Multifamily	95,392	115,736	116,211	117,243	118,349	120,177
Regulated Affordable Housing Units	12,727	-	19,634	-	-	-
City Funded Regulated Affordable Housing Units	4,687	10,463	11,171	11,548	12,244	12,722
New Residential Permits: Total Units	-	1,088	1,352	2,483	3,434	5,123
New Residential Permits: Single-Family Units	-	456	469	650	815	887
New Residential Permits: Multifamily Units	-	632	883	1,833	2,619	4,236

Housing Market	Rental: Studio	Rental: 1-BR	Rental: 2-BR	Rental: 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	24,977	19,428	15,840	1,884	N/A
Average Monthly Rent	$1,135	$1,182	$1,286	$1,362	N/A
Rental Unit Vacancy Rate	5.3%	3.6%	3.2%	2.2%	N/A

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	NO	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	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	2013
TOTAL	55.8%	53.1%
White	58.6%	56.0%
Black	38.2%	39.3%
Asian	56.8%	53.1%
Hispanic-Latino	30.4%	26.7%
Hawaiian-Pacific Islander	-	-
Native American	33.7%	52.6%

Median Home Sales Price *(2014 $)*



Sources: Population, Households & Income

City Data Source: ACS 2013 1-Year Estimates; Neighborhood Data Source: ACS 2013 5-Year Estimates

Sources: Housing Stock & Production

Housing Unit Data Source: Multnomah County, Tax Lot Data, 2015; Regulated Unit Data Source: Metro, Inventory of Regulated Affordable Housing, 2011; Permit Data Source: City of Portland, Bureau of Development Services, 2015

Sources: Housing Market & Affordability

Non-regulated Unit, Rent, and Vacancy Data Source: Costar 2015 Multifamily Residential Market Survey Data; Affordability Estimates Data Source: ACS 2013 1-Year Income Estimates and Costar 2015 Multifamily Residential Market Survey Data; Median Home Sales Prices: RMLS 2015; City Homeownership Rate Data Source: ACS 2013 1-Year Estimates; Neighborhood Homeownership Rate Data Source: ACS 2013 5-Year Estimates

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 2013.

Neighborhood households (all, single and with children), foreign-born individuals, persons experiencing disabilities, and seniors in the years 2000 and 2013.

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 2000, and 2010 to 2014.

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.

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

Neighborhood Profile

Portland

Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	529,121	611,134	$54,420	$55,571	13.1%	18.2%
White	430,350	500,855	$41,476	$59,758	10.9%	15.2%
Black	41,589	44,397	$27,103	$27,923	25.9%	35.5%
Asian	39,485	58,397	$42,576	$50,829	13.2%	22.1%
Hispanic-Latino	36,058	60,974	$32,371	$35,108	24.1%	34.0%
Hawaiian-Pacific Islander	3,658	5,410	$39,115	$26,294	14.7%	-
Native American	12,125	16,868	$30,471	$22,247	22.8%	48.1%

*(*2013 $*)

Households	2000	2013
Households Total	223,737	253,021
Single-Person Households	34.6%	34.5%
Households with Children	26.3%	25.0%
Foreign-Born Individuals	68,976	89,620
Persons Exp. Disabilities	93,782	79,524
Persons 65 and Older	11.56%	11.35%

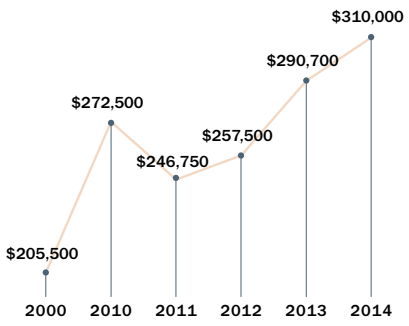
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	236,842	266,579	267,427	268,834	270,485	272,999
Housing Units: Single-Family	141,450	150,843	151,216	151,591	152,136	152,822
Housing Units: Multifamily	95,392	115,736	116,211	117,243	118,349	120,177
Regulated Affordable Housing Units	12,727	-	19,634	-	-	-
City Funded Regulated Affordable Housing Units	4,687	10,463	11,171	11,548	12,244	12,722
New Residential Permits: Total Units	-	1,088	1,352	2,483	3,434	5,123
New Residential Permits: Single-Family Units	-	456	469	650	815	887
New Residential Permits: Multifamily Units	-	632	883	1,833	2,619	4,236

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	24,977	19,428	15,840	1,884	N/A
Average Monthly Rent	$1,135	$1,182	$1,286	$1,362	N/A
Rental Unit Vacancy Rate	5.3%	3.6%	3.2%	2.2%	N/A

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	NO	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	YES
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

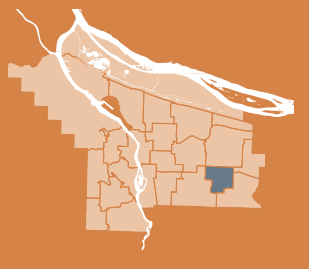
Homeownership Rates	2000	2013
TOTAL	55.8%	53.1%
White	58.6%	56.0%
Black	38.2%	39.3%
Asian	56.8%	53.1%
Hispanic-Latino	30.4%	26.7%
Hawaiian-Pacific Islander	-	-
Native American	33.7%	52.6%

Median Home Sales Price *(2014 $)*



Neighborhood Profile

122nd-Division



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	17,965	21,599	$50,359	$38,004	16.2%	26.9%
White	14,823	16,080	$50,772	$39,601	15.2%	24.1%
Black	596	1,495	-	$12,346	40.7%	52.7%
Asian	1,592	3,376	$62,285	$35,833	12.7%	24.6%
Hispanic-Latino	1,756	3,445	$52,493	$43,622	12.8%	34.6%
Hawaiian-Pacific Islander	90	126	-	-	-	-
Native American	407	678	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	6,241	7,524
Single-Person Households	1,456	2,030
Households with Children	2,487	3,015
Foreign-Born Individuals	3,617	6,356
Persons Exp. Disabilities	3,854	3,632
Persons 65 and Older	2,063	2,487

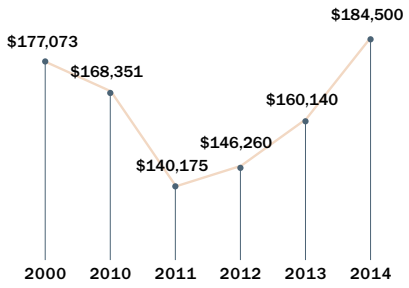
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	6,970	8,467	8,511	8,538	8,582	8,604
Housing Units: Single-Family	3,829	4,426	4,461	4,488	4,515	4,537
Housing Units: Multifamily	3,141	4,050	4,050	4,067	4,067	4,067
Regulated Affordable Housing Units	490	-	704	-	-	-
City Funded Regulated Affordable Housing Units	128	395	417	417	426	426
New Residential Permits: Total Units	-	44	45	35	49	43
New Residential Permits: Single-Family Units	-	44	45	26	49	43
New Residential Permits: Multifamily Units	-	0	0	9	0	0

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	455	422	788	62	N/A
Average Monthly Rent	$539	$740	$884	$1,095	N/A
Rental Unit Vacancy Rate	0.7%	2.7%	4.6%	5.3%	N/A

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

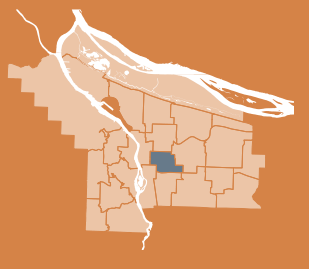
Homeownership Rates	2000	2013
TOTAL	58.6%	50.4%
White	60.9%	55.0%
Black	-	4.3%
Asian	73.6%	65.1%
Hispanic-Latino	32.2%	36.0%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Belmont-Hawthorne-Division



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	26,866	28,167	$53,428	$58,563	12.5%	13.5%
White	23,874	26,021	$53,896	$54,103	12.3%	13.1%
Black	732	437	-	-	8.4%	-
Asian	1,925	2,101	$58,339	$66,692	8.0%	16.2%
Hispanic-Latino	1,077	1,154	$48,260	$44,999	24.6%	16.6%
Hawaiian-Pacific Islander	83	25	-	-	-	-
Native American	532	387	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	12,606	13,147
Single-Person Households	4,660	4,862
Households with Children	2,295	2,416
Foreign-Born Individuals	2,656	2,054
Persons Exp. Disabilities	3,967	2,552
Persons 65 and Older	2,750	2,442

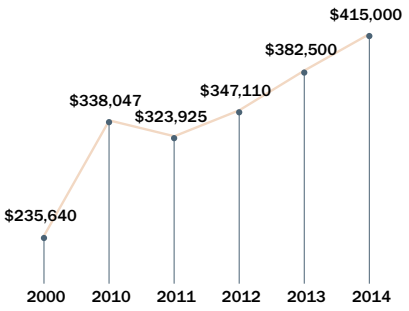
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	12,949	13,641	13,653	13,703	13,861	14,152
Housing Units: Single-Family	7,050	7,171	7,183	7,202	7,225	7,259
Housing Units: Multifamily	5,899	6,470	6,470	6,501	6,636	6,893
Regulated Affordable Housing Units	292	-	363	-	-	-
City Funded Regulated Affordable Housing Units	95	109	109	109	109	109
New Residential Permits: Total Units	-	38	72	276	587	166
New Residential Permits: Single-Family Units	-	14	30	27	49	51
New Residential Permits: Multifamily Units	-	24	42	249	538	115

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	1,805	1,423	603	76	N/A
Average Monthly Rent	$1,043	$1,158	$1,220	$1,337	N/A
Rental Unit Vacancy Rate	3.8%	3.1%	1.6%	0.0%	N/A

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	NO	NO
Couple with Family	YES	YES	YES	YES	YES
White	YES	YES	YES	YES	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

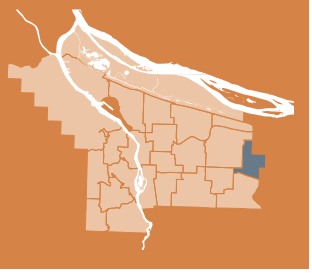
Homeownership Rates	2000	2013
TOTAL	46.9%	48.0%
White	47.4%	48.3%
Black	-	-
Asian	61.6%	48.2%
Hispanic-Latino	31.5%	33.4%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Centennial-Glenfair-Wilkes



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	25,002	28,616	$50,042	$39,034	14.1%	28.0%
White	20,341	21,095	$51,396	$40,815	11.9%	24.0%
Black	836	2,295	-	$25,954	18.9%	40.1%
Asian	1,671	2,583	-	$49,055	8.9%	19.8%
Hispanic-Latino	3,303	5,843	$39,748	$32,569	9.1%	42.4%
Hawaiian-Pacific Islander	160	324	-	-	-	-
Native American	538	1,029	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	9,065	9,799
Single-Person Households	2,205	2,513
Households with Children	3,439	3,809
Foreign-Born Individuals	4,346	6,829
Persons Exp. Disabilities	5,203	4,364
Persons 65 and Older	2,824	2,862

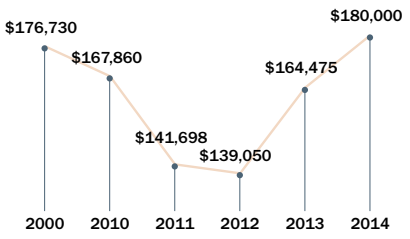
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	8,254	8,976	9,012	9,058	9,116	9,128
Housing Units: Single-Family	4,558	4,853	4,873	4,880	4,889	4,901
Housing Units: Multifamily	3,696	4,123	4,139	4,178	4,227	4,227
Regulated Affordable Housing Units	437	-	586	-	-	-
City Funded Regulated Affordable Housing Units	10	278	278	278	371	371
New Residential Permits: Total Units	-	46	11	83	25	85
New Residential Permits: Single-Family Units	-	16	11	56	25	7
New Residential Permits: Multifamily Units	-	30	0	27	0	78

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	379	552	1,293	131	N/A
Average Monthly Rent	$689	$742	$847	$995	N/A
Rental Unit Vacancy Rate	1.8%	0.8%	2.2%	3.7%	N/A

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

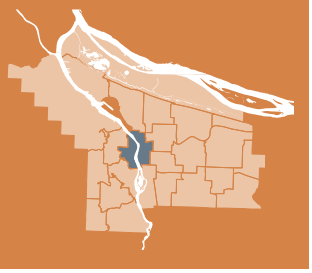
Homeownership Rates	2000	2013
TOTAL	58.2%	54.0%
White	62.6%	59.1%
Black	-	33.4%
Asian	-	73.2%
Hispanic-Latino	20.2%	24.1%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Central City



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	25,801	32,702	$29,639	$31,132	29.0%	26.9%
White	21,330	27,551	$31,215	$32,722	27.0%	25.6%
Black	1,841	1,917	$20,253	$15,216	41.1%	53.5%
Asian	1,938	2,925	$26,713	$52,423	29.4%	21.9%
Hispanic-Latino	1,344	1,967	$25,646	$22,899	32.4%	32.5%
Hawaiian-Pacific Islander	120	191	-	-	-	-
Native American	784	843	-	-	43.5%	-

*(*2013 $*)

Households	2000	2013
Households Total	15,752	20,615
Single-Person Households	11,068	14,160
Households with Children	729	1,010
Foreign-Born Individuals	2,952	3,560
Persons Exp. Disabilities	6,207	5,179
Persons 65 and Older	2,937	3,994

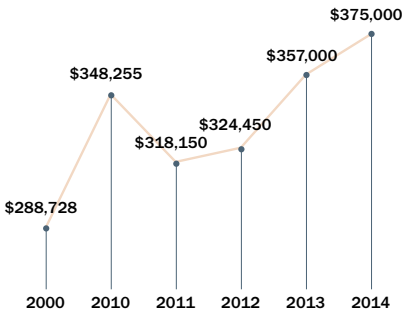
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	18,309	24,309	24,459	24,727	24,990	25,173
Housing Units: Single-Family	1,035	1,056	1,056	1,060	1,061	1,067
Housing Units: Multifamily	17,274	23,253	23,403	23,667	23,929	24,106
Regulated Affordable Housing Units	4,450	-	7,109	-	-	-
City Funded Regulated Affordable Housing Units	2,458	5,177	5,604	5,877	6,084	6,300
New Residential Permits: Total Units	-	282	226	545	228	1,803
New Residential Permits: Single-Family Units	-	0	6	2	10	6
New Residential Permits: Multifamily Units	-	282	220	543	218	1,797

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	3,649	4,090	1,860	150	N/A
Average Monthly Rent	$1,198	$1,404	$2,163	$3,290	N/A
Rental Unit Vacancy Rate	4.1%	5.8%	5.1%	1.3%	N/A

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	YES	NO	YES
White	YES	YES	NO	NO	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	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	2013
TOTAL	11.9%	20.8%
White	13.0%	22.1%
Black	5.9%	1.4%
Asian	10.5%	25.4%
Hispanic-Latino	6.0%	17.0%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Forest Park-Northwest Hills

Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	6,046	9,066	$133,330	$126,131	4.0%	4.8%
White	5,542	7,673	$106,848	$125,610	4.4%	4.9%
Black	76	266	-	-	-	-
Asian	446	1,207	-	$103,172	-	6.5%
Hispanic-Latino	114	374	-	-	-	-
Hawaiian-Pacific Islander	-	-	-	-	-	-
Native American	70	75	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	2,303	3,528
Single-Person Households	427	717
Households with Children	882	1,292
Foreign-Born Individuals	578	1,505
Persons Exp. Disabilities	464	491
Persons 65 and Older	445	902

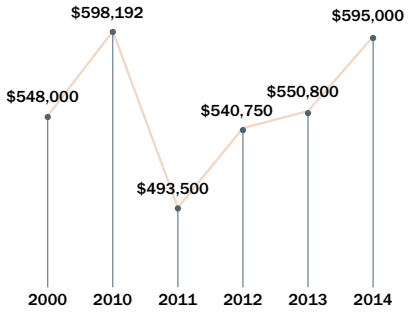
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	2,627	3,940	3,949	3,958	3,976	3,993
Housing Units: Single-Family	2,524	3,284	3,293	3,302	3,320	3,337
Housing Units: Multifamily	103	656	656	656	656	656
Regulated Affordable Housing Units	0	-	0	-	-	-
City Funded Regulated Affordable Housing Units	0	0	0	0	0	0
New Residential Permits: Total Units	-	10	16	12	28	18
New Residential Permits: Single-Family Units	-	10	16	12	28	18
New Residential Permits: Multifamily Units	-	0	0	0	0	0

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	8	50	118	-	N/A
Average Monthly Rent	-	$1,330	$1,522	-	N/A
Rental Unit Vacancy Rate	0.0%	2.0%	4.2%	-	N/A

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

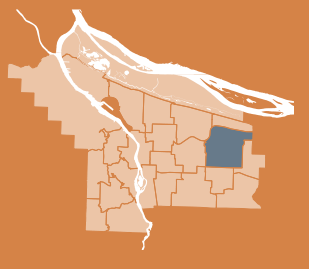
Homeownership Rates	2000	2013
TOTAL	90.5%	84.8%
White	90.5%	84.6%
Black	-	-
Asian	-	-
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Gateway



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	42,431	50,841	$52,793	$44,199	12.4%	20.9%
White	35,211	36,580	$53,012	$46,569	10.1%	17.9%
Black	1,527	3,552	-	$26,379	33.5%	35.8%
Asian	4,051	6,623	$64,169	$39,730	10.8%	24.2%
Hispanic-Latino	2,926	8,164	$43,372	$27,698	29.5%	37.7%
Hawaiian-Pacific Islander	228	619	-	-	-	-
Native American	781	1,080	-	-	18.4%	-

*(*2013 $*)

Households	2000	2013
Households Total	16,496	18,700
Single-Person Households	4,735	5,807
Households with Children	5,013	5,665
Foreign-Born Individuals	7,170	13,370
Persons Exp. Disabilities	8,504	7,924
Persons 65 and Older	8,004	8,274

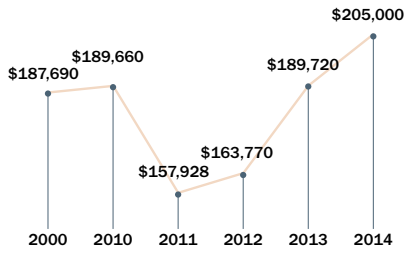
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	17,394	19,615	19,624	19,644	19,788	19,903
Housing Units: Single-Family	11,152	11,629	11,638	11,652	11,669	11,694
Housing Units: Multifamily	6,242	7,986	7,986	7,992	8,119	8,209
Regulated Affordable Housing Units	488	-	1,089	-	-	-
City Funded Regulated Affordable Housing Units	285	625	672	672	732	799
New Residential Permits: Total Units	-	57	21	153	30	317
New Residential Permits: Single-Family Units	-	10	21	26	30	28
New Residential Permits: Multifamily Units	-	47	0	127	0	289

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	565	1,293	1,933	219	N/A
Average Monthly Rent	$654	$823	$930	$1,137	N/A
Rental Unit Vacancy Rate	24.8%	2.3%	2.6%	2.0%	N/A

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

Homeownership Rates	2000	2013
TOTAL	62.9%	52.9%
White	65.5%	58.0%
Black	28.3%	23.7%
Asian	69.4%	50.7%
Hispanic-Latino	27.2%	22.6%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Hayden Island

Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	6,115	6,662	$58,586	$46,747	9.6%	17.0%
White	5,078	5,242	$58,146	$50,098	8.3%	15.2%
Black	550	704	-	-	-	31.3%
Asian	236	395	-	-	-	-
Hispanic-Latino	348	632	-	-	-	18.9%
Hawaiian-Pacific Islander	41	50	-	-	-	-
Native American	187	422	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	2,324	2,636
Single-Person Households	885	1,159
Households with Children	384	406
Foreign-Born Individuals	406	616
Persons Exp. Disabilities	1,090	795
Persons 65 and Older	594	959

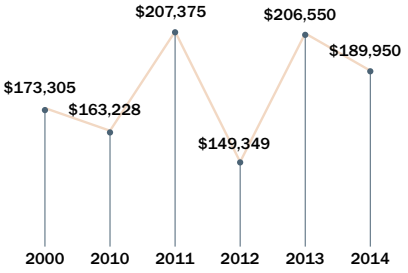
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	2,624	3,045	3,045	3,045	3,046	3,046
Housing Units: Single-Family	781	958	958	958	959	959
Housing Units: Multifamily	1,843	2,087	2,087	2,087	2,087	2,087
Regulated Affordable Housing Units	0	-	0	-	-	-
City Funded Regulated Affordable Housing Units	0	0	0	0	0	0
New Residential Permits: Total Units	-	0	0	1	96	142
New Residential Permits: Single-Family Units	-	0	0	1	1	2
New Residential Permits: Multifamily Units	-	0	0	0	95	140

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	34	198	159	-	N/A
Average Monthly Rent	-	$1,594	$2,078	-	N/A
Rental Unit Vacancy Rate	0.0%	13.2%	8.5%	-	N/A

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

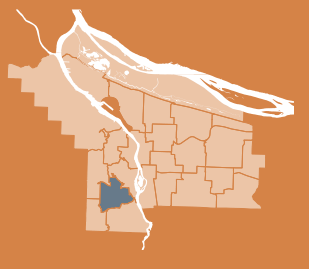
Homeownership Rates	2000	2013
TOTAL	75.8%	72.3%
White	76.8%	76.2%
Black	-	-
Asian	-	-
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Hillsdale-Multnomah-Barbur



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	18,079	20,360	$68,977	$65,628	8.4%	10.1%
White	16,416	19,027	$69,149	$62,589	6.7%	9.4%
Black	486	291	-	-	21.1%	-
Asian	900	680	-	-	19.2%	28.3%
Hispanic-Latino	767	1,379	-	-	22.9%	7.9%
Hawaiian-Pacific Islander	104	212	-	-	-	-
Native American	315	571	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	8,412	9,086
Single-Person Households	2,842	3,023
Households with Children	1,997	2,187
Foreign-Born Individuals	1,658	1,527
Persons Exp. Disabilities	2,189	1,490
Persons 65 and Older	2,095	2,130

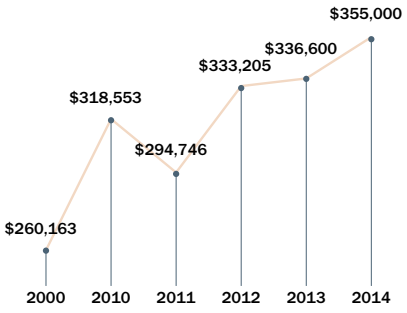
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	8,635	9,316	9,321	9,336	9,348	9,495
Housing Units: Single-Family	5,610	5,879	5,884	5,899	5,911	5,936
Housing Units: Multifamily	3,025	3,437	3,437	3,437	3,437	3,559
Regulated Affordable Housing Units	166	-	224	-	-	-
City Funded Regulated Affordable Housing Units	0	127	127	127	127	236
New Residential Permits: Total Units	-	12	9	133	23	39
New Residential Permits: Single-Family Units	-	12	9	14	23	39
New Residential Permits: Multifamily Units	-	0	0	119	0	0

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	307	583	668	134	N/A
Average Monthly Rent	$855	$867	$1,015	-	N/A
Rental Unit Vacancy Rate	7.7%	3.1%	1.3%	2.7%	N/A

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

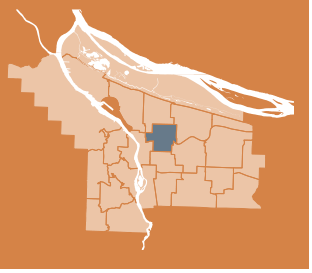
Homeownership Rates	2000	2013
TOTAL	60.1%	59.0%
White	62.9%	60.6%
Black	-	-
Asian	-	-
Hispanic-Latino	-	43.5%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Hollywood



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	29,487	32,074	$65,181	$66,771	7.9%	11.5%
White	26,557	29,179	$68,164	$63,825	6.6%	10.6%
Black	1,649	1,344	$46,517	$29,026	22.0%	36.4%
Asian	1,137	1,640	-	$77,739	3.9%	4.5%
Hispanic-Latino	1,081	1,337	$44,910	$37,164	13.7%	17.0%
Hawaiian-Pacific Islander	97	239	-	-	-	-
Native American	526	344	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	14,069	14,608
Single-Person Households	5,548	5,325
Households with Children	3,118	3,462
Foreign-Born Individuals	1,860	1,975
Persons Exp. Disabilities	4,388	2,676
Persons 65 and Older	3,193	3,426

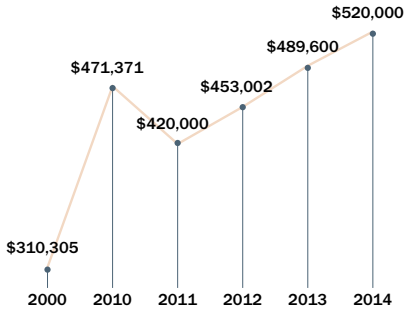
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	14,510	14,839	14,843	14,979	15,062	15,118
Housing Units: Single-Family	7,924	7,970	7,972	7,982	7,992	8,010
Housing Units: Multifamily	6,586	6,869	6,871	6,997	7,070	7,108
Regulated Affordable Housing Units	573	-	642	-	-	-
City Funded Regulated Affordable Housing Units	86	191	208	208	228	228
New Residential Permits: Total Units	-	59	59	157	409	150
New Residential Permits: Single-Family Units	-	9	12	12	30	26
New Residential Permits: Multifamily Units	-	50	47	145	379	124

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	3,451	1,771	953	78	N/A
Average Monthly Rent	$1,080	$1,206	$1,540	$2,440	N/A
Rental Unit Vacancy Rate	10.0%	4.4%	7.7%	23.1%	N/A

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	NO	NO
White	YES	YES	NO	NO	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

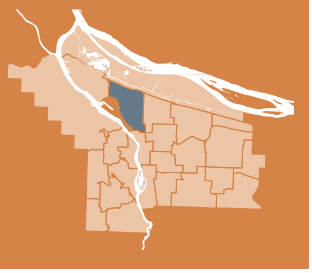
Homeownership Rates	2000	2013
TOTAL	53.8%	54.7%
White	57.2%	57.3%
Black	16.4%	12.1%
Asian	-	-
Hispanic-Latino	28.9%	25.1%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Interstate Corridor



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	39,928	42,604	$49,536	$53,024	17.9%	17.8%
White	24,909	32,480	$53,595	$54,799	13.1%	14.2%
Black	10,795	7,251	$35,398	$24,322	24.9%	33.5%
Asian	2,141	2,452	$53,127	$63,586	23.6%	14.6%
Hispanic-Latino	3,915	3,909	$40,387	$40,660	30.1%	25.3%
Hawaiian-Pacific Islander	586	378	-	-	-	-
Native American	1,368	1,028	-	-	29.1%	-

*(*2013 $*)

Households	2000	2013
Households Total	15,835	17,561
Single-Person Households	4,864	5,588
Households with Children	4,891	4,212
Foreign-Born Individuals	5,096	3,766
Persons Exp. Disabilities	8,675	4,642
Persons 65 and Older	3,886	3,443

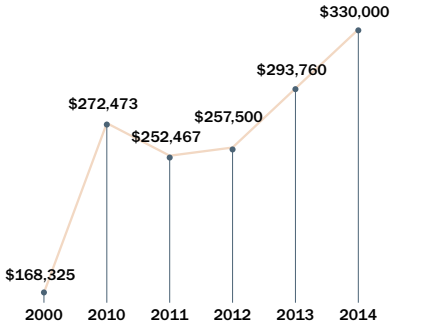
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	16,824	18,583	18,736	18,864	19,083	19,530
Housing Units: Single-Family	12,218	12,924	12,961	12,998	13,090	13,193
Housing Units: Multifamily	4,606	5,659	5,775	5,866	5,993	6,337
Regulated Affordable Housing Units	1,205	-	2,050	-	-	-
City Funded Regulated Affordable Housing Units	432	1085	1202	1224	1304	1351
New Residential Permits: Total Units	-	160	130	385	542	511
New Residential Permits: Single-Family Units	-	53	49	105	110	122
New Residential Permits: Multifamily Units	-	107	81	280	432	389

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	1,026	700	380	10	N/A
Average Monthly Rent	$1,020	$1,287	$1,496	$937	N/A
Rental Unit Vacancy Rate	8.3%	5.6%	6.4%	0.0%	N/A

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

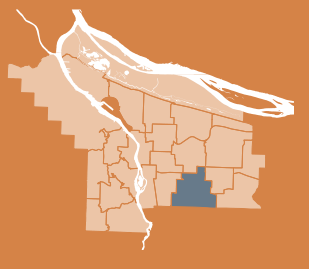
Homeownership Rates	2000	2013
TOTAL	60.2%	57.0%
White	68.4%	60.2%
Black	43.7%	39.5%
Asian	67.1%	59.0%
Hispanic-Latino	38.9%	50.0%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Lents-Foster



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	43,813	48,722	$49,287	$45,919	14.0%	19.3%
White	35,890	37,889	$49,825	$48,506	13.1%	17.2%
Black	1,085	2,373	$52,823	$19,266	29.6%	45.8%
Asian	4,777	7,770	-	$42,525	11.8%	21.0%
Hispanic-Latino	3,474	5,457	$46,804	$37,532	17.4%	25.7%
Hawaiian-Pacific Islander	292	294	-	-	-	33.8%
Native American	1,141	1,259	-	-	19.7%	26.4%

*(*2013 $*)

Households	2000	2013
Households Total	16,556	18,457
Single-Person Households	4,496	4,780
Households with Children	5,582	5,869
Foreign-Born Individuals	8,368	9,434
Persons Exp. Disabilities	9,263	7,071
Persons 65 and Older	4,496	4,286

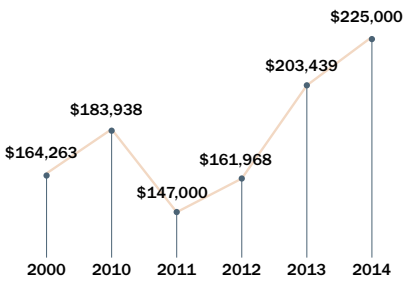
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	17,132	19,314	19,372	19,437	19,509	19,618
Housing Units: Single-Family	12,927	14,181	14,235	14,286	14,356	14,459
Housing Units: Multifamily	4,205	5,133	5,137	5,151	5,153	5,159
Regulated Affordable Housing Units	825	-	988	-	-	-
City Funded Regulated Affordable Housing Units	173	328	367	386	387	387
New Residential Permits: Total Units	-	78	48	71	110	102
New Residential Permits: Single-Family Units	-	78	48	71	110	96
New Residential Permits: Multifamily Units	-	0	0	0	0	6

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	295	234	665	119	N/A
Average Monthly Rent	$753	$900	$1,035	$1,342	N/A
Rental Unit Vacancy Rate	4.8%	1.7%	2.3%	0.0%	N/A

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

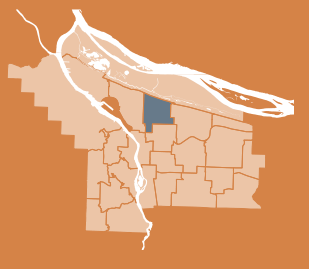
Homeownership Rates	2000	2013
TOTAL	61.0%	58.0%
White	62.1%	60.8%
Black	-	12.7%
Asian	73.6%	56.4%
Hispanic-Latino	45.8%	45.1%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

MLK-Alberta



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	33,611	34,598	$59,202	$72,377	13.4%	13.3%
White	20,305	27,494	$67,701	$76,201	7.7%	10.0%
Black	11,272	6,157	$42,017	$42,323	21.5%	18.8%
Asian	1,140	1,440	-	-	11.0%	16.4%
Hispanic-Latino	2,353	2,183	$56,648	$53,315	27.0%	22.7%
Hawaiian-Pacific Islander	383	97	-	-	-	-
Native American	958	1,082	-	-	33.2%	-

*(*2013 $*)

Households	2000	2013
Households Total	13,112	13,769
Single-Person Households	3,443	3,723
Households with Children	4,215	3,732
Foreign-Born Individuals	2,811	2,271
Persons Exp. Disabilities	5,852	2,983
Persons 65 and Older	2,952	2,687

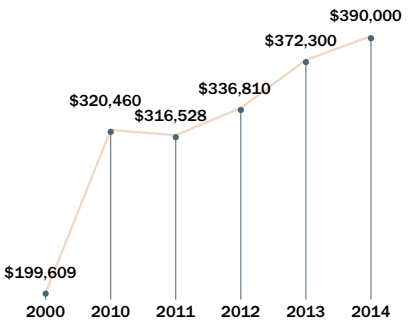
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	13,550	14,104	14,193	14,249	14,331	14,455
Housing Units: Single-Family	11,462	11,826	11,871	11,927	12,001	12,061
Housing Units: Multifamily	2,088	2,278	2,322	2,322	2,330	2,394
Regulated Affordable Housing Units	406	-	713	-	-	-
City Funded Regulated Affordable Housing Units	137	232	271	328	330	330
New Residential Permits: Total Units	-	104	53	85	144	149
New Residential Permits: Single-Family Units	-	64	53	77	76	97
New Residential Permits: Multifamily Units	-	40	0	8	68	52

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	304	237	106	8	N/A
Average Monthly Rent	$1,123	$1,022	$1,274	$854	N/A
Rental Unit Vacancy Rate	25.9%	4.4%	6.1%	0.0%	N/A

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	YES	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
Latino	NO	NO	NO	YES	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	NO	YES	NO
Senior	NO	NO	NO	YES	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	YES	NO	YES	NO

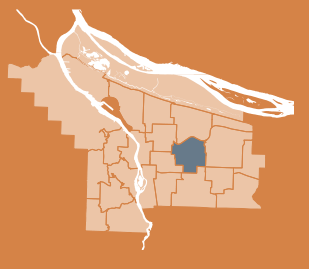
Homeownership Rates	2000	2013
TOTAL	69.6%	69.2%
White	76.8%	72.1%
Black	57.7%	62.2%
Asian	-	-
Hispanic-Latino	43.7%	40.9%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Montavilla



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	34,989	36,093	$55,961	$52,211	9.3%	16.9%
White	29,100	29,432	$57,438	$52,419	7.8%	12.6%
Black	1,212	2,339	-	$26,082	21.4%	48.5%
Asian	3,909	4,189	$56,912	$51,835	12.4%	21.2%
Hispanic-Latino	1,949	2,184	$45,689	$38,888	28.0%	35.7%
Hawaiian-Pacific Islander	230	242	-	-	-	-
Native American	651	867	-	-	-	74.3%

*(*2013 $*)

Households	2000	2013
Households Total	14,288	15,299
Single-Person Households	4,498	5,071
Households with Children	3,856	3,522
Foreign-Born Individuals	5,260	4,190
Persons Exp. Disabilities	5,618	3,782
Persons 65 and Older	4,577	4,240

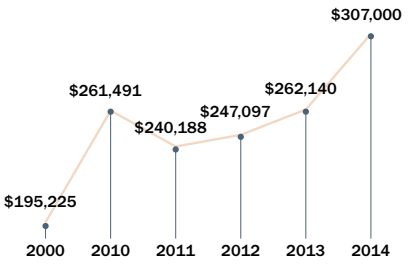
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	15,232	15,797	15,817	15,832	15,858	15,895
Housing Units: Single-Family	10,062	10,494	10,512	10,527	10,553	10,590
Housing Units: Multifamily	5,170	5,303	5,305	5,305	5,305	5,305
Regulated Affordable Housing Units	608	-	674	-	-	-
City Funded Regulated Affordable Housing Units	241	264	264	264	264	303
New Residential Permits: Total Units	-	17	16	45	43	89
New Residential Permits: Single-Family Units	-	17	16	30	40	61
New Residential Permits: Multifamily Units	-	0	0	15	3	28

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	890	535	578	73	N/A
Average Monthly Rent	$908	$837	$1,009	$1,028	N/A
Rental Unit Vacancy Rate	2.0%	1.5%	1.1%	0.0%	N/A

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
Latino	NO	YES	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	NO
Senior	YES	YES	NO	NO	NO
Single Mother	NO	YES	NO	NO	NO
Foreign-Born	YES	YES	YES	YES	NO

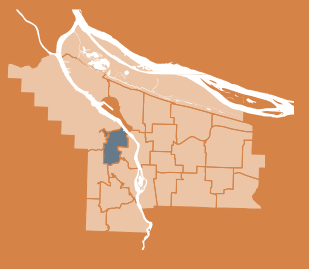
Homeownership Rates	2000	2013
TOTAL	59.2%	55.8%
White	61.1%	58.8%
Black	-	7.4%
Asian	61.5%	58.6%
Hispanic-Latino	33.5%	29.1%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Northwest



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	16,802	20,829	$49,264	$58,553	13.0%	13.1%
White	15,530	18,643	$51,990	$61,341	11.5%	11.1%
Black	386	529	-	-	-	56.7%
Asian	718	1,642	-	$51,451	27.6%	12.3%
Hispanic-Latino	535	1,560	-	$43,270	15.0%	13.4%
Hawaiian-Pacific Islander	52	102	-	-	-	-
Native American	269	417	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	10,207	12,001
Single-Person Households	5,974	6,473
Households with Children	1,008	1,402
Foreign-Born Individuals	1,655	2,087
Persons Exp. Disabilities	2,021	1,779
Persons 65 and Older	1,744	2,456

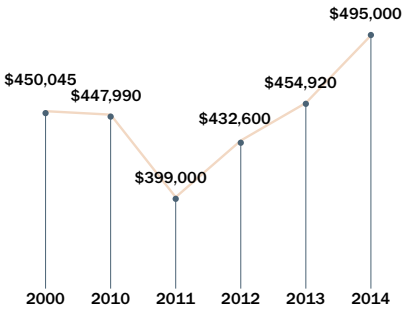
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	11,158	13,136	13,257	13,449	13,747	14,176
Housing Units: Single-Family	2,637	2,715	2,719	2,721	2,728	2,732
Housing Units: Multifamily	8,521	10,421	10,538	10,728	11,019	11,444
Regulated Affordable Housing Units	750	-	791	-	-	-
City Funded Regulated Affordable Housing Units	134	248	248	248	248	248
New Residential Permits: Total Units	-	1	280	302	314	786
New Residential Permits: Single-Family Units	-	1	8	7	8	11
New Residential Permits: Multifamily Units	-	0	272	295	306	775

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	3,759	2,453	611	14	N/A
Average Monthly Rent	$1,086	$1,518	$2,243	$1,933	N/A
Rental Unit Vacancy Rate	4.4%	3.8%	4.2%	0.0%	N/A

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	YES	NO
White	YES	NO	NO	NO	NO
Black	NO	NO	NO	NO	NO
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	NO	NO	NO	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	NO	NO	NO	NO	NO

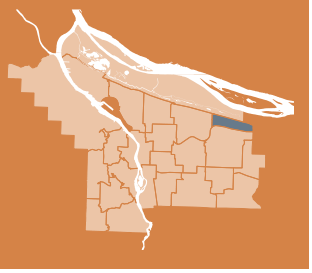
Homeownership Rates	2000	2013
TOTAL	29.9%	34.5%
White	31.7%	37.0%
Black	-	-
Asian	-	36.9%
Hispanic-Latino	-	10.4%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Parkrose-Argay



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	12,298	13,162	$53,397	$44,669	11.6%	22.0%
White	9,071	8,667	$53,952	$44,999	8.7%	21.8%
Black	1,078	2,677	-	$38,378	23.1%	29.0%
Asian	1,511	1,530	-	$62,777	9.2%	12.2%
Hispanic-Latino	986	1,299	-	$29,551	24.6%	33.4%
Hawaiian-Pacific Islander	178	288	-	-	-	-
Native American	235	418	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	5,071	5,263
Single-Person Households	1,576	1,755
Households with Children	1,477	1,623
Foreign-Born Individuals	2,243	2,389
Persons Exp. Disabilities	2,137	1,373
Persons 65 and Older	2,026	1,765

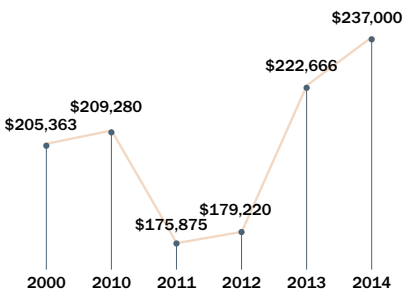
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	5,425	5,755	5,758	5,758	5,758	5,758
Housing Units: Single-Family	2,863	2,988	2,991	2,991	2,991	2,991
Housing Units: Multifamily	2,562	2,767	2,767	2,767	2,767	2,767
Regulated Affordable Housing Units	66	-	86	-	-	-
City Funded Regulated Affordable Housing Units	7	27	27	27	27	27
New Residential Permits: Total Units	-	3	0	0	0	2
New Residential Permits: Single-Family Units	-	3	0	0	0	2
New Residential Permits: Multifamily Units	-	0	0	0	0	0

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	285	424	613	236	N/A
Average Monthly Rent	$585	$790	$984	$1,097	N/A
Rental Unit Vacancy Rate	1.2%	1.2%	2.5%	2.1%	N/A

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

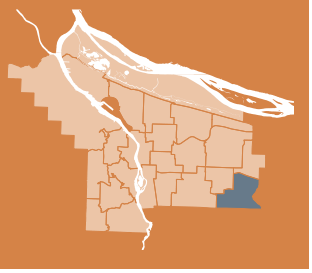
Homeownership Rates	2000	2013
TOTAL	57.7%	54.4%
White	62.0%	60.1%
Black	-	41.6%
Asian	-	72.9%
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Pleasant Valley



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	10,761	16,218	$68,251	$61,750	8.1%	18.0%
White	9,363	12,145	$68,356	$61,661	7.6%	13.0%
Black	217	1,558	-	$19,619	-	65.6%
Asian	1,009	1,974	-	$64,819	8.0%	9.4%
Hispanic-Latino	454	2,058	-	$39,101	12.6%	28.3%
Hawaiian-Pacific Islander	-	-	-	-	-	-
Native American	214	183	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	3,742	5,181
Single-Person Households	661	763
Households with Children	1,440	2,335
Foreign-Born Individuals	1,468	3,529
Persons Exp. Disabilities	1,897	2,299
Persons 65 and Older	1,261	1,745

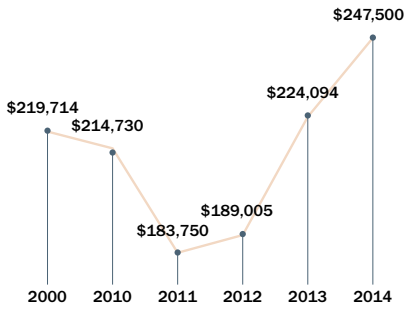
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	4,042	5,491	5,497	5,510	5,520	5,546
Housing Units: Single-Family	2,885	4,035	4,041	4,054	4,062	4,088
Housing Units: Multifamily	1,157	1,456	1,456	1,456	1,458	1,458
Regulated Affordable Housing Units	20	-	55	-	-	-
City Funded Regulated Affordable Housing Units	0	36	36	36	36	36
New Residential Permits: Total Units	-	6	16	12	21	20
New Residential Permits: Single-Family Units	-	6	16	12	21	20
New Residential Permits: Multifamily Units	-	0	0	0	0	0

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	-	67	431	73	N/A
Average Monthly Rent	-	$842	$1,003	$1,289	N/A
Rental Unit Vacancy Rate	-	0.0%	2.4%	2.9%	N/A

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

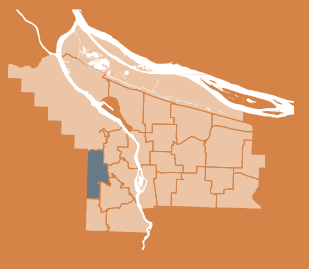
Homeownership Rates	2000	2013
TOTAL	75.8%	66.8%
White	76.3%	71.9%
Black	-	19.1%
Asian	-	84.9%
Hispanic-Latino	-	17.4%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Raleigh Hills



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	13,742	14,550	$87,491	$90,988	4.3%	7.5%
White	12,941	13,249	$83,665	$78,284	3.9%	6.9%
Black	210	558	-	-	-	-
Asian	459	723	-	-	7.3%	7.5%
Hispanic-Latino	484	689	-	-	6.5%	5.3%
Hawaiian-Pacific Islander	34	171	-	-	-	-
Native American	133	284	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	5,709	5,899
Single-Person Households	1,559	1,750
Households with Children	1,764	1,904
Foreign-Born Individuals	1,302	1,213
Persons Exp. Disabilities	1,751	1,503
Persons 65 and Older	2,131	2,460

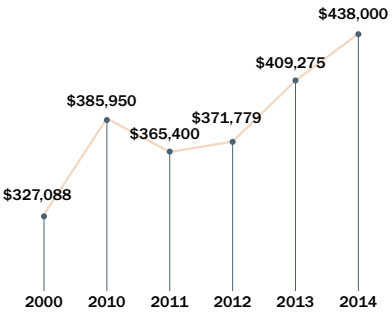
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	6,056	6,310	6,321	6,324	6,333	6,349
Housing Units: Single-Family	4,511	4,721	4,730	4,733	4,742	4,758
Housing Units: Multifamily	1,545	1,589	1,591	1,591	1,591	1,591
Regulated Affordable Housing Units	97	-	97	-	-	-
City Funded Regulated Affordable Housing Units	0	0	0	0	14	14
New Residential Permits: Total Units	-	8	7	22	14	25
New Residential Permits: Single-Family Units	-	8	7	7	14	25
New Residential Permits: Multifamily Units	-	0	0	15	0	0

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	93	275	334	82	
Average Monthly Rent	$595	$875	$1,050	$1,308	
Rental Unit Vacancy Rate	0.0%	0.6%	3.5%	1.3%	

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	YES	NO	NO	NO	NO
Latino	YES	YES	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	NO	NO
Senior	YES	YES	NO	NO	NO
Single Mother	YES	NO	NO	NO	NO
Foreign-Born	YES	YES	NO	NO	NO

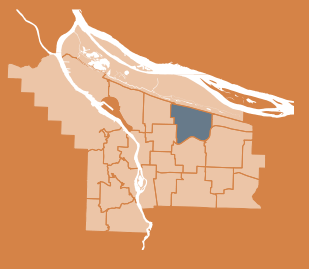
Homeownership Rates	2000	2013
TOTAL	73.5%	73.4%
White	75.8%	74.8%
Black	-	-
Asian	-	-
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Roseway-Cully



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	34,622	35,455	$57,422	$52,946	13.4%	17.6%
White	25,800	26,589	$59,655	$52,263	9.6%	12.9%
Black	2,595	4,117	$51,913	$43,099	26.7%	32.0%
Asian	3,994	3,277	$57,166	$50,038	18.4%	20.5%
Hispanic-Latino	3,638	4,378	$44,057	$36,401	34.9%	35.2%
Hawaiian-Pacific Islander	254	234	-	-	-	-
Native American	831	716	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	13,547	14,282
Single-Person Households	3,854	4,341
Households with Children	4,261	4,063
Foreign-Born Individuals	6,209	4,922
Persons Exp. Disabilities	6,302	4,050
Persons 65 and Older	3,709	3,815

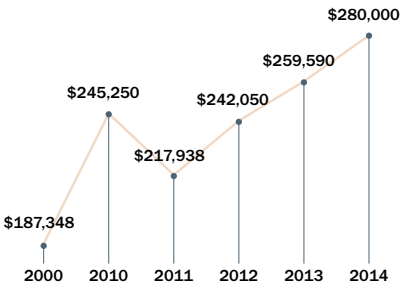
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	14,107	15,150	15,170	15,226	15,253	15,272
Housing Units: Single-Family	10,342	10,685	10,705	10,723	10,742	10,761
Housing Units: Multifamily	3,765	4,465	4,465	4,503	4,511	4,511
Regulated Affordable Housing Units	427	-	1,334	-	-	-
City Funded Regulated Affordable Housing Units	228	813	813	813	813	814
New Residential Permits: Total Units	-	16	21	29	19	28
New Residential Permits: Single-Family Units	-	16	21	29	19	28
New Residential Permits: Multifamily Units	-	0	0	0	0	0

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	682	406	527	80	N/A
Average Monthly Rent	$600	$812	$1,022	$1,174	N/A
Rental Unit Vacancy Rate	0.0%	1.7%	1.1%	7.7%	N/A

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

Homeownership Rates	2000	2013
TOTAL	67.2%	63.6%
White	72.9%	67.9%
Black	38.4%	30.3%
Asian	57.7%	69.7%
Hispanic-Latino	28.7%	38.6%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Sellwood-Moreland-Brooklyn

Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	16,027	17,374	$51,632	$56,022	12.1%	15.9%
White	14,604	16,356	$52,977	$53,280	10.2%	15.4%
Black	518	226	-	-	-	-
Asian	744	875	-	-	15.5%	20.8%
Hispanic-Latino	642	1,116	-	$29,230	26.9%	36.0%
Hawaiian-Pacific Islander	74	13	-	-	-	-
Native American	352	254	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	7,728	8,336
Single-Person Households	2,928	3,164
Households with Children	1,628	1,936
Foreign-Born Individuals	1,208	1,082
Persons Exp. Disabilities	2,623	2,038
Persons 65 and Older	1,677	1,750

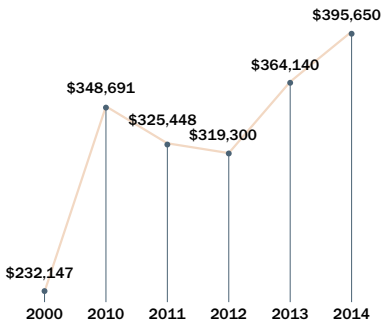
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	7,969	8,394	8,411	8,440	8,465	8,573
Housing Units: Single-Family	4,391	4,605	4,622	4,641	4,666	4,706
Housing Units: Multifamily	3,578	3,789	3,789	3,799	3,799	3,867
Regulated Affordable Housing Units	587	-	616	-	-	-
City Funded Regulated Affordable Housing Units	19	85	85	85	85	85
New Residential Permits: Total Units	-	15	29	35	195	111
New Residential Permits: Single-Family Units	-	15	23	34	42	43
New Residential Permits: Multifamily Units	-	0	6	1	153	68

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	510	437	379	-	N/A
Average Monthly Rent	$1,263	$894	$1,124	-	N/A
Rental Unit Vacancy Rate	0.0%	3.5%	2.7%	-	N/A

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

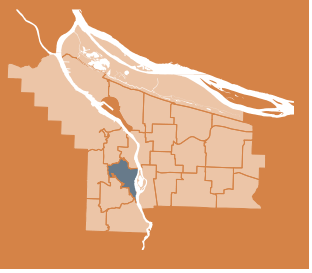
Homeownership Rates	2000	2013
TOTAL	47.7%	47.2%
White	49.5%	48.2%
Black	-	-
Asian	-	-
Hispanic-Latino	-	22.6%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

South Portland-Marquam Hill



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	9,890	13,422	$73,947	$81,605	10.3%	15.3%
White	9,136	11,812	$72,484	$76,708	9.3%	15.0%
Black	171	254	-	-	-	-
Asian	577	1,404	-	$77,584	21.7%	13.5%
Hispanic-Latino	285	591	-	-	-	14.2%
Hawaiian-Pacific Islander	33	41	-	-	-	-
Native American	106	188	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	5,258	6,842
Single-Person Households	2,247	2,512
Households with Children	707	911
Foreign-Born Individuals	956	1,376
Persons Exp. Disabilities	1,184	790
Persons 65 and Older	1,282	1,830

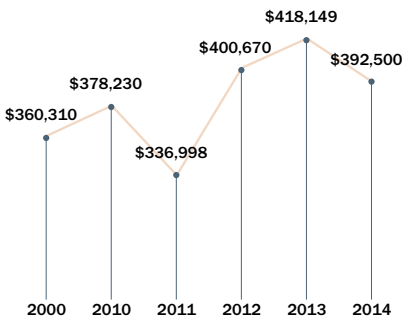
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	5,556	7,943	7,947	8,159	8,168	8,179
Housing Units: Single-Family	2,647	2,801	2,805	2,808	2,817	2,828
Housing Units: Multifamily	2,909	5,142	5,142	5,351	5,351	5,351
Regulated Affordable Housing Units	26	-	26	-	-	-
City Funded Regulated Affordable Housing Units	2	-	2	-	-	-
New Residential Permits: Total Units	-	4	214	12	167	343
New Residential Permits: Single-Family Units	-	4	5	12	11	3
New Residential Permits: Multifamily Units	-	0	209	0	156	340

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	1,624	1,142	574	26	N/A
Average Monthly Rent	$1,123	$1,367	$1,858	$1,284	N/A
Rental Unit Vacancy Rate	2.5%	2.3%	4.4%	0.0%	N/A

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

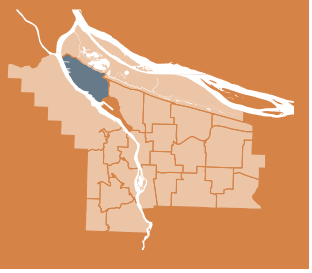
Homeownership Rates	2000	2013
TOTAL	51.8%	45.1%
White	54.1%	47.0%
Black	-	-
Asian	-	39.7%
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

St. Johns



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	25,585	29,941	$47,439	$43,261	19.2%	27.0%
White	19,116	22,676	$49,024	$51,477	15.2%	18.6%
Black	2,648	3,407	$25,967	$13,143	44.0%	56.7%
Asian	1,783	1,420	-	-	14.1%	34.0%
Hispanic-Latino	3,544	5,200	$42,239	$27,964	24.1%	43.5%
Hawaiian-Pacific Islander	305	1,308	-	-	-	40.8%
Native American	1,121	977	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	9,193	10,563
Single-Person Households	2,467	2,758
Households with Children	3,280	3,388
Foreign-Born Individuals	3,733	4,661
Persons Exp. Disabilities	5,499	3,917
Persons 65 and Older	2,378	1,956

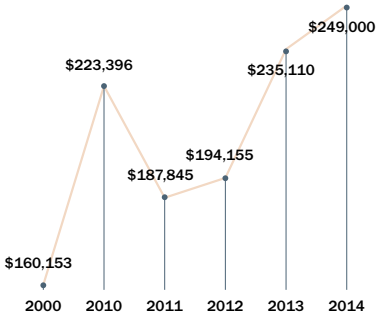
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	9,231	11,185	11,228	11,266	11,313	11,606
Housing Units: Single-Family	6,514	7,399	7,426	7,452	7,494	7,550
Housing Units: Multifamily	2,717	3,786	3,802	3,814	3,819	4,056
Regulated Affordable Housing Units	654	-	1,185	-	-	-
City Funded Regulated Affordable Housing Units	238	297	297	303	303	303
New Residential Permits: Total Units	-	88	45	50	309	96
New Residential Permits: Single-Family Units	-	36	40	50	64	65
New Residential Permits: Multifamily Units	-	52	5	0	245	31

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	744	284	583	87	N/A
Average Monthly Rent	$762	$814	$909	$1,147	N/A
Rental Unit Vacancy Rate	17.0%	1.6%	0.5%	1.6%	N/A

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
Latino	YES	YES	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	YES
Senior	YES	YES	YES	NO	NO
Single Mother	YES	YES	NO	NO	NO
Foreign-Born	YES	YES	YES	NO	NO

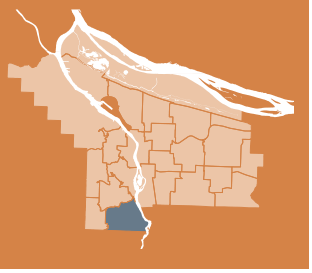
Homeownership Rates	2000	2013
TOTAL	56.2%	52.4%
White	63.3%	58.8%
Black	19.7%	15.5%
Asian	-	-
Hispanic-Latino	28.2%	24.5%
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Tryon Creek-South Terwilliger



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	10,258	10,690	$111,739	$112,227	4.6%	5.7%
White	9,671	10,078	$103,565	$102,354	3.9%	5.9%
Black	125	76	-	-	-	-
Asian	542	643	-	-	-	-
Hispanic-Latino	210	302	-	-	-	-
Hawaiian-Pacific Islander	62	78	-	-	-	-
Native American	86	256	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	3,638	3,762
Single-Person Households	736	904
Households with Children	1,319	1,186
Foreign-Born Individuals	681	819
Persons Exp. Disabilities	930	531
Persons 65 and Older	1,040	1,095

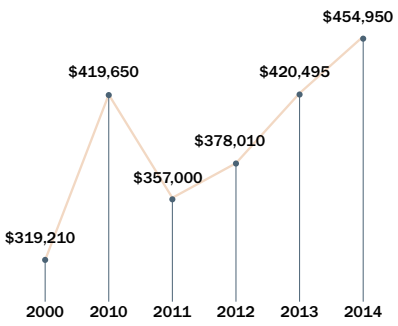
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	3,394	3,644	3,653	3,664	3,677	3,687
Housing Units: Single-Family	3,299	3,539	3,548	3,559	3,572	3,582
Housing Units: Multifamily	95	105	105	105	105	105
Regulated Affordable Housing Units	0	-	0	-	-	-
City Funded Regulated Affordable Housing Units	0	0	0	0	0	0
New Residential Permits: Total Units	-	12	15	12	14	16
New Residential Permits: Single-Family Units	-	12	14	12	14	16
New Residential Permits: Multifamily Units	-	0	1	0	0	0

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	1	-	29	-	N/A
Average Monthly Rent	$675	-	$900	-	N/A
Rental Unit Vacancy Rate	0.0%	-	0.0%	-	N/A

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

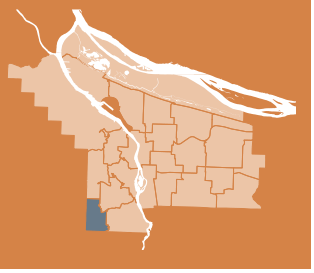
Homeownership Rates	2000	2013
TOTAL	88.4%	89.0%
White	88.6%	88.5%
Black	-	-
Asian	-	-
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

West Portland



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	12,726	13,173	$80,801	$73,168	6.6%	9.3%
White	11,493	11,844	$81,289	$75,141	5.3%	8.6%
Black	363	545	-	-	-	15.4%
Asian	667	1,174	-	-	8.5%	10.7%
Hispanic-Latino	593	369	-	-	18.8%	-
Hawaiian-Pacific Islander	-	-	-	-	-	-
Native American	168	238	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	5,444	5,753
Single-Person Households	1,588	1,832
Households with Children	1,571	1,408
Foreign-Born Individuals	1,367	1,588
Persons Exp. Disabilities	1,428	1,014
Persons 65 and Older	1,045	1,749

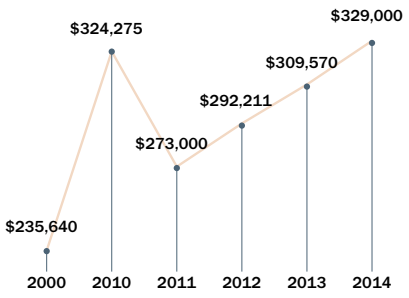
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	4,546	4,913	4,918	4,924	4,930	4,942
Housing Units: Single-Family	3,540	3,800	3,805	3,811	3,817	3,829
Housing Units: Multifamily	1,006	1,113	1,113	1,113	1,113	1,113
Regulated Affordable Housing Units	0	-	21	-	-	-
City Funded Regulated Affordable Housing Units	0	0	0	0	0	0
New Residential Permits: Total Units	-	8	8	5	15	15
New Residential Permits: Single-Family Units	-	8	8	5	15	15
New Residential Permits: Multifamily Units	-	0	0	0	0	0

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	90	233	680	125	N/A
Average Monthly Rent	$848	$971	$1,288	$1,487	N/A
Rental Unit Vacancy Rate	0.0%	0.8%	0.9%	0.0%	N/A

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

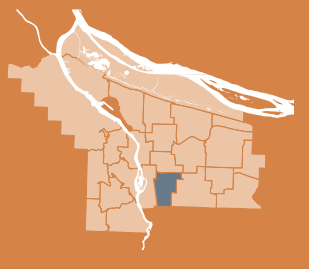
Homeownership Rates	2000	2013
TOTAL	72.3%	68.6%
White	74.2%	72.8%
Black	-	-
Asian	-	-
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Neighborhood Profile

Woodstock



Population & Income	Population 2000	Population 2013	Median Income *2000	Median Income 2013	Poverty Rate 2000	Poverty Rate 2013
TOTAL	23,529	24,718	$55,647	$55,635	11.9%	15.3%
White	20,681	21,752	$56,222	$54,031	11.3%	12.5%
Black	651	1,039	-	-	-	73.6%
Asian	1,869	1,879	$55,803	-	8.6%	20.7%
Hispanic-Latino	1,162	1,133	-	-	16.0%	21.3%
Hawaiian-Pacific Islander	132	47	-	-	-	-
Native American	455	773	-	-	-	-

*(*2013 $*)

Households	2000	2013
Households Total	9,887	10,273
Single-Person Households	3,238	3,253
Households with Children	2,468	2,576
Foreign-Born Individuals	2,762	1,982
Persons Exp. Disabilities	3,830	2,555
Persons 65 and Older	3,082	2,580

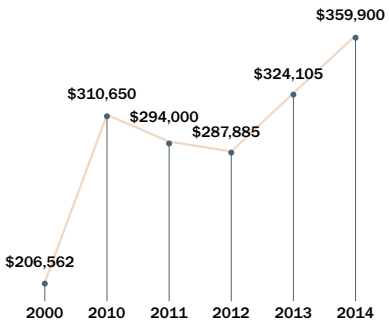
Housing Stock & Production	2000	2010	2011	2012	2013	2014
Housing Units: Total Units	10,348	10,703	10,732	10,744	10,771	10,801
Housing Units: Single-Family	6,689	6,904	6,927	6,937	6,964	6,994
Housing Units: Multifamily	3,659	3,799	3,805	3,807	3,807	3,807
Regulated Affordable Housing Units	182	-	308	-	-	-
City Funded Regulated Affordable Housing Units	5	135	135	135	135	135
New Residential Permits: Total Units	-	21	14	27	60	66
New Residential Permits: Single-Family Units	-	21	14	27	34	62
New Residential Permits: Multifamily Units	-	0	0	0	26	4

Housing Market	Rental Studio	Rental 1-BR	Rental 2-BR	Rental 3-BR	Homeownership
Multifamily Rental Unit Survey Sample	651	706	822	52	N/A
Average Monthly Rent	$1,019	$1,020	$1,225	$1,112	N/A
Rental Unit Vacancy Rate	0.0%	0.8%	0.9%	0.0%	N/A

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
Latino	NO	NO	NO	NO	NO
Native American	NO	NO	NO	NO	NO
Asian	YES	YES	YES	YES	NO
Senior	NO	NO	NO	NO	NO
Single Mother	NO	NO	NO	NO	NO
Foreign-Born	YES	YES	NO	NO	NO

Homeownership Rates	2000	2013
TOTAL	57.3%	54.4%
White	60.1%	56.9%
Black	-	-
Asian	50.1%	47.2%
Hispanic-Latino	-	-
Hawaiian-Pacific Islander	-	-
Native American	-	-

Median Home Sales Price *(2014 $)*



Part 4

City of Portland Policy Targets

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Section 1

Citywide Policy Targets

Guide to Citywide Policy Targets

Policy Targets

1980 Comprehensive Plan

Geography	Citywide
Year Established	1980
Year Complete	Ongoing Until Update
Plan Version	*Comprehensive Plan Goals and Policies; Complete November 2011 Ordinance No. 150580, Ordinance No. 172954*

Target	NOT MEETING	Achieve a distribution of household incomes similar to the distribution of household incomes found citywide, in Central City, Gateway Regional Center, in town centers, and in large redevelopment projects.
		Both Central City and Gateway Regional Center have a greater proportion of residents earning below median income as compared to the citywide average. Central City has a particularly higher number of residents earning 0-30% MFI.
Target	MEETING	Encourage housing opportunities for extremely low and very low-income households (below 50% MFI) in all neighborhoods to avoid their concentration in any one area.
		The City currently maintains regulated affordable housing units in all neighborhoods.
Target	MEETING	Actively encourage the dispersal of housing with on-site social services throughout the city.
		The City currently maintains regulated affordable housing projects with on-site social services.
Target	NOT MEETING	Expand homeownership opportunities for existing residents in neighborhoods with homeownership rates lower than the regional average.
		City of Portland homeownership programs do not currently operate citywide.
Target	MEETING	Expand multi-dwelling and rental housing opportunities in neighborhoods with homeownership rates higher than the regional average.
		The City currently maintains regulated affordable housing units in all neighborhoods.
Target	MEETING	Support programs that increase opportunities for minorities, low-income people, and people in protected classes to gain access to housing throughout the region.
		Implemented through the Housing Bureau equity policies.

City Plan
A City of Portland planning/policy document that establishes affordable housing policy targets, and the associated geographic area.

Policy Targets
Defined and measurable affordable housing goals established within the document, as well as the timeframe, current status, and progress toward reaching the goal.

Policy Targets

1980 Comprehensive Plan

Geography Citywide
Year Established 1980
Year Complete Ongoing Until Update
Plan Version *Comprehensive Plan Goals and Policies; Complete November 2011 Ordinance No. 150580, Ordinance No. 172954*

Target — **NOT MEETING**

Achieve a distribution of household incomes similar to the distribution of household incomes found citywide, in Central City, Gateway Regional Center, in town centers, and in large redevelopment projects.

Both Central City and Gateway Regional Center have a greater proportion of residents earning below median income as compared to the citywide average. Central City has a particularly higher number of residents earning 0-30% MFI.

Target — **MEETING**

Encourage housing opportunities for extremely low and very low-income households (below 50% MFI) in all neighborhoods to avoid their concentration in any one area.

The City currently maintains regulated affordable housing units in all neighborhoods.

Target — **MEETING**

Actively encourage the dispersal of housing with on-site social services throughout the city.

The City currently maintains regulated affordable housing projects with on-site social services.

Target — **NOT MEETING**

Expand homeownership opportunities for existing residents in neighborhoods with homeownership rates lower than the regional average.

City of Portland homeownership programs do not currently operate citywide.

Target — **MEETING**

Expand multi-dwelling and rental housing opportunities in neighborhoods with homeownership rates higher than the regional average.

The City currently maintains regulated affordable housing units in all neighborhoods.

Target — **MEETING**

Support programs that increase opportunities for minorities, low-income people, and people in protected classes to gain access to housing throughout the region.

Implemented through the Housing Bureau equity policies.

1980 Comprehensive Plan cont.

Target

MEETING

Work in partnership with the Housing Authority of Portland to preserve its portfolio of federally assisted housing at rent levels affordable to extremely and very low-income households.

The City actively works with Home Forward to support the preservation of expiring federally assisted affordable housing projects.

Target

NOT MEETING

Pursue adequate financial resources to develop, maintain and preserve housing and housing assistance programs for households whose needs are not met by the housing market.

Existing resource forecasts and regulatory mechanisms are insufficient to meet City production targets.

Target

NOT MEETING

Promote the preservation and development of a sufficient supply of transitional and permanent housing affordable to extremely low-income individuals and households with children in order to reduce or prevent homelessness.

The existing supply of transitional and permanent affordable housing for extremely low-income individuals and households is currently insufficient to meet demand.

Target

MEETING

Provide opportunities throughout the city for emergency shelters and transitional housing for people who are homeless.

The City currently maintains emergency shelters and transitional housing programs throughout the city.

Target

MEETING

Stimulate production of a variety of housing types that are affordable and responsive to the needs of very low, low, moderate, and middle-income households.

The City currently funds a variety of affordable housing projects in response to various needs throughout the community.

Section 2

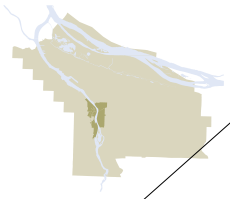
Central City Policy Targets

Guide to Central City Policy Targets

Policy Targets

Central City 2035: Concept

Geography	Central City
Year Established	2012
Year Complete	2035
Plan Version	*Central City 2035 Concept Plan* *October 2012* *Resolution No. 36970*



Target — Preserve and add to the existing affordable housing supply of the Central City to maintain and grow the racial, ethnic and economic diversity of the Central City.

MEETING

In 2012 the City maintained 5,877 units of regulated affordable housing in the Central City. This number has increased to 7,100 in 2015.

Target — Continue to develop new affordable housing in the Central City so that approximately 30% of the total housing in the Central City is affordable to households between 0% and 80% MFI.

MEETING

The City currently maintains 7,100 regulated affordable units below 80% MFI in the Central City and a market survey estimates 2,100 market rate units below 80% MFI for a total of 9,200 or 36% of the total housing in the Central City.

Target — Increase the supply of housing affordable to working households in the 50% to 80% MFI bracket, households for whom the Central City's access to jobs and transit can be particularly beneficial.

MEETING

The City currently maintains tax exemption programs to incentivize the development of regulated affordable rental housing up to 80% MFI and provide financing to incentivize the development of regulated affordable rental housing up to 60% MFI.

Target — For public affordable housing resources, prioritize funding for housing programs and investment to meet the unmet needs of extremely low and very low-income households (0-50% MFI).

MEETING

The City currently targets its financial resources for affordable rental housing at households earning up to 60% MFI.

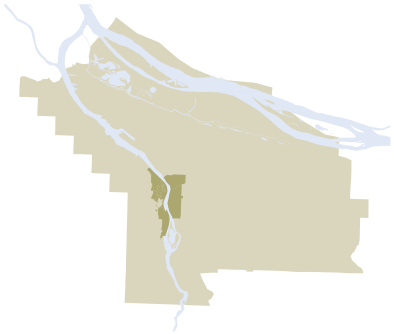
Central City Plan
A City of Portland planning/policy document that establishes affordable housing policy targets, and the associated geographic area.

Policy Targets
Defined and measurable affordable housing goals established within the document, as well as the timeframe, current status, and progress toward reaching the goal.

Policy Targets

Central City 2035: Concept

Geography Central City
Year Established 2012
Year Complete 2035
Plan Version *Central City 2035 Concept Plan*
October 2012
Resolution No. 36970



Target

MEETING

Preserve and add to the existing affordable housing supply of the Central City to maintain and grow the racial, ethnic and economic diversity of the Central City.

In 2012 the City maintained 5,877 units of regulated affordable housing in the Central City. This number has increased to 7,100 in 2015.

Target

MEETING

Continue to develop new affordable housing in the Central City so that approximately 30% of the total housing in the Central City is affordable to households between 0% and 80% MFI.

The City currently maintains 7,100 regulated affordable units below 80% MFI in the Central City and a market survey estimates 2,100 market rate units below 80% MFI for a total of 9,200 or 36% of the total housing in the Central City.

Target

MEETING

Increase the supply of housing affordable to working households in the 50% to 80% MFI bracket, households for whom the Central City's access to jobs and transit can be particularly beneficial.

The City currently maintains tax exemption programs to incentivize the development of regulated affordable rental housing up to 80% MFI and provide financing to incentivize the development of regulated affordable rental housing up to 60% MFI.

Target

MEETING

For public affordable housing resources, prioritize funding for housing programs and investment to meet the unmet needs of extremely low and very low-income households (0-50% MFI).

The City currently targets its financial resources for affordable rental housing at households earning up to 60% MFI.

Central City 2035: Concept cont.

Target

MEETING

Provide housing and services that directly assist at-risk populations and allow people to transition to more stable living conditions.

The City currently provides housing assistance, transitional housing, and shelter housing to between 13,000 and 14,000 individuals each year.

Target

NOT MEETING

Align plans, investments and other policy tools to support improving homeownership rates and location choice for people of color and other groups who have been historically under-served and under-represented in the Central City.

The City does not currently administer homeownership programming in the Central City.

Target

MEETING

Develop a diversity of housing types compatible with the needs of families with children, students, seniors and special needs residents.

The City currently funds a variety of affordable housing projects in response to various needs throughout the community.

Target

MEETING

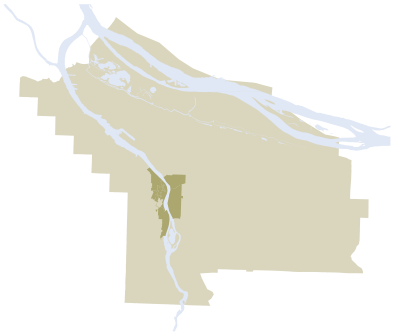
Incent increased participation of private sector in participating in strategies to increase supply of workforce, student and senior housing in and near Central City.

The City currently administers tax and fee exemption programs, as well as gap financing programs, to incentivize affordable housing in and near Central City.

Policy Targets

Central City 2035: SE Quadrant

Geography	Central City, SE Quadrant
Year Established	2015
Year Complete	2035
Plan Version	*Central City 2035 SE Quadrant Plan, July 2015* *Resolution No. 37147*



Target

Update the Central City Housing Inventory by 2016 and conduct periodic updates on a regular basis.

MEETING

The City now reports on the housing stock, production, and affordability on an annual basis.

Target

Pursue opportunities for affordable housing and well as mixed-income housing projects within the Clinton Station area, with a focus on lands currently owned by the City of Portland.

NOT MEETING

Affordable housing programming within the Clinton Station area is not yet under development.

Target

Develop a sustainable source(s) of funding to create and preserve affordable housing throughout the Central City that aligns with geographic scope and time horizon of the City's affordable housing goals.

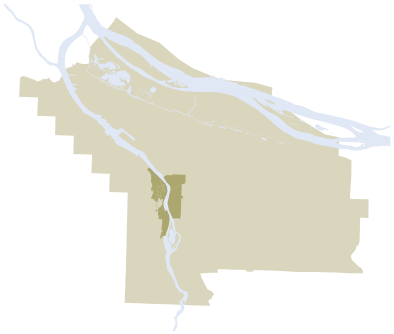
NOT MEETING

Existing resource forecasts and regulatory mechanisms are insufficient to meet City production target.

Policy Targets

Central City 2035: West Quadrant

Geography	Central City, West Quadrant
Year Established	2015
Year Complete	2035
Plan Version	Central City 2035 West Quadrant Plan *March 2015* *Resolution No. 37115*



Target

Develop and implement an affordable housing strategy for the West End that preserves or replaces existing affordable housing, including buildings that are privately owned.

NOT MEETING

West End affordable housing preservation strategy not yet developed.

Target

Restructure FAR bonus system to increase affordable housing production including family friendly units.

NOT MEETING

Voluntary inclusionary zoning programs are under development.

Target

Create incentives and programs to increase affordable housing that supports families.

MEETING

The City currently uses gap financing and tax and fee exemption programs to incentivize family supported regulated affordable housing development.

Target

Provide a housing tax abatement program for Old Town/China Town.

MEETING

The City currently maintains a tax exemption program that can be utilized in Old Town/China Town.

Target

Implement incentives that encourage new housing in the Naito Parkway/riverfront area.

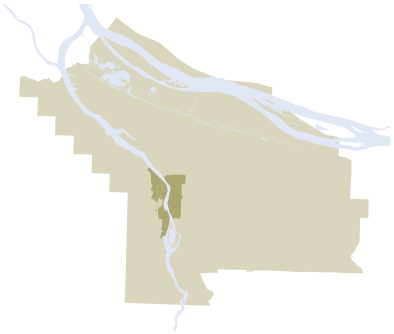
MEETING

The City expanded the capacity and modified requirements of the Multiple Unit Limited Tax Exemption program (MULTE) to increase participation by private developers. All properties along the Naito Parkway/riverfront area are within the MULTE eligible boundary.

Policy Targets

Central City 2035: N/NE Quadrant

Geography	Central City, N/NE Quadrant
Year Established	2012
Year Complete	2035
Plan Version	*Central City 2035 N/NE Quadrant Plan* *October 2012* *Resolution No. 36972*



Target

Develop regulatory tools to encourage housing development and the inclusion of affordable housing.

NOT MEETING

Voluntary inclusionary zoning programs are under development.

Target

Develop affordable rental housing through investment of TIF Set Aside funds and other programs.

MEETING

Tax Increment Financing Set-Aside for Affordable Housing Policy dedicates, at a minimum, 30% of all increment funds to affordable housing.

Target

Support connections between district employers and employee housing within the district through employer-assisted housing programs and coordinated mixed-use development, particularly employer-assisted housing for service level workers employed within the district.

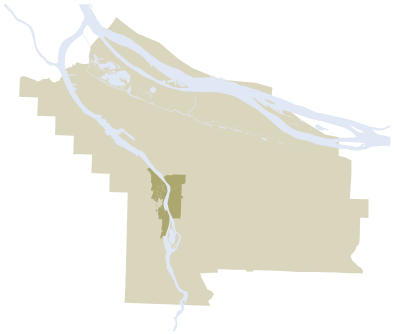
NOT MEETING

The City does not currently administer employer-assisted housing programming.

Policy Targets

Central City No Net Loss

Geography Central City
Year Established 2001
Year Complete No end date
Plan Version *City Council Resolution 36021*



Target

NOT MEETING

The City of Portland will maintain no less than 8,286 rental housing units affordable to households who earn from 0-60% of the median family income within Central City.

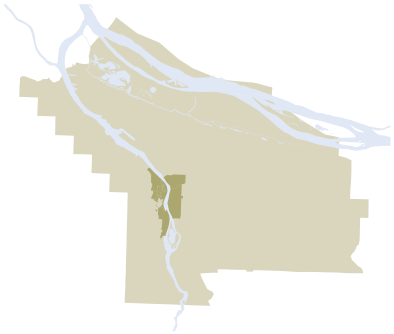
When adopted in 2002, the City estimated 8,286 rental units in the Central City were affordable to households earning less than 60% of the median family income. A recent survey identified 6,594 rent-regulated units and 267 market-rate units affordable at 60% MFI. While the number of regulated affordable units has increased by 1,204 units since 2002, the Central City has seen continued loss of affordability in market-rate units. 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.

	Regulated Units		Market Units		Total Units	
No Net Loss Rental Housing Units, 0-60% MFI	**2002**	**2015**	**2002**	**2015**	**2002**	**2015**
Central Eastside	160	336	464	83	624	419
Downtown	3,197	2,878	1,048	91	4,245	2,969
Goose Hollow	548	440	785	83	1,333	523
Lloyd District	-	176	97	10	97	186
River District	1,485	2,555	502	-	1,987	2,555
South Waterfront	-	209	-	-	-	209
Central City	5,390	6,594	2,896	267	8,286	6,861

Policy Targets

1988 Central City Plan

Geography Central City
Year Established 1988
Year Complete 2012
Plan Version *1988 Central City Plan*
Ordinance No. 160606, Resolution No. 34417



Target — **NOT MEETING**

Housing Trust Fund supported by special purpose levy, established specifically to meet capital costs for acquisition and rehabilitation but also to provide operating funds for such activities as voucher program.

The City does not currently maintain a special purpose levy for affordable housing.

Target — **MEETING**

Housing Trust Fund supported by tax increment funds committed to acquisition and rehabilitation in the Central City's renewal areas.

Tax Increment Financing Set-Aside for Affordable Housing Policy dedicates, at a minimum, 30% of all increment funds to affordable housing.

Target — **NOT MEETING**

Housing Trust Fund supported by a real estate title transfer tax or fee which will provide operating and rent subsidy support on an ongoing basis.

State law prohibits municipal governments from imposing transfer taxes, fees, or assessments on real estate.

Target — **MEETING**

Housing incentives including the formation of urban renewal districts and use tax increment financing to support housing and related improvements.

Tax Increment Financing Set-Aside for Affordable Housing Policy dedicates, at a minimum, 30% of all increment funds to affordable housing.

Target — **MEETING**

Housing incentives including the extending the ten-year limited property tax exemption for the value of the housing improvements to the entire Central City area.

The City administers tax exemption programs for multifamily and single-family affordable housing.

Target — **NOT MEETING**

Housing incentives including using tax exempt revenue bonds for permanent financing of housing.

The city does not currently use tax exempt revenue bonds for affordable housing.

Policy Targets

1988 Central City Plan cont.

Target — NOT MEETING

Housing incentives including using eminent domain to assemble sites for housing development.

The City does not currently use eminent domain for affordable housing.

Target — MEETING

Housing incentives including using transferring title of City-owned lands to housing developers to indirectly write down the cost of land on which housing is to be built.

The City regularly uses the disposition of City-owned land to incentivize the development of affordable housing.

Target — MEETING

Housing incentives including subsidizing the delivery of city infrastructure to sites on which housing is being developed.

The City regularly subsidizes infrastructure through system development charge waiver programs as well as master planned site incentives.

Target — NOT MEETING

Create FAR and height bonuses for projects which include housing.

The City does have an FAR bonus program for affordable housing, as well as market-rate housing, but the affordable housing bonus program is not used. Updates to the bonus program are currently underway.

Target — MEETING

Waive development fees for projects that include housing, or for the housing portion of a mixed-use project.

The City regularly uses development fee waivers to incentivize affordable housing development.

Target — NOT MEETING

Establish a City housing expeditor to aid in the development approval process and to process and assemble incentive packages.

The City does not currently maintain housing expeditors.

Target — NOT MEETING

Subsidize operating expenses of housing development, such as water and sewer charges.

The City does not currently subsidize operating expenses for affordable housing developments.

Target — NOT MEETING

Use general obligation bonds in urban renewal districts as an alternative to, or an addition to, tax increment financing.

The City does not currently use general obligation bonds for affordable housing.

Section 3

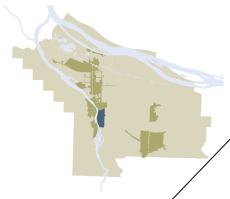
Urban Renewal Area Policy Targets

Guide to Urban Renewal Area Policy Targets

Policy Targets

Central Eastside

Geography	Central Eastside URA
Year Established	1986
Year Complete	2018
Plan Version	*Central Eastside Urban Renewal Area Housing Strategy, 2003*



Target Preserve or replace 88 regulated affordable rental housing units between 0-30% MFI.

NOT MEETING *The City currently maintains 67 regulated affordable rental units between 0-30% MFI.*

Target Preserve or replace 494 regulated affordable rental housing units between 31-50% MFI.

NOT MEETING *The City currently maintains 87 regulated affordable rental units between 31-50% MFI.*

Target Preserve or replace 248 regulated affordable rental housing units between 51-60% MFI.

NOT MEETING *The City currently maintains 78 regulated affordable rental units between 51-60% MFI.*

Target Preserve or replace 75 special needs housing units.

NOT MEETING *The City currently maintains 45 permanent supportive housing units at the Clifford Apartments.*

Housing Stock & Production	2010	2011	2012	2013	2014	2015*
Housing Units: Total Units	1,151	1,163	1,245	1,245	1,245	
Housing Units: Single-Family	158	158	158	158	158	
Housing Units: Multifamily	993	1,005	1,087	1,087	1,087	
Regulated Affordable Housing Units: Total Units	164	252	252	252	252	+57
0-30% Regulated Units	22	67	67	67	67	-
31-50% Regulated Units	69	87	87	87	87	-
51-60% Regulated Units	53	78	78	78	78	+57
61-80% Regulated Units	20	20	20	20	20	-

**Production pipeline, Fall 2015*

Urban Renewal Area Housing Plan
A City of Portland planning/policy document that establishes affordable housing policy targets, and the associated geographic area.

Policy Targets
Defined and measurable affordable housing goals established within the document, as well as the timeframe, current status, and progress toward reaching the goal.

Housing Stock & Production
Urban Renewal Area housing stock by unit type, and City regulated affordable housing units and production values for the years 2000, and 2010–2014. All regulated unit counts listed for the Urban Renewal Areas refer only to units in the City of Portland's portfolio and pipeline.

Housing Unit Data Source: Multnomah County, Tax Lot Data, 2015

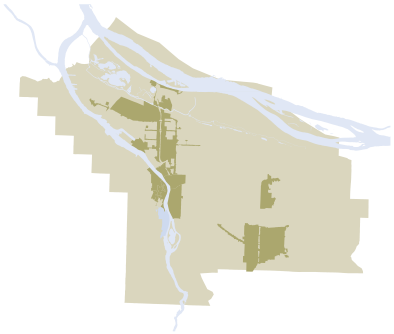
Regulated Unit Data Source: Metro, Inventory of Regulated Affordable Housing, 2011

Permit Data Source: City of Portland, Bureau of Development Services, 2015

Policy Targets

Affordable Housing Set-Aside

Geography	Urban Renewal Areas
Year Established	2006
Year Complete	No end date
Plan Version	*City Council Resolution 36404*



Target

MEETING

The City will dedicate an aggregate citywide minimum of 30% of all tax increment financing within urban renewal areas, with the exception of Airport Way and Willamette Industrial, to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2015-16 City fiscal year the city aggregate set-aside level is 34%.

Target

MEETING

The City will dedicate, at a minimum, an average of 18% of all tax increment financing within the Central Eastside Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2015-16 City fiscal year the district aggregate set-aside level is 20%.

Target

MEETING

The City will dedicate, at a minimum, an average of 21% of all tax increment financing within the Downtown Waterfront Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2015-16 City fiscal year the district aggregate set-aside level is 21%.

Target

MEETING

The City will dedicate, at a minimum, an average of 30% of all tax increment financing within the Gateway Regional Center Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2015-16 City fiscal year the district aggregate set-aside level is 38%.

Target

MEETING

The City will dedicate, at a minimum, an average of 30% of all tax increment financing within the Interstate Corridor Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2015-16 City fiscal year the district aggregate set-aside level is 35%.

Affordable Housing Set-Aside cont.

Target

MEETING

The City will dedicate, at a minimum, an average of 30% of all tax increment financing within the Lents Town Center Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2015-16 City fiscal year the district aggregate set-aside level is 31%.

Target

MEETING

The City will dedicate, at a minimum, an average of 36% of all tax increment financing within the North Macadam Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2015-16 City fiscal year the district aggregate set-aside level is 42%.

Target

MEETING

The City will dedicate, at a minimum, an average of 26% of all tax increment financing within the Oregon Convention Center Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2015-16 City fiscal year the district aggregate set-aside level is 26%.

Target

MEETING

The City will dedicate, at a minimum, an average of 30% of all tax increment financing within the River District Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2015-16 City fiscal year the district aggregate set-aside level is 39%.

Target

MEETING

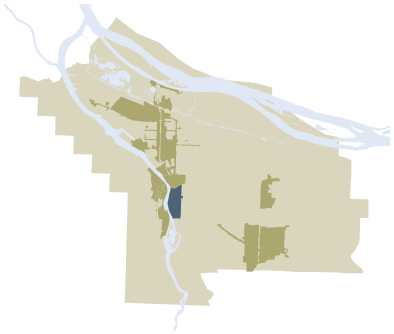
The City will dedicate, at a minimum, an average of 52% of all tax increment financing within the South Park Blocks Urban Renewal Area to the development, preservation and rehabilitation of affordable housing from 2006 through the lifetime of the district.

As of the 2015-16 City fiscal year the district aggregate set-aside level is 53%.

Policy Targets

Central Eastside

Geography Central Eastside URA
Year Established 1986
Year Complete 2018
Plan Version *Central Eastside Urban Renewal Area Housing Strategy, 2003*



Target Preserve or replace 88 regulated affordable rental housing units between 0-30% MFI.

NOT MEETING *The City currently maintains 67 regulated affordable rental units between 0-30% MFI.*

Target Preserve or replace 494 regulated affordable rental housing units between 31-50% MFI.

NOT MEETING *The City currently maintains 87 regulated affordable rental units between 31-50% MFI.*

Target Preserve or replace 248 regulated affordable rental housing units between 51-60% MFI.

NOT MEETING *The City currently maintains 78 regulated affordable rental units between 51-60% MFI.*

Target Preserve or replace 75 special needs housing units.

NOT MEETING *The City currently maintains 45 permanent supportive housing units at the Clifford Apartments.*

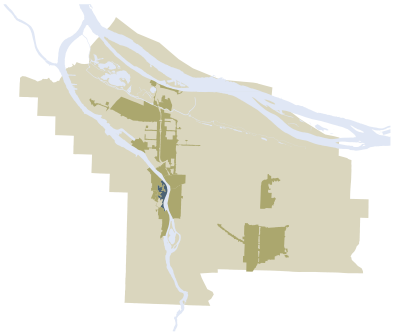
Housing Stock & Production	2010	2011	2012	2013	2014	2015*
Housing Units: Total Units	1,151	1,163	1,245	1,245	1,245	
Housing Units: Single-Family	158	158	158	158	158	
Housing Units: Multifamily	993	1,005	1,087	1,087	1,087	
Regulated Affordable Housing Units: Total Units	164	252	252	252	252	+57
0-30% Regulated Units	22	67	67	67	67	-
31-50% Regulated Units	69	87	87	87	87	-
51-60% Regulated Units	53	78	78	78	78	+57
61-80% Regulated Units	20	20	20	20	20	-

**Production pipeline, Fall 2015*

Policy Targets

Downtown Waterfront

Geography Downtown Waterfront URA
Year Established 1984
Year Complete 2008
Plan Version *Downtown Housing Inventory and Policy Analysis, 2000*



Target

MEETING

Preserve or replace 25-50 regulated affordable rental housing units between 0-30% MFI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.

The City currently maintains 668 regulated affordable rental units between 0-30% MFI.

Target

MEETING

Preserve or replace 175-200 regulated affordable rental housing units between 31-50% MFI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.

The City currently maintains 1,321 regulated affordable rental units between 31-50% MFI.

Target

MEETING

Preserve or replace 75-100 regulated affordable rental housing units between 51-60% MFI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.

The City currently maintains 916 regulated affordable rental units between 51-60% MFI.

Target

MEETING

Produce and preserve 50-100 regulated affordable rental housing units between 61-80% MFI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.

The City currently maintains 76 regulated affordable rental units between 61-80% MFI.

Housing Stock & Production	2010	2011	2012	2013	2014	2015*
Housing Units: Total Units	3,264	3,264	3,306	3,306	3,306	
Housing Units: Single-Family	5	5	5	5	5	
Housing Units: Multifamily	3,259	3,259	3,301	3,301	3,301	
Regulated Affordable Housing Units: Total Units	1,505	1,505	1,653	1,691	1,691	+16
0-30% Regulated Units	455	455	455	455	455	-
31-50% Regulated Units	557	557	663	701	701	-
51-60% Regulated Units	458	458	500	500	500	-
61-80% Regulated Units	35	35	35	35	35	+16

**Production pipeline, Fall 2015*

Policy Targets

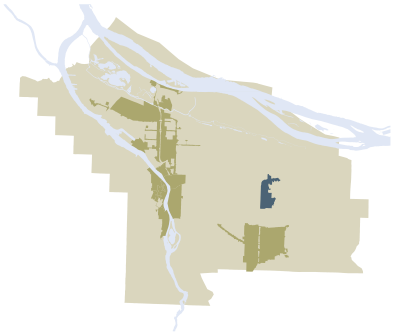
Gateway Regional Center

Geography Gateway Regional Central URA

Year Established 2001

Year Complete 2022

Plan Version *Gateway Regional Center Housing Strategy, 2003*



Target

NOT MEETING

Assist in the production of between 800 and 1,000 units over the life of the District and adjust the following preliminary targets over time: 2003 to 2008 - 200 units; 2009 to 2014 - 300 units; 2015 to 2020 - 500 units.

The City currently maintains 265 regulated affordable rental units.

Housing Stock & Production	2010	2011	2012	2013	2014	2015*
Housing Units: Total Units	3,041	3,041	3,041	3,108	3,198	
Housing Units: Single-Family	268	268	268	268	268	
Housing Units: Multifamily	2,773	2,773	2,773	2,840	2,930	
Regulated Affordable Housing Units: Total Units	198	198	198	198	265	+120
0-30% Regulated Units	21	21	21	21	25	+4
31-50% Regulated Units	46	46	46	46	46	-
51-60% Regulated Units	131	131	131	131	194	+116
61-80% Regulated Units	-	-	-	-	-	-

**Production pipeline, Fall 2015*

Policy Targets

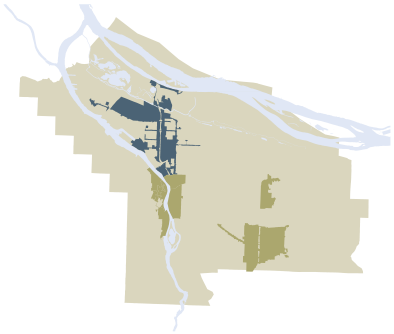
Interstate Corridor

Geography Interstate Corridor URA

Year Established 2000

Year Complete 2021

Plan Version *Interstate Corridor Urban Renewal Area Housing Strategy, 2002*



Target

Maintain the existing 1,400 regulated affordable rental units.

MEETING

The City currently maintains 1,538 regulated affordable rental units at or below 60% MFI with estimates of roughly 1,000 additional non-city funded regulated affordable units.

Target

Add 2,000 regulated affordable rental units for households earning up to 60% median family income by 2020.

NOT MEETING

The City currently maintains 1,538 regulated affordable rental units at or below 60% MFI.

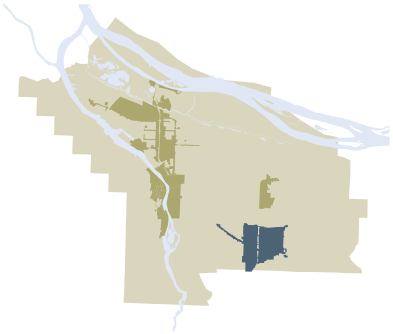
Housing Stock & Production	2010	2011	2012	2013	2014	2015*
Housing Units: Total Units	16,467	16,676	16,806	16,986	17,588	
Housing Units: Single-Family	9,128	9,169	9,202	9,265	9,350	
Housing Units: Multifamily	7,339	7,507	7,604	7,721	8,238	
Regulated Affordable Housing Units: Total Units	1,305	1,373	1,450	1,530	1,577	+99
0-30% Regulated Units	93	100	100	103	150	+7
31-50% Regulated Units	443	502	556	575	575	+25
51-60% Regulated Units	731	733	755	813	813	+82
61-80% Regulated Units	38	38	39	39	39	+1

**Production pipeline, Fall 2015*

Policy Targets

Lents Town Center

Geography Lents Town Center URA
Year Established 1998
Year Complete 2020
Plan Version *Lents Town Center Housing Strategy, 2000*



Target Provide 100-170 home purchase loans by 2005.

MEETING *The City has provided down payment assistance loans to 197 new homeowners.*

Target Provide 30-50 Community Land Trust Loans by 2005.

NOT MEETING *The City has provided financing for 26 new land trust homes for first time homebuyers.*

Target Provide 100-200 homeowner repair loans by 2005.

NOT MEETING *The City has provided funding for 48 home repair loans.*

Target Rehabilitate 75-125 regulated affordable rental units at or below 60% MFI by 2005.

MEETING *The City has rehabilitated 155 regulated affordable rental units at or below 60% MFI.*

Target Produce 150-250 regulated affordable rental units at or below 60% MFI by 2005.

MEETING *The City has produced 242 regulated affordable rental units at or below 60% MFI.*

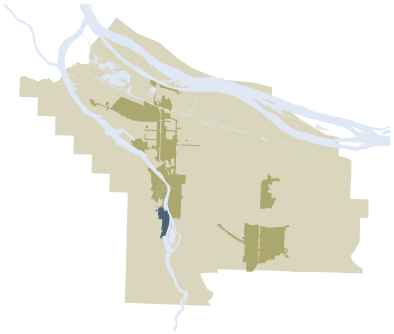
Housing Stock & Production	2010	2011	2012	2013	2014	2015*
Housing Units: Total Units	11,461	11,461	11,505	11,540	11,589	
Housing Units: Single-Family	6,573	6,594	6,617	6,643	6,686	
Housing Units: Multifamily	4,888	4,888	4,888	4,897	4,903	
Regulated Affordable Housing Units: Total Units	332	371	390	400	400	+176
0-30% Regulated Units	101	108	111	111	111	+2
31-50% Regulated Units	127	155	171	171	171	-
51-60% Regulated Units	101	105	105	115	115	+174
61-80% Regulated Units	3	3	3	3	3	-

**Production pipeline, Fall 2015*

Policy Targets

North Macadam

Geography North Macadam
Year Established 1999
Year Complete 2000
Plan Version *North Macadam Housing Development Strategy, 2003*



Target Retain 166 regulated affordable rental housing units between 0-30% MFI by the year 2020.

NOT MEETING *The City currently maintains 42 regulated affordable rental units between 0-30% MFI.*

Target Retain 211 regulated affordable rental housing units between 31-50% MFI by the year 2020.

NOT MEETING *The City currently maintains 40 regulated affordable rental units between 31-50% MFI.*

Target Retain 102 regulated affordable rental housing units between 51-60% MFI by the year 2020.

MEETING *The City currently maintains 167 regulated affordable rental units between 51-60% MFI.*

Target Retain 103 regulated affordable rental housing units between 61-80% MFI by the year 2020.

NOT MEETING *The City currently maintains 0 regulated affordable rental units between 61-80% MFI.*

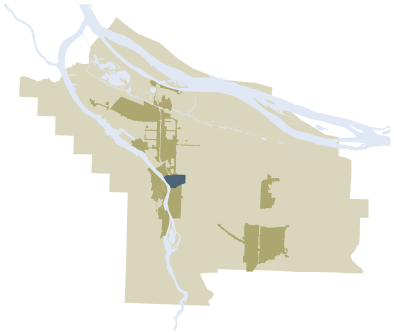
Housing Stock & Production	2010	2011	2012	2013	2014	2015*
Housing Units: Total Units	2,933	2,933	3,171	3,171	3,171	
Housing Units: Single-Family	26	26	26	26	26	
Housing Units: Multifamily	2,907	2,907	3,145	3,145	3,145	
Regulated Affordable Housing Units: Total Units	40	40	40	249	249	+203
0-30% Regulated Units	-	-	-	42	42	+90
31-50% Regulated Units	40	40	40	40	40	-
51-60% Regulated Units	-	-	-	167	167	+113
61-80% Regulated Units	-	-	-	-	-	-

**Production pipeline, Fall 2015*

Policy Targets

Oregon Convention Center

Geography Oregon Convention Center URA
Year Established 1989
Year Complete 2013
Plan Version *Lloyd District Housing Strategy, 2003*



Target

NOT MEETING

Assist in the preservation and replacement of 300 affordable housing units and the development of 900 net new units for household at or below 60% MFI, to meet the goal of preserving or replacing 1,200 units.

The City currently maintains 175 regulated affordable rental units at or below 60% MFI.

Housing Stock & Production	2010	2011	2012	2013	2014	2015*
Housing Units: Total Units	1,520	1,520	1,580	1,580	1,580	
Housing Units: Single-Family	50	50	50	50	50	
Housing Units: Multifamily	1,470	1,470	1,530	1,530	1,530	
Regulated Affordable Housing Units: Total Units	175	175	175	175	175	+151
0-30% Regulated Units	-	-	-	-	-	+21
31-50% Regulated Units	175	175	175	175	175	+28
51-60% Regulated Units	-	-	-	-	-	+102
61-80% Regulated Units	-	-	-	-	-	-

**Production pipeline, Fall 2015*

Policy Targets

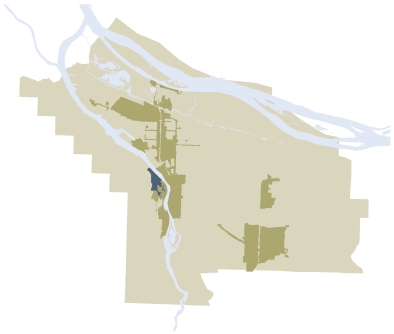
River District

Geography River District URA

Year Established 1998

Year Complete 2021

Plan Version *River District Housing Implementation Strategy, June 1999, Resolution No. 35802*



Target Retain 359 regulated affordable rental housing units between 0-30% MFI by the year 2020.

MEETING *The City currently maintains 391 regulated affordable rental units between 0-30% MFI.*

Target Retain 365 regulated affordable rental housing units between 31-50% MFI by the year 2020.

NOT MEETING *The City currently maintains 321 regulated affordable rental units between 31-50% MFI.*

Target Retain 440 regulated affordable rental housing units between 51-80% MFI by the year 2020.

NOT MEETING *The City currently maintains 423 regulated affordable rental units between 51-60% MFI.*

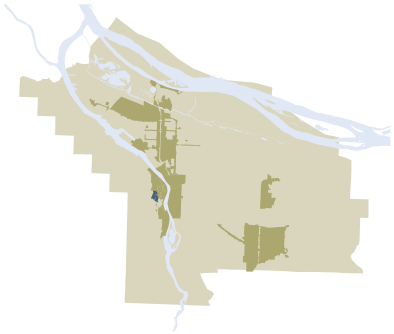
Housing Stock & Production	2010	2011	2012	2013	2014	2015*
Housing Units: Total Units	6,163	6,328	6,518	6,648	7,069	
Housing Units: Single-Family	40	40	40	40	40	
Housing Units: Multifamily	6,123	6,288	6,478	6,608	7,029	
Regulated Affordable Housing Units: Total Units	745	1,013	1,055	1,135	1,135	+187
0-30% Regulated Units	262	391	391	391	391	+50
31-50% Regulated Units	321	321	321	321	321	+57
51-60% Regulated Units	119	258	300	380	380	+132
61-80% Regulated Units	43	43	43	43	43	-

**Production pipeline, Fall 2015*

Policy Targets

South Park Blocks

Geography South Park Blocks URA
Year Established 1985
Year Complete 2008
Plan Version *Downtown Target Area Housing Implementation Strategy, 2001*



Target Preserve or replace 25-50 regulated affordable rental housing units between 0-30% MFI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.

MEETING

The City currently maintains 668 regulated affordable rental units between 0-30% MFI.

Target Preserve or replace 175-200 regulated affordable rental housing units between 31-50% MFI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.

MEETING

The City currently maintains 1,321 regulated affordable rental units between 31-50% MFI.

Target Preserve or replace 75-100 regulated affordable rental housing units between 51-60% MFI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.

MEETING

The City currently maintains 916 regulated affordable rental units between 51-60% MFI.

Target Produce and preserve 50-100 regulated affordable rental housing units between 61-80% MFI within the South Park Blocks and Downtown Waterfront Urban Renewal Areas.

MEETING

The City currently maintains 76 regulated affordable rental units between 61-80% MFI.

Housing Stock & Production	2010	2011	2012	2013	2014	2015*
Housing Units: Total Units	2,778	2,778	2,778	2,778	2,778	
Housing Units: Single-Family	11	11	11	11	11	
Housing Units: Multifamily	2,767	2,767	2,767	2,767	2,767	
Regulated Affordable Housing Units: Total Units	602	602	685	774	990	-
0-30% Regulated Units	130	130	213	213	213	-
31-50% Regulated Units	320	320	320	320	320	-
51-60% Regulated Units	111	111	111	200	416	-
61-80% Regulated Units	41	41	41	41	41	-

**Production pipeline, Fall 2015*

Part 5

City of Portland Programming

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Section 1

Rental Housing

Guide to Rental Housing

Asset Portfolio

Multifamily: 7+ Floors

City Regulated Rental Units by Financing Structure*	30% MFI	40% MFI	50% MFI	60% MFI	80% MFI	Total
Total Units	**442**	**29**	**486**	**1,043**	**117**	**2,117**
Basic Financing	129	-	132	369	12	642
+ Section 8 Project	-	29	179	142	37	387
+ Tax Abatement	17	-	28	139	24	208
+ 4% Tax Credits	100	-	6	-	25	131
+ 9% Tax Credits	-	-	-	-	-	-
+ 4% Tax Credits and Section 8	-	-	-	233	-	233
+ 9% Tax Credits and Section 8	120	-	60	160	-	340
+ 4% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 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 median family income*

MFI=Median Family Income

	30% MFI		40% MFI		50% MFI		60% MFI		80% MFI		Total	
City Regulated Rental Unit Production	NC	P	NC	P	NC	P	NC	P	NC	P	NC	P
2015	-	-	-	-	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-	216	-	-	-	216
2013	-	-	-	-	-	-	-	89	-	-	-	89

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

NC=New Construction P=Preservation & Rehabilitation

Asset Portfolio
All rental units with affordability regulated by the City of Portland (ie: where the City has an affordability regulatory agreement in place with the property owner). These rental units have received some form of financial, tax, or regulatory subsidy from the City of Portland and in return are required to maintain a level of affordability that is linked to median family income levels. The length of time that units must remain affordable under the conditions of the agreement varies based on the type of subsidy received.

City Regulated Affordable Rental Units
The number of affordable rental units regulated by the City of Portland in total and at each level of affordability. Levels of affordability reflect the income levels at which the unit rents are capped (30%, 40%, 50%, 60%, or 80% of the median family income).

Financing
The City of Portland offers many forms of financial, tax, or regulatory subsidy (federal and local) to private and nonprofit organizations for the development of regulated affordable housing. This data disaggregates the number of regulated affordable units that were developed based on the combination of subsidies received.

Regulated Rental Unit Production
The number of regulated affordable units added to the City of Portland's asset portfolio by year, disaggregated by the income levels at which rent is capped and categorized as new construction or preservation/rehabilitation. Units are counted in the asset portfolio when construction is complete and the units are move-in ready. Before completion, they are counted in the pipeline.

All Buildings

The City of Portland maintains an asset portfolio of housing projects that are made affordable through public subsidies from the City. A legal agreement with the property owner accompanies any direct investment of public funds by the City, or the use of tax credits, exemptions, and other public funding tools for the development or preservation of affordable housing. This agreement regulates the rent levels of the subsidized units for a defined period of time—as long as 60 years in projects that receive direct financing—and necessitates ongoing compliance monitoring by the City for the life of the agreement, as well as physical maintenance on the buildings themselves.

The City provides funding to nonprofit and for-profit developers to support the construction of new rental housing for targeted income levels, or the renovation ("preservation") of existing affordable rental housing, most commonly acting as a "gap lender" to provide the additional funds that cannot be obtained from conventional lenders because the projected rent income from low-income tenants doesn't support higher debt payments. Resources for affordable housing investment include federal funding that has been allocated to the City, such as CDBG and HOME funds, as well as local sources, such as Tax Increment Financing generated from urban renewal areas. Beyond capital investments, the City also promotes affordability in market rate housing through tax and development fee exemptions. These projects are also included in the City's asset portfolio.

The City of Portland is one of many sources of financing used by affordable housing developers. Private equity investment through federal Low-Income Housing Tax Credits programs administered by the State, local property tax abatements, and federal Project Based Section 8 vouchers all allow affordable housing projects to achieve a deeper level of affordability than basic financing alone. Not all of these sources are available to each project and most affordable housing projects utilize the best combination of development and operating subsidies available to build or preserve housing for low-income households.

City Regulated Rental Units by Financing Structure*	30% MFI	40% MFI	50% MFI	60% MFI	80% MFI	Total
Total Units	**2,112**	**643**	**4,064**	**5,907**	**471**	**13,197**
Basic Financing	696	147	1,171	1,783	228	4,025
+ Section 8 Project	564	299	1,153	1,100	66	3,182
+ Tax Abatement	87	-	108	452	34	681
+ 4% Tax Credits	184	38	299	598	40	1,159
+ 9% Tax Credits	103	39	349	689	81	1,261
+ 4% Tax Credits and Section 8	229	108	420	527	-	1,284
+ 9% Tax Credits and Section 8	173	12	483	550	3	1,221
+ 4% Tax Credits and Tax Abatement	-	-	-	80	-	80
+ 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 median family income*

MFI=Median Family Income

	30% MFI		40% MFI		50% MFI		60% MFI		80% MFI		Total	
City Regulated Rental Unit Production	NC	P	NC	P	NC	P	NC	P	NC	P	NC	P
2015	8	2	-	-	-	54	174	100	-	-	182	156
2014	47	-	-	-	39	-	-	325	-	-	86	325
2013	50	-	-	-	54	38	401	119	-	-	505	157

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

NC=New Construction P=Preservation & Rehabilitation

Multifamily: 7+ Floors

City Regulated Rental Units by Financing Structure*	30% MFI	40% MFI	50% MFI	60% MFI	80% MFI	Total
Total Units	**442**	**29**	**486**	**1,043**	**117**	**2,117**
Basic Financing	129	-	132	369	12	642
+ Section 8 Project	-	29	179	142	37	387
+ Tax Abatement	17	-	28	139	24	208
+ 4% Tax Credits	100	-	6	-	25	131
+ 9% Tax Credits	-	-	-	-	-	-
+ 4% Tax Credits and Section 8	-	-	-	233	-	233
+ 9% Tax Credits and Section 8	120	-	60	160	-	340
+ 4% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 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 median family income*

MFI=Median Family Income

	30% MFI		40% MFI		50% MFI		60% MFI		80% MFI		Total	
City Regulated Rental Unit Production	NC	P	NC	P	NC	P	NC	P	NC	P	NC	P
2015	-	-	-	-	-	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-	216	-	-	-	216
2013	-	-	-	-	-	-	-	89	-	-	-	89

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

NC=New Construction P=Preservation & Rehabilitation

Case Study

Multifamily: 7+ Floors

1200 Building

Project Type	Rehabilitation
Date Completed	May 2013
Total Units	89
Location	1220 SW 12th Avenue South Park Blocks URA

Units by Income Level

Total Affordable Units	**89**
30% MFI	-
40% MFI	-
50% MFI	-
60% MFI	100%
80% MFI	-
Market Rate	-

MFI=Median Family Income

Financing

Total Project Cost	**$23,633,482**
Portland Housing Bureau	$3,377,145
Low-Income 4% Housing Tax Credits	$6,548,890
Section 8 Project Based Vouchers	89

Project Partners

Cedar Sinai Park

U.S. Department of Housing & Urban Development

Oregon Department of Housing & Community Services

Enterprise Community Investments

U.S. Bank National Association

R & H Construction

Harsch Investment

Winkler Development Corporation, Inc.

Built in 1982, the ten-story 1200 Building provides 89 affordable one-bedroom units in close proximity to the transit options and amenities of Portland's South Park Blocks. Building features include 6,300 square feet of ground-floor commercial space, a laundry room, a recreation room with a kitchen, tenant lounge areas, an outdoor garden terrace deck, and a newly installed eco roof. Nine units located on the second floor are reserved for disabled tenants and offer additional square footage for improved accessibility.

In 2008, the 1200 Building was one of 11 privately owned properties facing expiring federal subsidies that were identified by the City as being at risk of losing affordability. A City of Portland campaign, called 11 x 13, launched the same year in an effort to preserve the affordability of all 11 buildings by 2013 and prevent the displacement of more than 700 vulnerable tenants, many of whom are seniors, disabled, and earning very low incomes.

Extensive rehabilitation of the 1200 Building began in 2012, and included renovation of all common areas and elevator cabs, construction of a senior health services facility for residents, upgrades to units including new appliances and water heaters, improved access in disabled units, and new exterior paint. Through the City's investment in the rehabilitation of the 1200 Building, the affordability of all 89 units was extended another 60 years—through 2073.

Multifamily: 3-6 Floors

City Regulated Rental Units by Financing Structure*	30% MFI	40% MFI	50% MFI	60% MFI	80% MFI	Total
Total Units	**1,135**	**566**	**2,639**	**3,673**	**200**	**8,213**
Basic Financing	358	106	799	1,049	102	2,414
+ Section 8 Project	397	270	552	472	16	1,707
+ Tax Abatement	70	-	72	283	10	435
+ 4% Tax Credits	34	37	237	591	-	899
+ 9% Tax Credits	48	33	262	512	72	927
+ 4% Tax Credits and Section 8	179	108	419	294	-	1,000
+ 9% Tax Credits and Section 8	49	12	298	264	-	623
+ 4% Tax Credits and Tax Abatement	-	-	-	80	-	80
+ 9% Tax Credits and Tax Abatement	-	-	-	128	-	128
+ 4% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

**Expressed as a percentage of median family income*

MFI=Median Family Income

	30% MFI		40% MFI		50% MFI		60% MFI		80% MFI		Total	
City Regulated Rental Unit Production	**NC**	**P**	**NC**	**P**	**NC**	**P**	**NC**	**P**	**NC**	**P**	**NC**	**P**
2015	8	2	-	-	-	42	174	86	-	-	182	130
2014	47	-	-	-	39	-	-	109	-	-	86	109
2013	45	-	-	-	19	38	334	27	-	-	398	65

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

NC=New Construction P=Preservation & Rehabilitation

Case Study

Multifamily: 3-6 Floors

Gray's Landing

Project Type	New Construction
Date Completed	June 2013
Total Units	210
Location	0650 SW Lowell Street North Macadam URA

Units by Income Level

Total Affordable Units	**209**
30% MFI	42
40% MFI	-
50% MFI	-
60% MFI	167
80% MFI	-
Market Rate	1

MFI=Median Family Income

Financing

Total Project Cost	**$50,632,500**
Portland Housing Bureau	$28,200,000
Low-Income 4% Housing Tax Credits	$11,442,000
Section 8 Project Based Vouchers	42

Project Partners

Reach CDC
Home Forward
Oregon Department of Housing & Community Services
U.S. Veteran's Administration
U.S. Department of Housing & Urban Development
Enterprise Community Partners
U.S. Bank
Energy Trust of Oregon
Portland Bureau of Environmental Services
Portland Development Commission
Walsh Construction

When Gray's Landing opened its doors in 2013, the studios, one-bedroom and two-bedroom apartments offered the first affordable housing in Portland's emerging South Waterfront neighborhood. All but one of the 210 units within the six-story building are restricted to households earning no more than 60% of the Median Family Income—42 of those give priority to Veterans with incomes at or below 30% of the median.

Rental assistance for the Veterans units comes from the U.S. Department of Housing and Urban Development (HUD) Section 8 program, with services and program administration though the Veterans Affairs Supportive Housing (VASH) program. The VA Portland Health Care System provides clinical services to the building's VASH participants through an office space located on-site.

The 21,000 square feet of commercial space on the ground floor were purchased by REACH CDC for administrative offices, and include retail space and commercial parking. A substantial community room also provides an activity space, a computer lab, and resident services.

The location of Gray's Landing near the terminus of the North/South Streetcar line gives residents a unique opportunity to take advantage of the South Waterfront's numerous transit options. Through a partnership with TriMet, tenants receive no-cost transit passes in exchange for a rest stop that is provided to TriMet drivers in the building.

Multifamily: 1-2 Floors

City Regulated Rental Units by Financing Structure*	30% MFI	40% MFI	50% MFI	60% MFI	80% MFI	Total
Total Units	**416**	**32**	**849**	**1,088**	**77**	**2,462**
Basic Financing	142	27	177	295	64	705
+ Section 8 Project	135	-	415	478	9	1,037
+ Tax Abatement	-	-	8	30	-	38
+ 4% Tax Credits	48	-	55	3	4	110
+ 9% Tax Credits	37	5	69	157	-	268
+ 4% Tax Credits and Section 8	50	-	-	-	-	50
+ 9% Tax Credits and Section 8	4	-	125	125	-	250
+ 4% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 4% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

**Expressed as a percentage of median family income*

MFI=Median Family Income

	30% MFI		40% MFI		50% MFI		60% MFI		80% MFI		Total	
City Regulated Rental Unit Production	NC	P	NC	P	NC	P	NC	P	NC	P	NC	P
2015	-	-	-	-	-	12	-	13	-	-	-	25
2014	-	-	-	-	-	-	-	-	-	-	-	-
2013	5	-	-	-	35	-	65	-	-	-	105	35

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

NC=New Construction P=Preservation & Rehabilitation

Case Study

Multifamily: 1-2 Floors

Vista de Rosas

Project Type	Rehabilitation
Date Completed	September 2015
Total Units	25
Location	6936 NE Killingsworth Street

Units by Income Level

Total Affordable Units	**25**
30% MFI	-
40% MFI	-
50% MFI	12
60% MFI	13
80% MFI	-
Market Rate	-

MFI=Median Family Income

Financing

Total Project Cost	**$4,280,000**
Portland Housing Bureau	$1,360,000
Section 8 Project Based Vouchers	6

The Vista de Rosas complex in Northeast Portland is comprised of four two-story apartment buildings and a commercial building currently being used as a community space.

The rehabilitation of Vista de Rosas was the second phase in a multi-phase tear-down of 178 units at Villa de Clara Vista, which began in 2004. In this phase, 25 units ranging in size from 1 - 4 bedrooms were substantially rehabilitated, joining the 44 Clara Vista Townhomes constructed during phase one. Fifteen of these newly rehabilitated units have two or more bedrooms to accommodate families.

The scope of work in the rehabilitation of Vista de Rosas included replacing the building envelope, appliances, cabinets, floor coverings, heaters, fans and plumbing fixtures, and the addition of a new community laundry facility.

All of Vista de Rosas' tenants have incomes at or below 60% of the Median Family Income (MFI), with the majority earning between 40% and 50% of MFI.

Project Partners

Hacienda CDC
Colas Construction
Cascade Management
Energy Trust of Oregon
U.S. Department of Housing & Urban Development
Home Forward

Single-Family

City Regulated Rental Units by Financing Structure*	30% MFI	40% MFI	50% MFI	60% MFI	80% MFI	Total
Total Units	**119**	**16**	**90**	**103**	**77**	**405**
Basic Financing	67	14	63	70	50	264
+ Section 8 Project	32	-	7	8	4	51
+ Tax Abatement	-	-	-	-	-	-
+ 4% Tax Credits	2	1	1	4	11	19
+ 9% Tax Credits	18	1	18	20	9	66
+ 4% Tax Credits and Section 8	-	-	1	-	-	1
+ 9% Tax Credits and Section 8	-	-	-	1	3	4
+ 4% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits and Tax Abatement	-	-	-	-	-	-
+ 4% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-
+ 9% Tax Credits, Section 8, and Tax Abatement	-	-	-	-	-	-

**Expressed as a percentage of median family income*

MFI=Median Family Income

	30% MFI		40% MFI		50% MFI		60% MFI		80% MFI		Total	
City Regulated Rental Unit Production	NC	P	NC	P	NC	P	NC	P	NC	P	NC	P
2015	-	-	-	-	-	-	-	1	-	-	-	1
2014	-	-	-	-	-	-	-	-	-	-	-	-
2013	-	-	-	-	-	-	2	3	-	-	2	3

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

NC=New Construction P=Preservation & Rehabilitation

Case Study

Single-Family Home

PCRI "Big 11"

Project Type	Rehabilitation
Date Completed	January 2015
Total Units	11 sites
Location	Citywide, including in Lents Town Center & Interstate Corridor URAs

Units by Income Level

Total Affordable Units	**11**
30% MFI	-
40% MFI	-
50% MFI	-
60% MFI	100%
80% MFI	-
Market Rate	-

MFI=Median Family Income

Financing

Total Project Cost	**$1,015,717**
Portland Housing Bureau	$932,047

Project Partners

Portland Community Reinvestment Initiatives (PCRI)

Albina Construction

U.S. Department of Housing & Urban Development

Affordable single-family rental homes are an effective anti-displacement tool that serve to eliminate concentrations of poverty and stabilize communities. In the fall of 2012, Portland Community Reinvestment Initiatives (PCRI) partnered with the Portland Housing Bureau to rehabilitate 11 vacant homes across Portland that were in prime locations near parks, community resources, and public transportation. The homes, which span eight diverse neighborhoods, had all been built before 1944—some were more than 100 years old and several had been vacant as long as six years.

In addition to necessary structural improvements, other upgrades that took place during the rehabilitation enhanced energy efficiency and indoor health, and new paint addressed the lead-based paint hazards common in older homes.

Extensive moisture damage required a complete demolition of the last property, called Highland House. During redevelopment, the single-story two-bedroom house located in Northeast Portland was replaced with a larger two-story home. The new floor plan has four bedrooms and a main floor designed for residents with mobility impairments to accommodate the needs of a larger or extended family.

Unit Production Fall 2015 Snapshot

City Regulated Renal Unit Production Pipeline

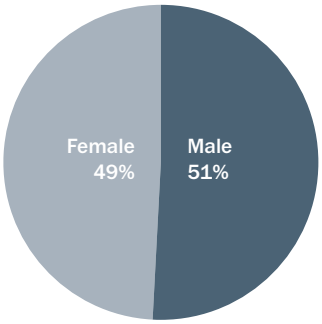
	30% MFI	50% MFI	60% MFI	80% MFI	Market*	Total	Project Type
Construction							
Block 8L	-	-	-	16	43	59	NC
The Yard	-	-	57	-	227	284	NC
Maggie Gibson	-	9	-	-	-	9	P
Miracles Central	1	28	18	-	-	47	NC
Sky3	-	-	-	39	153	192	NC
The Abigail	8	27	92	-	-	127	NC
Pre-Development							
1st and Arthur	4	-	35	-	-	39	NC
Bronaugh	-	-	49	-	1	50	P
Grant Warehouse	7	-	63	-	-	70	NC
Hawthorne East	-	-	70	-	1	71	NC
Hazelwood Plaza	-	-	25	-	36	61	NC
NAYA Generations	2	-	38	-	-	40	NC
New Meadows	-	14	-	-	1	15	NC
Palindrome	-	-	120	-	-	120	NC
PCRI Scatter Sites	-	2	4	-	-	6	NC
St. Francis Park	20	-	86	-	-	106	NC
W&D Development	-	-	16	-	38	54	NC
Parcel 3	90	-	113	-	-	203	NC
Proposals Under Review							
14th and NW Raleigh St.	40	-	20	-	-	60	NC
Solicitation							
None at this time	-	-	-	-	-	-	-
Total Units	**172**	**80**	**806**	**55**	**500**	**1,613**	

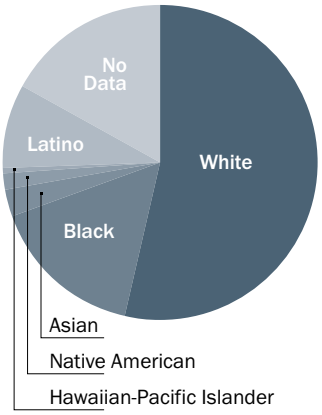
Note: Regulated affordable units added to asset portfolio totals when construction is complete
**Market rate rental units received no public subsidy*

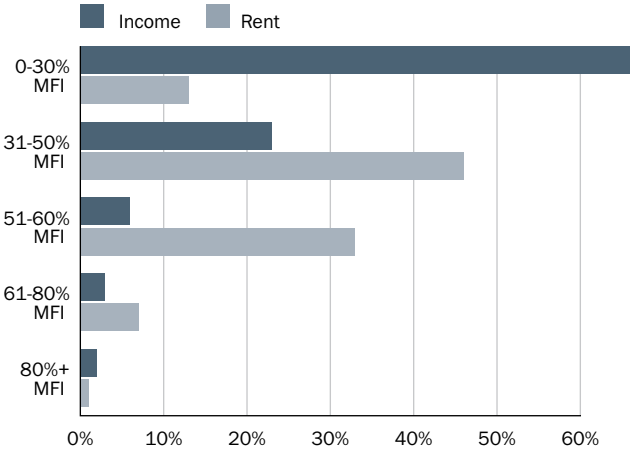
NC = New Construction P = Preservation & Rehabilitation

Program Demographics

Rental Housing







Head of Households	
Male	51%
Female	49%

Racial Composition	
White	53.78%
Black	15.68%
Asian	2.65%
Native American	1.86%
Hawaiian-Pacific Islander	0.45%
Latino	8.55%
Other	0.05%
No Data	16.79%

Household Income vs. Rent Levels	Income	Rent
0-30% MFI	66%	13%
31-50% MFI	23%	46%
51-60% MFI	6%	33%
61-80% MFI	3%	7%
80+ MFI	2%	1%

For example, 66% of households in PHB's rental housing earn at a level of 0-30% of the median family income (MFI) , and 13% of households pay rent that is considered affordable for earners at the same level.

Section 2

Homeownership

Guide to Homeownership

Loan Portfolio

Homeownership

The City of Portland makes loans for down payment assistance to help low-income households access first-time homeownership, and for home repair assistance that helps current homeowners retain their homes. These loans are secured with liens recorded against the property to ensure compliance with the loan terms, which vary depending on funding source and the policy objective at the time the loan was issued. Since 2010, the City has executed homeownership and home repair loans that require no payment, accrue no interest, and are generally repaid to the City through escrow, and only if the home is sold before the period specified by the loan term. Loan terms were structured this way to maximize the potential financial stability for low-income households accessing homeownership or striving to retain their homes.

In addition to loan programs, the City funds a wide continuum of programs and services to assist low-income households access and retain homeownership. The City leverages partnerships with community-serving organizations to reach underserved populations with education and counseling programs to create mortgage-ready households, support for first-time homebuyers, and foreclosure prevention assistance.

The City also administers the Mortgage Credit Certificate (MCC) program, a federal income tax credit that increases the buying power of first-time homebuyers by reducing their federal income tax obligation.

Programming to improve the health and livability of owned homes, such as grants up to $10,000 for structural repairs, weatherization assistance, and accessibility upgrades, as well as assistance to mitigate lead-based paint hazards, are shown to increase retention rates among homeowners.

The City also works to increase the number of affordable homes available to low-income buyers. Developers are eligible to receive System Development Charge exemptions and property tax exemptions through the City when they agree to sell homes below a restricted price cap to an income-qualified buyer.

Many of these programs can be combined to maximize the ability of low-income, first-time homebuyers to realize the many benefits of homeownership.

Homeowernship Loans by Financing Instrument	Below 50% MFI	51-80% MFI	81%+ MFI	Total
Total Homeownership Loans	495	540	26	1,061
Home Buyer Assistance Loan	46	226	25	297
Home Repair Loan	449	314	1	764

MFI=Median Family Income

	Below 50% MFI			51-80% MFI			81%+ MFI			Total		
Homeownership Production by Program	2012	2013	2014	2012	2013	2014	2012	2013	2014	2012	2013	2014
Home Buyer Assistance Loan	6	3	12	20	16	27	-	-	-	26	19	35
Home Repair Loan	23	10	8	10	11	8	-	-	-	37	21	16
Home Repair Grant	376	528	473	40	67	59	-	-	-	416	595	532
Lead Hazard Reduction	128	227	N/A	12	14	N/A			N/A	145	241	N/A
Mortgage Credit Certificate	1	3	3	33	27	20	65	59	57	99	89	80
SDC Exemption Program	28	43	33	25	38	51	51	61	56	104	142	138
Homeownership Tax Exemption	31	45	24	31	38	41	45	55	44	107	138	109

MFI=Median Family Income

Loan Portfolio
All current single-family homeownership and home repair loans issued by the City of Portland (documented by an affordability covenant or lien on individual properties) to individual households to support homeownership access or retention. The terms of the loan vary based on the instrument used.

Homeownership Loans by Financing Instrument
The number of loans within the loan portfolio by loan type and income level of the household served (shown as a percentage of the median family income).

Homeownership Production
The number of households assisted by City of Portland homeownership programming, by income levels and program tools.

Homeownership

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Homeownership Tax Exemption	31	45	24	31	38	41	45	55	44	107	138	109

MFI=Median Family Income

Program Demographics

Homeownership

	Home Buyer Assistance Loan			Home Repair Loan			Home Repair Grant			Lead Hazard Reduction		
	2012	2013	2014	2012	2013	2014	2012	2013	2014	2012	2013	2014
White	50%	46%	54%	60%	78%	71%	65%	64%	58%	60%	86%	N/A
Black	28%	23%	37%	33%	17%	21%	30%	28%	24%	36%	3%	N/A
Asian	11%	-	3%	7%	6%	7%	-	3%	4%	2%	6%	N/A
Hispanic-Latino	7%	23%	23%	-	-	-	2%	3%	4%	2%	1%	N/A
Hawaiian-Pacific Islander	-	-	3%	-	-	-	1%	1%	-	-	-	N/A
Native American	4%	4%	3%	-	-	-	4%	4%	8%	-	3%	N/A
African, Middle Eastern or Slavic	N/A	N/A	-	N/A	N/A	-	N/A	N/A	2%	N/A	N/A	N/A

	Mortgage Credit Certificate			SDC Exemption			Homeownership Tax Exemption		
	2012	2013	2014	2012	2013	2014	2012	2013	2014
White	89%	52%	81%	47%	42%	46%	45%	40%	38%
Black	1%	34%	7%	5%	7%	6%	6%	8%	7%
Asian	4%	4%	1%	25%	40%	33%	31%	41%	36%
Hispanic-Latino	6%	-	6%	7%	6%	8%	6%	7%	9%
Hawaiian-Pacific Islander	-	-	-	1%	1%	-	1%	2%	1%
Native American	-	-	5%	2%	1%	1%	1%	1%	1%
African, Middle Eastern or Slavic	N/A	N/A	15%	N/A	N/A	8%	N/A	N/A	9%

Section 3

Homelessness

Guide to Homelessness

Program Demographics

Homelessness

The City of Portland funds programs designed to prevent and end homelessness for individuals and families. These programs are provided through contracts with various nongovernmental and other public entities, who perform a range of services that address the diverse needs of people experiencing homelessness. These services include short-term rent assistance, eviction prevention and housing placement, emergency shelter, and transitional housing. The local effort to end homelessness is carried out under the umbrella of A Home for Everyone, a collaborative effort by Multnomah County, the City of Portland, the City of Gresham, Home Forward, and other community partners.

	Housing						Transitional Housing			Shelter Beds		
	Short Term Rent Assistance			Permanent Supportive Housing			Transitional Housing Units			Emergency / Winter Shelter		
Services by Program	**2012**	**2013**	**2014**	**2012**	**2013**	**2014**	**2012**	**2013**	**2014**	**2012**	**2013**	**2014**
TOTAL	4,797	5,560	4,814	2,507	2,716	2,685	2,939	3,306	2,897	2,822	3,051	3,592
White	1,550	1,736	1,436	1,423	1,549	1,496	1,620	1,732	1,629	1,562	1,663	1,889
Black	1,155	1,574	1,483	543	597	658	680	689	690	654	705	979
Asian	202	151	146	50	52	50	42	43	57	41	56	101
Hispanic-Latino	1,420	1,660	1,496	292	331	334	356	371	336	315	343	447
Hawaiian-Pacific Islander	216	292	199	40	44	54	65	70	67	66	112	218
Native American	480	488	487	256	298	292	270	264	343	263	297	426

Homelessness Services

The number of individuals by race and ethnicity that were assisted through each type of homeless service funded by the City of Portland.

Program Demographics

Homelessness

The City of Portland funds programs designed to prevent and end homelessness for individuals and families. These programs are provided through contracts with various nongovernmental and other public entities, who perform a range of services that address the diverse needs of people experiencing homelessness. These services include short-term rent assistance, eviction prevention and housing placement, emergency shelter, and transitional housing. The local effort to end homelessness is carried out under the umbrella of A Home for Everyone, a collaborative effort by Multnomah County, the City of Portland, the City of Gresham, Home Forward, and other community partners.

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Black	1,155	1,574	1,483	543	597	658	680	689	690	654	705	979
Asian	202	151	146	50	52	50	42	43	57	41	56	101
Hispanic-Latino	1,420	1,660	1,496	292	331	334	356	371	336	315	343	447
Hawaiian-Pacific Islander	216	292	199	40	44	54	65	70	67	66	112	218
Native American	480	488	487	256	298	292	270	264	343	263	297	426

Part 6

City of Portland Program Funding

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133 Bureau Revenue Forecast
134 Tax Increment Revenue
135 Tax Increment Expenditure

Summary of Bureau Budget

	Actual FY 2012-13	Actual FY 2013-14	Actual* FY 2014-15	Adopted FY 2015-16
Resources				
External Revenues				
Charges for Services	$679,509	$350,337	$515,913	$511,437
Intergovernmental	$47,956,109	$26,789,294	$37,439,015	$73,495,104
Bond & Note	$150,000	-	$3,515,000	-
Miscellaneous	$8,599,014	$8,183,211	$15,261,237	$3,105,341
Total External Revenues	$57,384,632	$35,322,842	$56,731,165	$77,111,882
Internal Revenues				
General Fund Discretionary	$10,954,303	$10,793,770	$13,167,939	$15,580,253
Fund Transfers – Revenue	$532,214	$55,012	$1,070,000	$2,524,554
Interagency Revenue	$68,771	$76,891	$79,701	$87,895
Total Internal Revenues	$11,555,288	$10,925,673	$14,317,640	$18,192,702
Beginning Fund Balance	$6,865,216	$4,690,343	$2,260,534	$1,393,337
TOTAL RESOURCES	$75,805,136	$50,938,858	$60,141,400	$96,697,921
Requirements				
Bureau Expenditures				
Personnel Services	$5,457,679	$5,495,241	$5,727,565	$6,460,632
External Materials & Services	$60,146,222	$31,900,148	$51,069,741	$86,546,064
Internal Materials & Services	$1,174,027	$1,024,341	$1,144,488	$1,463,657
Total Bureau Expenditures	$66,777,928	$38,419,730	$57,941,792	$94,470,353
Fund Expenditures				
Debt Service	$2,948,642	$1,430,346	$1,381,301	$1,373,414
Contingency	-	-	-	$91,500
Fund Transfers – Expense	$1,388,223	$1,087,481	$624,487	$762,654
Total Fund Expenditures	$4,336,865	$2,517,827	$2,005,788	$2,227,568
Ending Fund Balance	$4,690,343	$10,001,301	$193,820	-
TOTAL REQUIREMENTS	$75,805,136	$50,938,858	$60,141,400	$96,697,921
Programs				
Administration & Support	$6,128,406	$5,561,582	$6,111,515	$5,889,565
Economic Opportunity	$1,686,936	$2,412,778	$2,271,156	$2,153,600
Homeowner Access & Retention	$6,489,732	$5,959,405	$5,672,550	$8,716,572
Housing Access & Stabilization	$13,956,102	$13,818,034	$15,924,274	$17,031,050
Housing Production & Preservation	$38,516,752	$10,667,931	$27,962,297	$60,679,566
TOTAL PROGRAMS	**$66,777,928**	**$38,419,730**	**$57,941,792**	**$94,470,353**

**Unaudited*

Bureau Revenue Forecast

	Actual FY 2013-14	Actual FY 2014-15	Adopted FY 2015-16	Forecast FY 2016-17	Forecast FY 2017-18	Forecast FY 2018-19	Forecast FY 2019-20
Tax Increment Financing	$11,097,585	$22,368,089	$63,708,354	$60,708,907	$29,003,068	$22,824,688	$13,847,385
Federal: CDBG	$8,071,736	$14,390,482	$14,425,036	$9,910,113	$9,172,095	$9,137,908	$9,108,706
Federal: HOME	$3,334,440	$3,269,749	$9,244,566	$2,882,663	$2,581,119	$2,391,380	$2,366,792
Federal: Other	$4,190,387	$4,422,663	$3,933,269	$3,072,352	$2,498,526	$2,498,526	$2,498,526
Housing Investment Fund	$1,924,653	$2,673,136	$5,514,203	$5,514,203	$1,838,480	$1,754,754	$1,754,755
General Fund One-Time	$524,654	$1,192,501	$3,472,285	-	-	-	-
General Fund Ongoing	$10,124,808	$11,630,960	$12,107,968	$12,531,747	$12,845,041	$13,230,392	$13,627,304

Tax Increment Revenue

		Actual FY 2010-11	Adopted FY 2015-16	Forecast FY 2020-21
Central Eastside	Cumulative Housing	$5,236,707	$8,613,394	$14,585,385
	Cumulative Set-Aside Base	$27,561,616	$42,628,775	$60,182,486
	Percent of Set-Aside Base	19%	20%	24%
Downtown Waterfront	Cumulative Housing	$17,314,207	$19,031,552	$19,286,117
	Cumulative Set-Aside Base	$79,965,775	$91,402,338	$91,402,338
	Percent of Set-Aside Base	22%	21%	21%
Gateway	Cumulative Housing	$2,296,477	$10,209,132	$13,933,942
	Cumulative Set-Aside Base	$10,935,605	$27,137,271	$49,976,406
	Percent of Set-Aside Base	21%	38%	28%
Interstate	Cumulative Housing	$17,905,545	$40,861,823	$96,586,113
	Cumulative Set-Aside Base	$49,737,625	$116,516,343	$234,470,131
	Percent of Set-Aside Base	36%	35%	41%
Lents Town Center	Cumulative Housing	$14,267,541	$25,535,365	$51,555,935
	Cumulative Set-Aside Base	$41,963,356	$83,008,463	$160,982,035
	Percent of Set-Aside Base	34%	31%	32%
North Macadam	Cumulative Housing	$10,024,281	$30,697,717	$54,400,161
	Cumulative Set-Aside Base	$34,566,486	$73,866,974	$123,117,328
	Percent of Set-Aside Base	29%	42%	44%
Convention Center	Cumulative Housing	$7,123,407	$20,749,293	$20,749,293
	Cumulative Set-Aside Base	$29,680,863	$78,564,626	$78,564,626
	Percent of Set-Aside Base	24%	26%	26%
River District	Cumulative Housing	$35,027,449	$87,388,361	$101,440,118
	Cumulative Set-Aside Base	$89,813,971	$224,210,043	$318,352,763
	Percent of Set-Aside Base	39%	39%	32%
South Park Blocks	Cumulative Housing	$27,935,685	$32,486,631	$37,486,631
	Cumulative Set-Aside Base	$49,009,974	$61,090,678	$61,090,678
	Percent of Set-Aside Base	57%	53%	61%
Education	Cumulative Housing	-	$82,875	$82,875
	Cumulative Set-Aside Base	-	$978,808	$978,808
	Percent of Set-Aside Base	-	8%	8%
TOTAL	Cumulative Housing Expenditures	$137,131,299	$275,656,144	$410,106,571
	Cumulative Set-Aside Base	$413,235,270	$799,404,319	$1,179,117,599
	Total Percent of Set-Aside Base	33%	34%	35%

Tax Increment Expenditure

		0-30% Rental	31-60% Rental	31-60% Ownership	61-100% Ownership	Community Facilities	Other	Total
Central Eastside	2006 to 2010	$1.25M	$1.19M	-	-	$2.00M	-	$4.44M
	2010 to 2014	$0.41M	$0.39M	-	-	-	-	$0.79M
	District Total	$1.65M	$1.58M	-	-	$2.00M	-	$5.24M
Downtown Waterfront	2006 to 2010	$11.15M	$5.93M	-	-	$0.14M	$0.10M	$17.32M
	2010 to 2014	$0.13M	-	-	-	-	-	$0.13M
	District Total	$11.28M	$5.93M	-	-	$0.14M	$0.10M	$17.46M
Gateway	2006 to 2010	-	-	-	-	$0.17M	$2.12M	$2.29M
	2010 to 2014	$0.24M	$3.28M	$0.82M	$0.12M	-	-	$4.47M
	District Total	$0.24M	$3.28M	$0.82M	$0.12M	$0.17M	$2.13M	$6.76M
Interstate Corridor	2006 to 2010	$2.48M	$6.39M	$1.36M	$5.18M	-	-	$15.42M
	2010 to 2014	$0.64M	$2.57M	$1.25M	$5.00M	$3.14M	$0.20M	$12.80M
	District Total	$3.12M	$8.96M	$2.60M	$10.18M	$3.15M	$0.20M	$28.21M
Lents Town Center	2006 to 2010	$0.84M	$2.33M	$3.06M	$5.61M	$.07M	$.04M	$11.95M
	2010 to 2014	$1.78M	$2.43M	$1.65M	$4.41M	-	$0.50M	$10.77M
	District Total	$2.62M	$4.75M	$4.72M	$10.02M	$0.06M	$0.54M	$22.72M
North Macadam	2006 to 2010	-	-	-	-	-	-	-
	2010 to 2014	$4.22M	$16.79M	-	-	-	$7.22M	$28.23M
	District Total	$4.22M	$16.79M	-	-	-	$7.22M	$28.23M
Convention Center	2006 to 2010	$0.32M	$2.81M	-	$0.07M	$0.03M	$0.71M	$3.95M
	2010 to 2014	$0.37M	$2.92M	-	-	-	$0.34M	$3.63M
	District Total	$0.69M	$5.73M	-	$0.07M	$0.03M	$1.05M	$7.57M
River District	2006 to 2010	$1.18M	$14.61M	-	-	$5.22M	-	$21.01M
	2010 to 2014	$19.00M	$12.55M	-	-	$10.25M	$0.06M	$41.87M
	District Total	$20.18M	$27.16M	-	-	$15.47M	$0.07M	$62.88M
South Park Blocks	2006 to 2010	$16.87M	$8.17M	-	-	$0.28M	-	$25.32M
	2010 to 2014	$9.94M	$0.17M	-	-	-	$0.12M	$10.23M
	District Total	$26.81M	$8.34M	-	-	$0.28M	$0.12M	$35.55M
TOTAL		$70.82M	$82.52M	$8.14M	$20.40M	$21.31M	$11.43M	$214.62M

Expressed in millions of dollars.

Part 7

Methodology & Sources

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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, the 2013 1-year estimates from the American Community Survey, and the 2008-2013 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. 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 2008-2013 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 3rd quarter monthly asking rent for 2014 and 2015.

Part 2.02 Homeownership Market Affordability

Household profile data derived from the 2008-2013 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 2014.

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 5.01 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 5.02 Homeownership

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

Part 5.03 Homelessness

Homelessness data derived from Portland Housing Bureau program outcome data sets.

Part 6 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

2013 Population
US Census Bureau 2013 ACS 1-Year Estimates

2000 Median Household Income
US Census Bureau 2000 Decennial Census

2010 Median Household Income
US Census Bureau 2010 Decennial Census

2013 Median Household Income
US Census Bureau 2013 ACS 1-Year Estimates

2000 Poverty Rate
US Census Bureau 2000 Decennial Census

2010 Poverty Rate
US Census Bureau 2010 Decennial Census

2013 Poverty Rate
US Census Bureau 2013 ACS 1-Year Estimates

2000 Households
US Census Bureau 2000 Decennial Census

2010 Households
US Census Bureau 2010 Decennial Census

2013 Households
US Census Bureau 2013 ACS 1-Year Estimates

2000 Single-person Households
US Census Bureau 2000 Decennial Census

2010 Single-person Households
US Census Bureau 2010 Decennial Census

2013 Single-person Households
US Census Bureau 2013 ACS 1-Year Estimates

2000 Households with Children
US Census Bureau 2000 Decennial Census

2010 Households with Children
US Census Bureau 2010 Decennial Census

2013 Households with Children
US Census Bureau 2013 ACS 1-Year Estimates

2000 Foreign-born Individuals
US Census Bureau 2000 Decennial Census

2010 Foreign-born Individuals
US Census Bureau 2010 Decennial Census

2013 Foreign-born Individuals
US Census Bureau 2013 ACS 1-Year Estimates

2000 Persons Experiencing Disabilities
US Census Bureau 2000 Decennial Census

2010 Persons Experiencing Disabilities
US Census Bureau 2010 Decennial Census

2013 Persons Experiencing Disabilities
US Census Bureau 2013 ACS 1-Year Estimates

2000 Persons 65 and Older
US Census Bureau 2000 Decennial Census

2010 Persons 65 and Older
US Census Bureau 2010 Decennial Census

2013 Persons 65 and Older
US Census Bureau 2013 ACS 1-Year Estimates

2000 Homeownership Rate
US Census Bureau 2000 Decennial Census

2010 Homeownership Rate
US Census Bureau 2010 Decennial Census

2013 Homeownership Rate
US Census Bureau 2013 ACS 1-Year Estimates

2011 Homelessness
2013 Point-in-time Count of Homelessness

2013 Homelessness
2013 Point-in-time Count of Homelessness

2015 Homelessness
2015 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

Neighborhood Data Sources

2000 Population
US Census Bureau 2000 Decennial Census

2010 Population
US Census Bureau 2010 Decennial Census

2013 Population
US Census Bureau
2013-2009 ACS 5-Year Estimates

2000 Median Household Income
US Census Bureau 2000 Decennial Census

2010 Median Household Income
US Census Bureau 2010 Decennial Census

2013 Median Household Income
US Census Bureau 2013-2009
ACS 5-Year Estimates

2000 Poverty Rate
US Census Bureau 2000 Decennial Census

2010 Poverty Rate
US Census Bureau 2010 Decennial Census

2013 Poverty Rate
US Census Bureau
2013-2009 ACS 5-Year Estimates

2000 Households
US Census Bureau 2000 Decennial Census

2010 Households
US Census Bureau 2010 Decennial Census

2013 Households
US Census Bureau 2013-2009
ACS 5-Year Estimates

2000 Single-person Households
US Census Bureau 2000 Decennial Census

2010 Single-person Households
US Census Bureau 2010 Decennial Census

2013 Single-person Households
US Census Bureau
2013-2009 ACS 5-Year Estimates

2000 Households with Children
US Census Bureau 2000 Decennial Census

2010 Households with Children
US Census Bureau 2010 Decennial Census

2013 Households with Children
US Census Bureau
2013-2009 ACS 5-Year Estimates

2000 Foreign-born Individuals
US Census Bureau 2000 Decennial Census

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US Census Bureau 2010 Decennial Census

2013 Foreign-born Individuals
US Census Bureau
2013-2009 ACS 5-Year Estimates

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US Census Bureau 2000 Decennial Census

2010 Persons Experiencing Disabilities
US Census Bureau 2010 Decennial Census

2013-Persons Experiencing Disabilities
US Census Bureau
2013-2009 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

2013-Persons 65 and Older
US Census Bureau
2013-2009 ACS 5-Year Estimates

2000 Homeownership Rate
US Census Bureau 2000 Decennial Census

2010 Homeownership Rate
US Census Bureau 2010 Decennial Census

2013 Homeownership Rate
US Census Bureau
2013-2009 ACS 5-Year Estimates

2011 Homelessness
2013 Point-in-time Count of Homelessness

2013 Homelessness
2013 Point-in-time Count of Homelessness

2015 Homelessness
2015 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

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
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

Portland Housing Bureau
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Kurt Creager, Director

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