



Affordable Housing Bond *Stakeholder Advisory Group*

Meeting 2
May 4, 2017



OPAL
ORGANIZING PEOPLE / ACTIVATING LEADERS



PHB Portland Housing
Bureau
Mayor Ted Wheeler • Director Kurt Creager



Metropolitan Alliance for Common Good (MACG)

- Constituency
- Organizing approach
- Values
- Theory of Change



OPAL Environmental Justice Oregon

- Constituency
- Organizing approach
- Values
- Theory of Change



Why Housing? MACG

- Listening sessions
 - During our Listening Sessions, housing was the biggest issue area for our membership, by far
 - Members were motivated to participate in our Housing Research and Action Team
- Member's stories



Why Housing? OPAL

- Focus on the intersection of transportation + housing





Photo courtesy of Welcome Home Coalition.



Photo courtesy of Proud Ground.

Who Are Portland's Renters?

FOR RENT

45%
of households are renters



59%
get to work by car



26.5 minutes
is their average commute



44%
moved into their homes
less than 2 years ago



20%
of households are shared
roommates, housemates, boarders, roomers

49%
male



51%
female

Households by Race

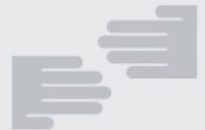
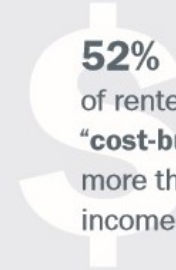
x% of race households are renters

-  **70.06% of Black**
-  **67.99% of Latino**
-  **67.99% of Hawaiian-Pacific Islander**
-  **67.45% of Native American**
-  **44.59% of White**
-  **42.93% of Asian**



52%

of renter households are
"cost-burdened" or spending
more than 30% of their
income on rent.



26%

of households include at least
one person with a disability

Renters at 30-80% AMI

account for 70% of households where
at least one person is disabled

from Portland Housing Bureau State of Housing Report, 2016

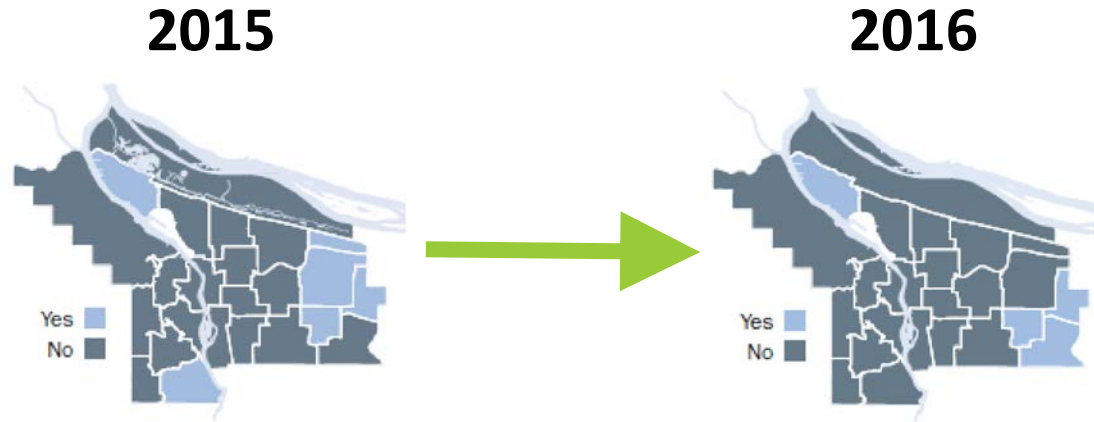
Change in Rental Affordability

- Average rents **+7%** over 2015
 - **+3%** for studios
 - **+12.4%** for 1 bedrooms
 - **+18.2%** for 2 bedrooms
 - **+14.7%** for 3 bedrooms
- Studio rents **+15-60%** in East Portland and Southwest Portland
- 1-bedrooms with average rent below \$1,000, only east of 60th Ave
- East Portland and Southwest Portland see highest average increases

from Portland Housing Bureau State of Housing Report, 2016

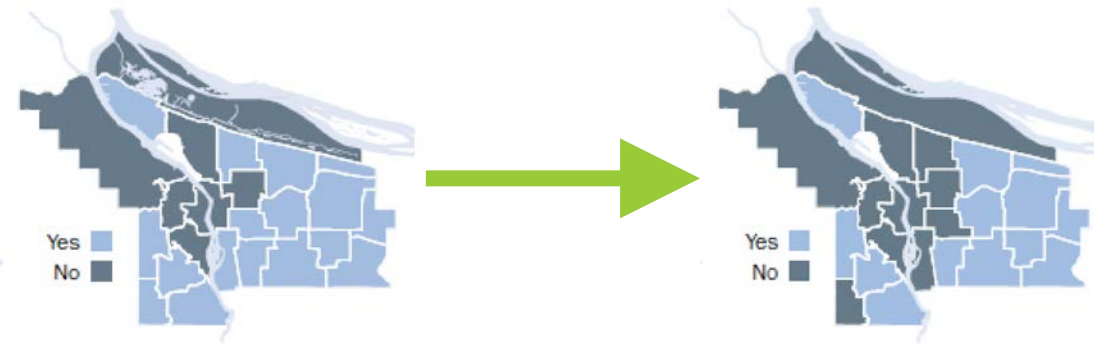
Change in Rental Affordability

3 Person Low Income Household
(60% AMI - \$39,720 per year)



-2 Neighborhoods

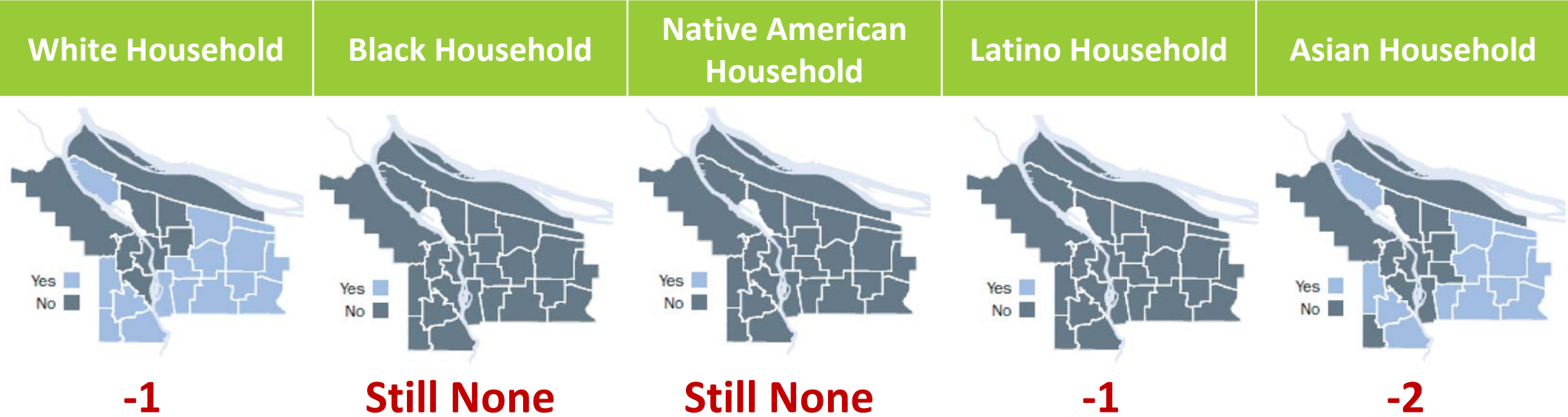
3 Person Moderate Income Household
(80% AMI - \$52,950 per year)



-4 Neighborhoods

from Portland Housing Bureau State of Housing Report, 2016

Rental Affordability for Communities of Color



Change in Number of Affordable Neighborhoods

from Portland Housing Bureau State of Housing Report, 2016

Discussion – Part 1

Several important factors are closely connected to decisions about creating affordable housing.

- What are the top 2 or 3 intersecting factors the City should prioritize with bond funds that will enhance opportunities and livability for communities? Provide the reasoning for why these factors should be prioritized.

Discussion – Part 2

Several communities are disproportionately negatively impacted by the shortage of affordable housing, including:

- Seniors
 - Families
 - Persons with disabilities
 - Communities of color, including immigrant and refugee households
 - Extremely low income households (0-30%), including households experiencing homelessness
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- Are there other communities who should be prioritized with bond funds?
 - What key considerations should the City use in creating housing opportunities for these communities?