



Portland Housing Bureau

Mayor Ted Wheeler • Director Kurt Creager

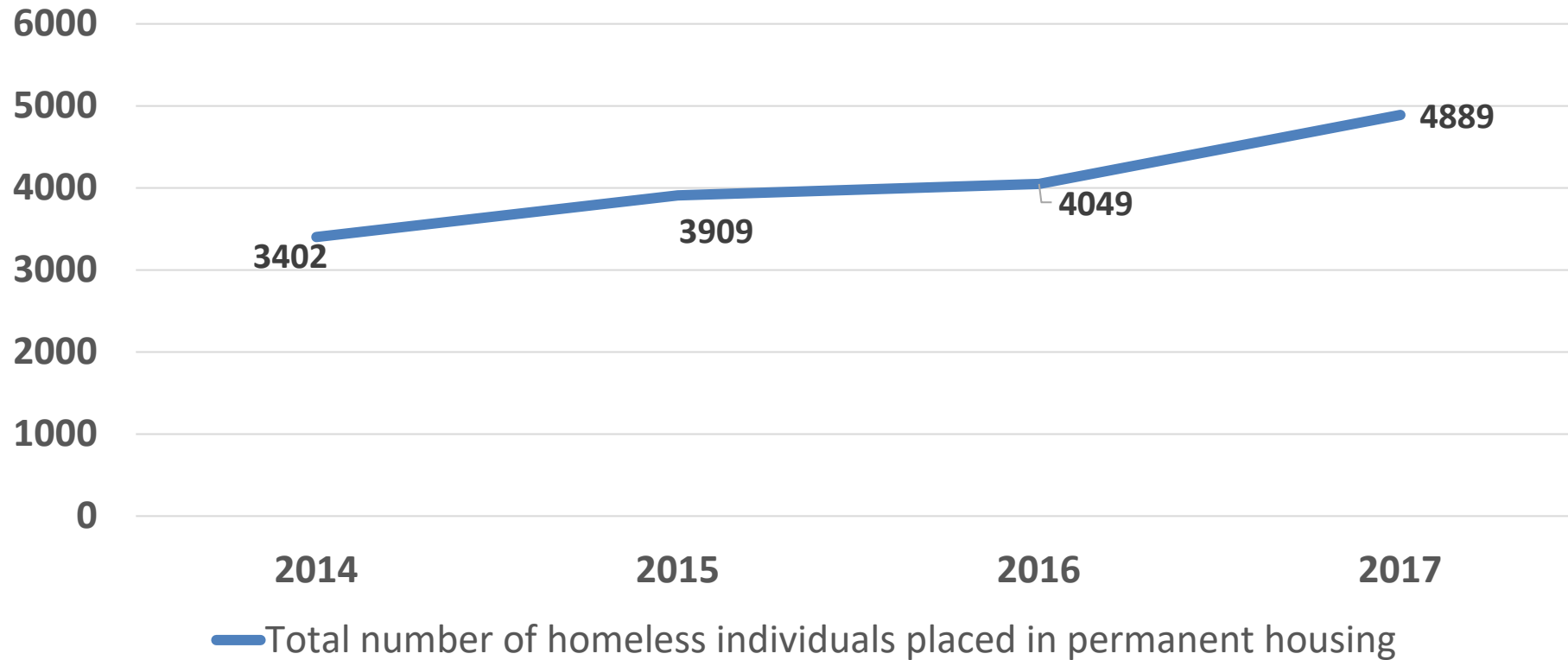
PHB Prior Year Performance

November 7, 2017

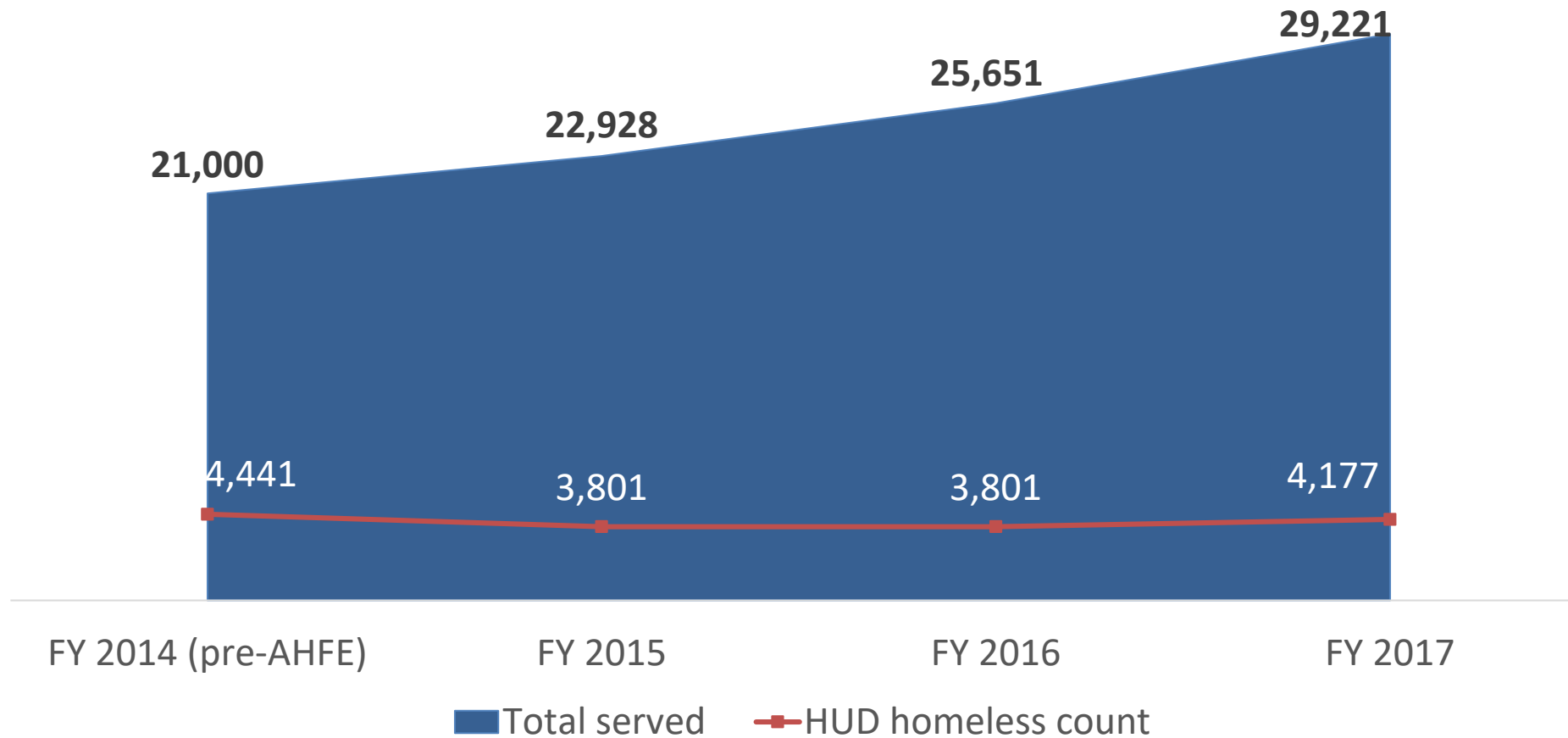
Bureau Performance

Housing units opened that are newly affordable	650
Number of individuals prevented from becoming homeless	6,576
Percentage of individuals that moved from homelessness into housing that subsequently returned to homelessness	8%
Percentage of households receiving home repairs and retaining their homes 12 months after services	88%
Percentage of households receiving homebuyer education or counseling and subsequently purchasing a home	15%
Percentage utilization of minority contracts in housing construction (contract \$ awarded)	15%
Retention rate of households placed in permanent housing at 12 months	74%
Total number of homeless individuals placed in permanent housing	4,889

Total Number of Homeless Individuals Placed in Permanent Housing

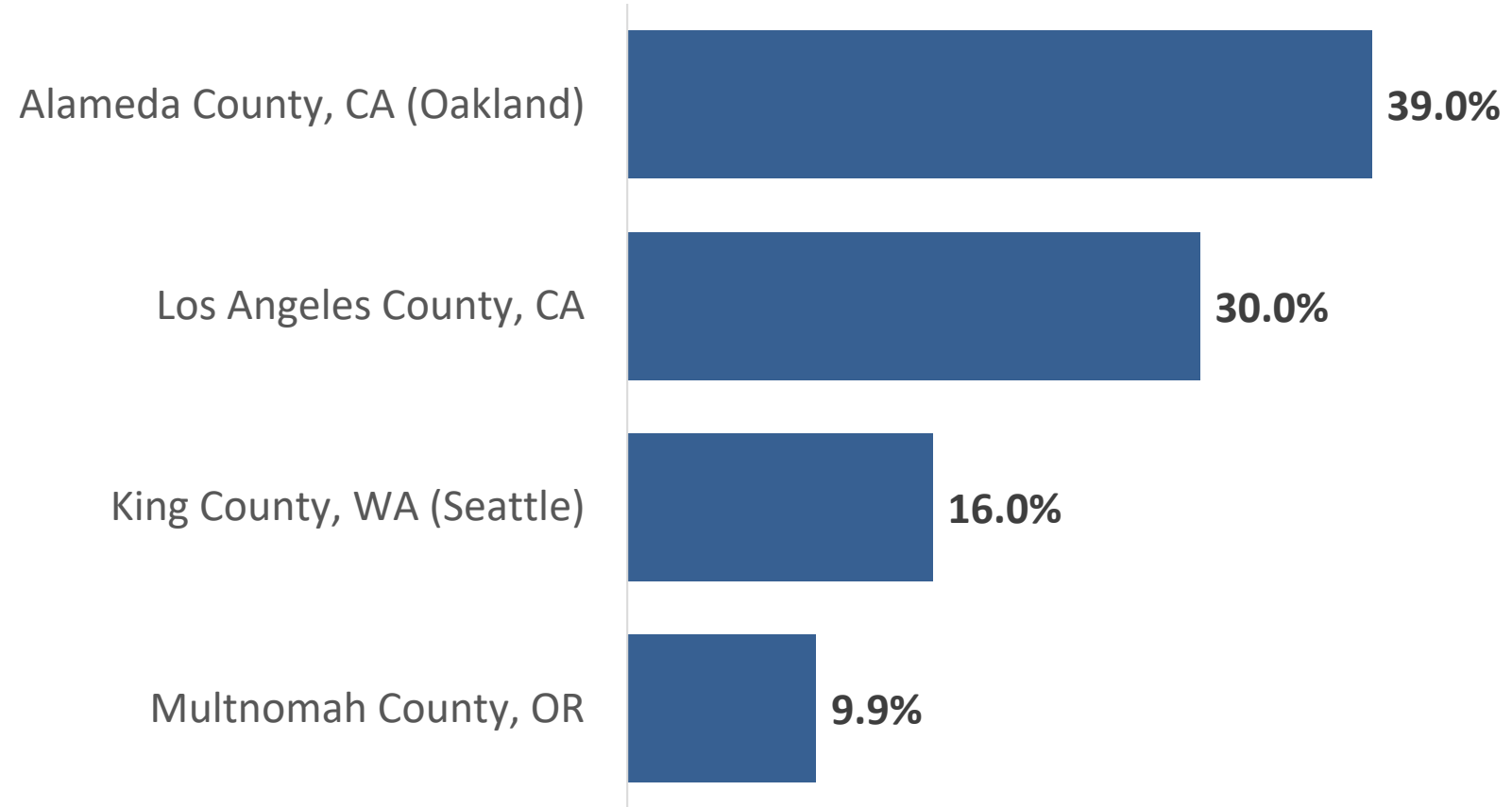


The total unduplicated number of people served in placement, prevention, retention and shelter increased by approximately 22% since the last Point-in-Time Count in 2015



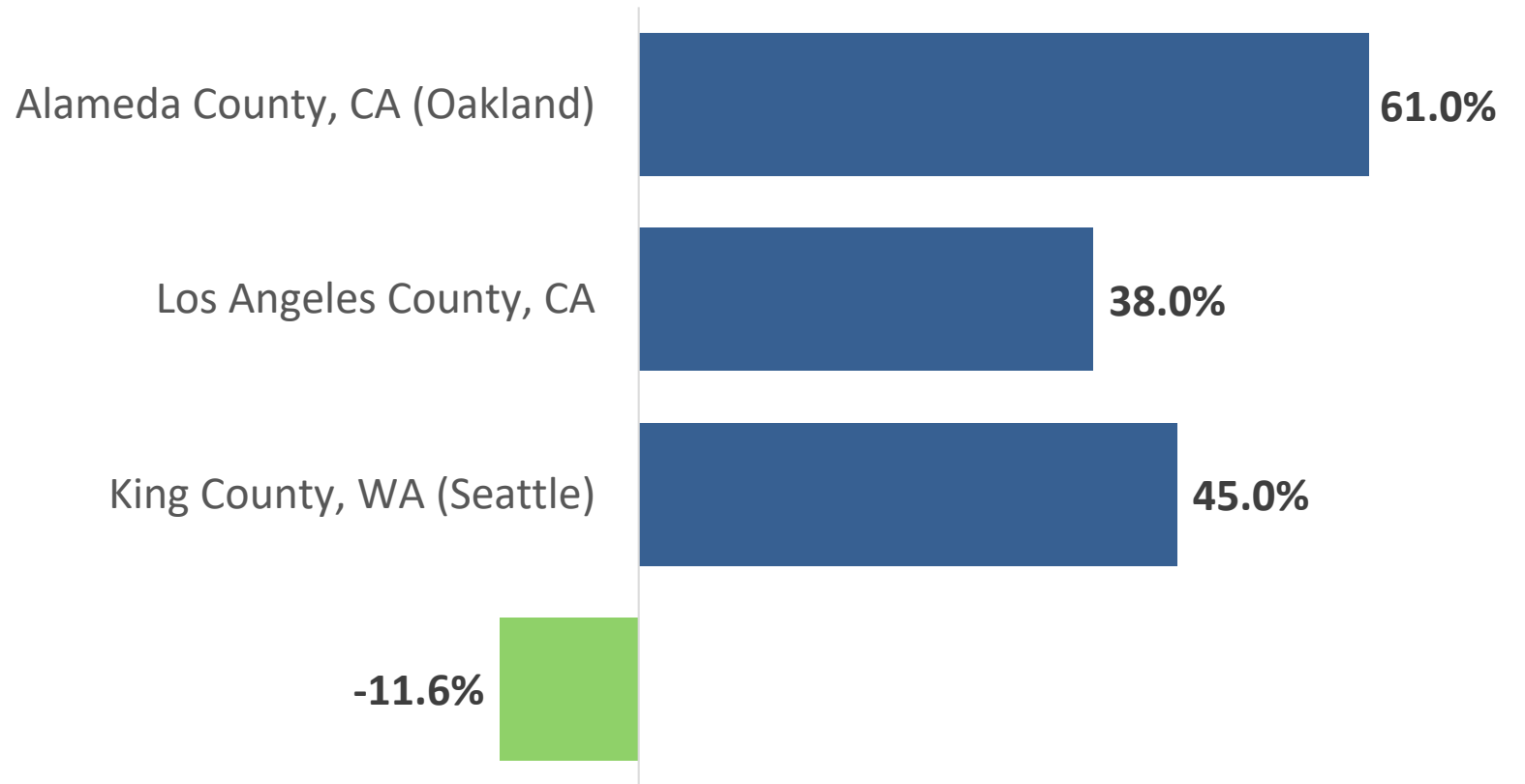
Overall Change in Homelessness, 2015-2017

Among West Coast comparison jurisdictions, Multnomah County experienced a much lower increase in the total number of people experiencing homelessness



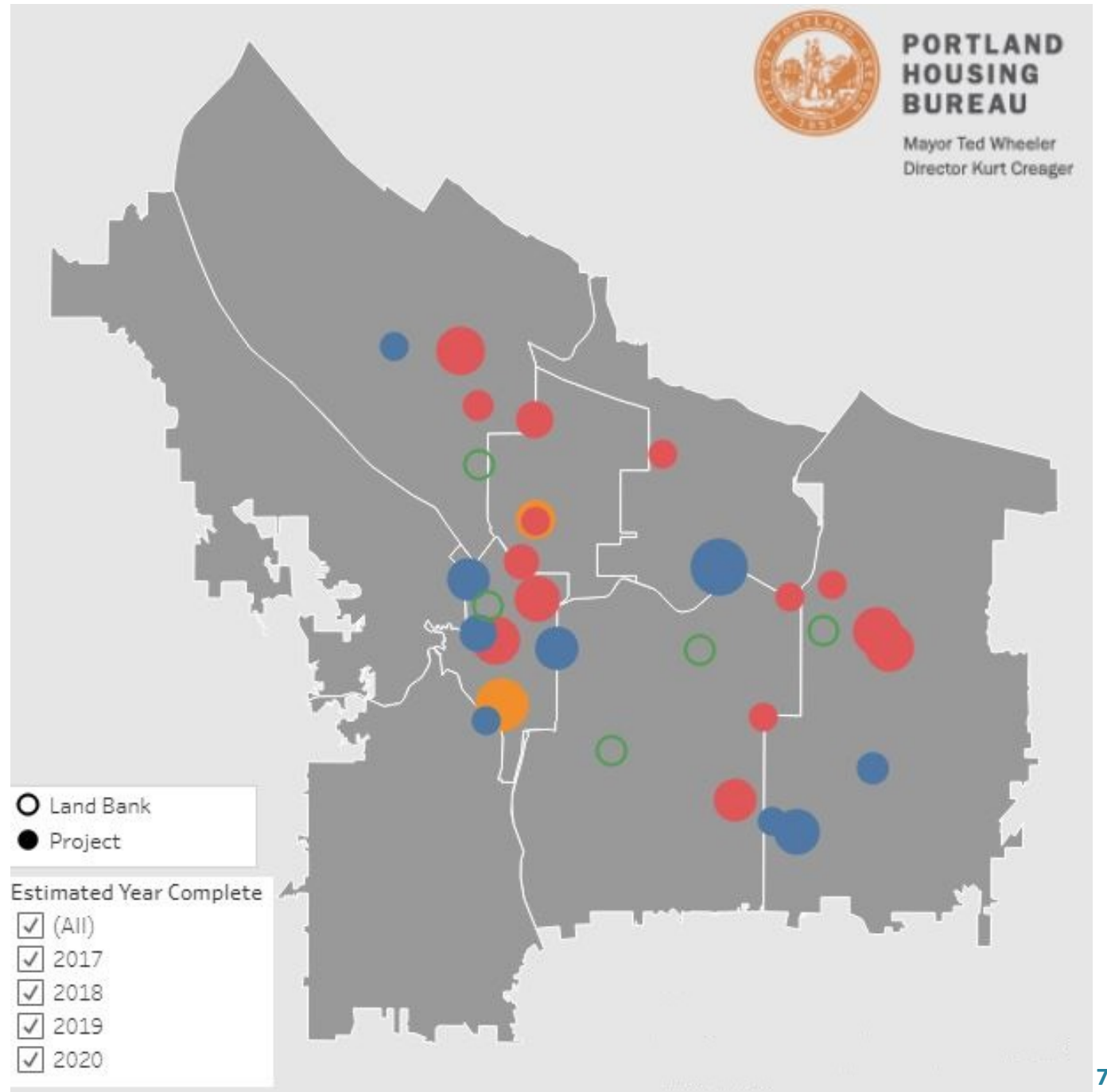
Change in Unsheltered Population, 2015-2017

Among West Coast comparison jurisdictions, Multnomah County was the only location that saw a decrease in the unsheltered population

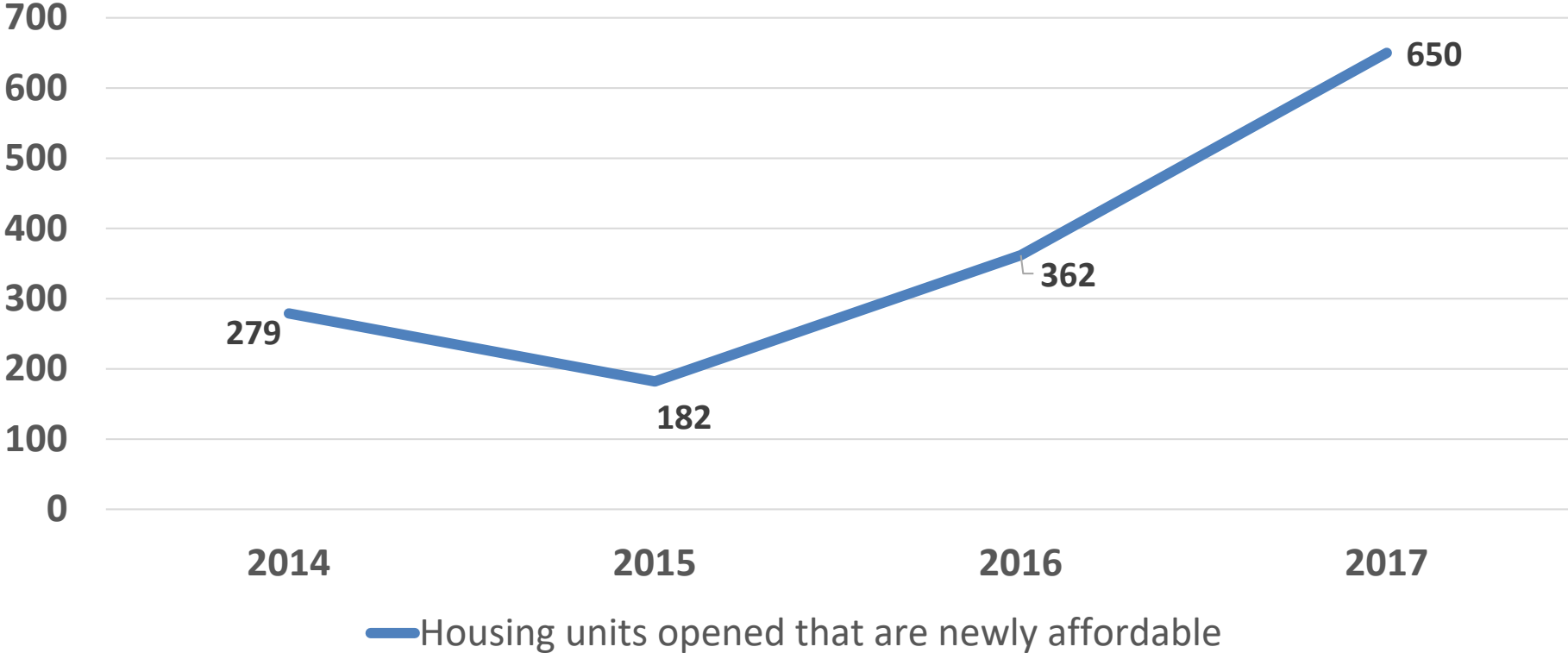


Rental Housing Development Pipeline

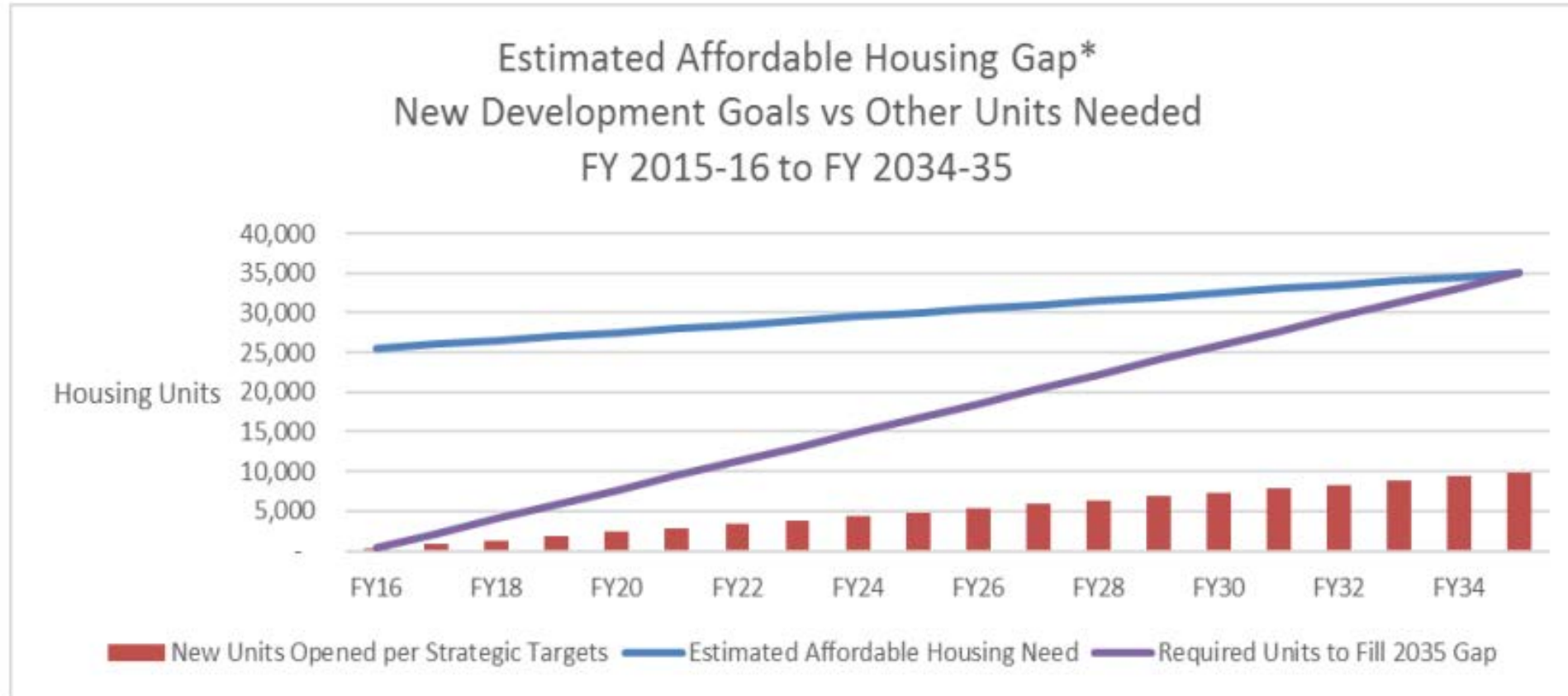
There are currently approximately 2,200 regulated units affordable for low- and moderate-income Portlanders in the development pipeline over the next three years



Rental Housing Production



Estimated Affordable Housing Gap: 1,823 units every year



**Assuming ratio between incomes and housing prices remain constant.*

Homeownership

Of the 975 households that received homebuyer education or counseling, 15% (approximately 146 households) went on to purchase homes. This represents an increase over the prior year in terms of percentage, but a slight decline in actual households and short of the bureau's target of 28% (translating to 588 households).



Home Value Index: Portland

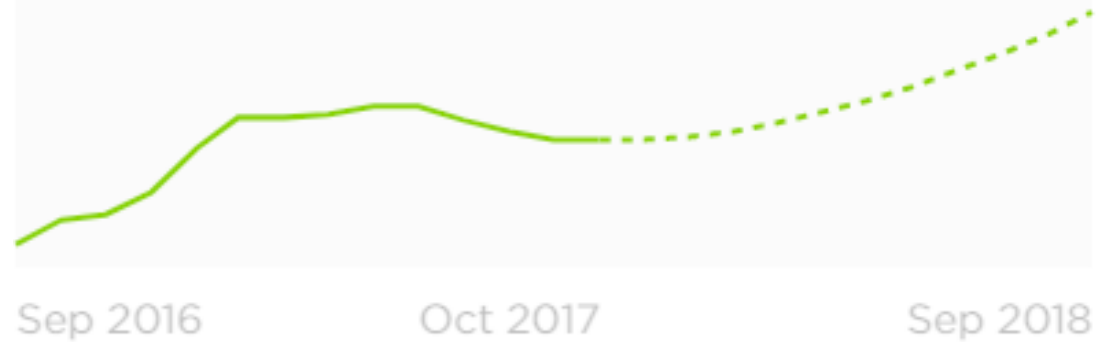
The median home value in Portland is \$409,800. Portland home values have gone up 2.5% over the past year and Zillow predicts they will rise 2.8% within the next year.

ZILLOW HOME VALUE INDEX ?

\$409,800

2.5% 1-year change

2.8% 1-year forecast



MARKET TEMPERATURE ?

Cool



Buyers' Market

Sellers' Market

Questions?

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