

Portland's Affordable Housing Crisis



PORTLAND HOUSING BUREAU

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Overview of Portland

- Over 257,000 households with roughly half, over **125,000, renter households**
- 66% of renter households earn less than 80% of the area median family income, below \$58,800 for a family of three
- Portland is currently experiencing **increases in rent** that are the **highest annual increases in the nation**
- In 2015, with development focused on the luxury market, the average monthly rent for new rental housing units was **\$1,954**, or **\$23,448** per year

Concerns in Portland

- **Wage Declines:** renter household incomes continue to fall
- **Income Disparities:** median income of Communities of Color \$24K - \$38K lower than White households
- **Homelessness:** no change in numbers (3,800); Increase among African Americans (+48%) and women (+15%)
- **Neighborhood Choice:** Communities of Color priced out of close in areas and pushed to Outer East and Southeast Neighborhoods
- **Need:** Portland currently has a deficit of 24,000 affordable units, as a result of wage stagnation and growth in housing costs

Portland Affordable Housing Actions

- Release of an unprecedented NOFA at \$61 M, which is expected to have an economic impact of \$180 M
- Tripling the size of the city's affordable housing tax exemption program
- A 50% increase to the amount of urban renewal funding dedicated to affordable housing
- Mayor Hales' 2016-17 budget guidance cuts 5% from nearly all public services to prioritize resources for housing and homelessness
- Dedicating short-term rental tax revenue to affordable housing

Portland Affordable Housing Actions

- Reforming and expanding the city's FAR density bonus and transfer program to prioritize affordable housing above other public benefits
- Exploring the development of at least two new dedicated sources of funding for affordable housing programs
- Renter protections that extend no cause eviction notice to 90 days and notice for increasing rent/housing cost by more than 5% set at 90 days
- Declaration of a housing emergency waiving certain rules and code for shelter response