
WE NEED MORE TRULY AFFORDABLE HOUSING!

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WELCOME HOME COALITION 2022





A Regional Housing Needs Assessment by OHCS and ECONorthwest released in 2021 concluded that Oregon must create an estimated **554,691** more housing units to fulfill the state's housing needs between 2020-2040.

PORTLAND METRO AREA NEEDS

(AT ALL INCOME LEVELS)

Nearly half of the state's total housing need is needed in Portland Metro Area: **263,502 more housing units**



CITY SPECIFIC HOUSING NEEDS FOR HOUSEHOLDS LIVING ON 0-80% AREA MEDIAN INCOMES

MULTNOMAH COUNTY

GRESHAM

INCOME LEVELS	UNDER PRODUCTION BY	PROJECTED HOUSING NEED
0-30% AMI	762	756
30-50% AMI	746	733
50-80% AMI	908	1,157

PORTLAND

INCOME LEVELS	UNDER PRODUCTION BY	PROJECTED HOUSING NEED
0-30% AMI	6,246	10,297
30-50% AMI	6,112	9,985
50-80% AMI	7,446	15,755

TROUTDALE

INCOME LEVELS	UNDER PRODUCTION BY	PROJECTED HOUSING NEED
0-30% AMI	135	135
30-50% AMI	132	131
50-80% AMI	161	206

CITY SPECIFIC HOUSING NEEDS FOR HOUSEHOLDS LIVING ON 0-80% AREA MEDIAN INCOMES

WASHINGTON COUNTY

BEAVERTON

INCOME LEVELS	UNDER PRODUCTION BY	PROJECTED HOUSING NEED
0-30% AMI	881	1,072
30-50% AMI	862	1,039
50-80% AMI	1,050	1,640

HILLSBORO

INCOME LEVELS	UNDER PRODUCTION BY	PROJECTED HOUSING NEED
0-30% AMI	1,036	1,541
30-50% AMI	1,013	1,494
50-80% AMI	1,235	2,358

TIGARD

INCOME LEVELS	UNDER PRODUCTION BY	PROJECTED HOUSING NEED
0-30% AMI	592	953
30-50% AMI	579	924
50-80% AMI	706	1458

CITY SPECIFIC HOUSING NEEDS FOR HOUSEHOLDS LIVING ON 0-80% AREA MEDIAN INCOMES

CLACKAMAS COUNTY

LAKE OSWEGO

INCOME LEVELS	UNDER PRODUCTION BY	PROJECTED HOUSING NEED
0-30% AMI	323	301
30-50% AMI	316	292
50-80% AMI	384	461

OREGON CITY

INCOME LEVELS	UNDER PRODUCTION BY	PROJECTED HOUSING NEED
0-30% AMI	265	330
30-50% AMI	259	320
50-80% AMI	316	505

TUALATIN

INCOME LEVELS	UNDER PRODUCTION BY	PROJECTED HOUSING NEED
0-30% AMI	340	357
30-50% AMI	332	346
50-80% AMI	405	547

AFFORDABLE HOUSING BONDS PRODUCTION

METRO 2018 BOND PROGRESS: PRODUCTION GOAL: 3,900 UNITS

Progress Status	Number of Units
Completed	511
Under construction	1,418
Pre-construction	1,315

PORTLAND 2016 BOND PROGRESS: PRODUCTION GOAL: 1,300 UNITS

Progress Status	Number of Units
Completed	612
Under construction	878
Pre-construction	369

So far....3,244 units total...
METRO'S AFFORDABLE HOUSING BOND HAS REACHED OVER 80% OF ITS PRODUCTION GOAL AND THERE IS OVER 40% OF FUNDS STILL AVAILABLE FOR PROJECTS.

So far....1,859 units total...
PORTLAND'S AFFORDABLE HOUSING BOND CREATED 43% MORE UNITS THAN PRODUCTION GOAL AND ALL FUNDS HAVE BEEN ALLOCATED.

WHO IS RENT BURDENED IN THE PORTLAND METRO AREA?

* **RENT BURDENED** means **paying more than 30%** of your income on housing.

* **SEVERELY RENT BURDENED** means **paying more than 50%** of your income on housing.

66% OF PEOPLE WITH LIMITED ENGLISH PROFICIENCY ARE RENT BURDENED & SEVERELY RENT BURDENED.

65% OF PEOPLE EXPERIENCING DISABILITY ARE RENT BURDENED & SEVERELY RENT BURDENED.

62% OF PEOPLE 65 & OLDER ARE RENT BURDENED & SEVERELY RENT BURDENED.

55% OF LATINO/A/X PEOPLE ARE RENT BURDENED & SEVERELY RENT BURDENED.

54% OF AMERICAN INDIAN/ALASKA NATIVE PEOPLE ARE RENT BURDENED & SEVERELY RENT BURDENED.

53% OF BLACK/AFRICAN AMERICAN PEOPLE ARE RENT BURDENED & SEVERELY RENT BURDENED.

43% OF NON-HISPANIC WHITE PEOPLE ARE RENT BURDENED & SEVERELY RENT BURDENED.

39% OF ASIAN PEOPLE* ARE RENT BURDENED & SEVERELY RENT BURDENED.

*HOWEVER, WHEN DISAGGREGATED INTO ETHNIC GROUPS, VIETNAMESE, CHINESE AND JAPANESE PEOPLE EXPERIENCE HIGHER PERCENTAGES OF RENT BURDEN

OREGON HAS THE 11TH HIGHEST HOUSING WAGE IN THE NATION

TO AFFORD* AN AVERAGE 2 BEDROOM APARTMENT A HOUSEHOLD INCOME MUST BE:

\$27.65/HOUR

*Affordability means spending no more than 30% of income on housing costs.

DIFFERENT JOB MEDIAN WAGES:

RETAIL SALESPERSONS	\$15.16
HOME HEALTH & PERSONAL CARE AIDES	\$15.29
COOKS, RESTAURANT	\$16.36
STOCKERS AND ORDER FILLERS	\$18.23
LIGHT TRUCK DRIVERS	\$19.53
CARPENTERS	\$24.92

PEOPLE LIVING ON FIXED INCOMES CAN ONLY AFFORD DEEPLY AFFORDABLE HOUSING:

Supplemental Security Income (SSI) Payment	
SSI MONTHLY PAYMENT	\$841
RENT AFFORDABLE TO SSI RECIPIENT	\$252

WHAT SHOULD WE DO?

SOME IDEAS.....

- ~ pass another regional affordable housing bond
- ~ ensure ongoing uninterrupted funding for supportive services
- ~ expand long term rental assistance voucher program
- ~ ensure non-profit & culturally specific organizations are substantially funded
- ~ create regional affordable housing trust fund that if funded annually with percentage of local revenue streams
- ~ Pass a guaranteed basic income program