
WE NEED MORE TRULY AFFORDABLE HOUSING!

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WELCOME HOME COALITION 2023





A Regional Housing Needs Assessment by OHCS and ECONorthwest released in 2022 concluded that Oregon must create an estimated **554,691** more housing units to fulfill the state's housing needs between 2020-2040.



About 176,300 of these units, or 32%, will need to be affordable for an individual earning \$39,000/year or less.*

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**



Portland Metro Area New Housing Construction 2017-2019

**0-50% AREA MEDIAN
INCOME
AFFORDABILITY**

4%

VS.

**100% AREA MEDIAN
INCOME OR HIGHER
AFFORDABILITY**

39%

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	1,673
Pre-construction	1,060

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.

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

Progress Status	Number of Units
Completed	853
Under construction	796
Pre-construction	210

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 IN PORTLAND METRO AREA, A HOUSEHOLD INCOME MUST BE:

\$33.37/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

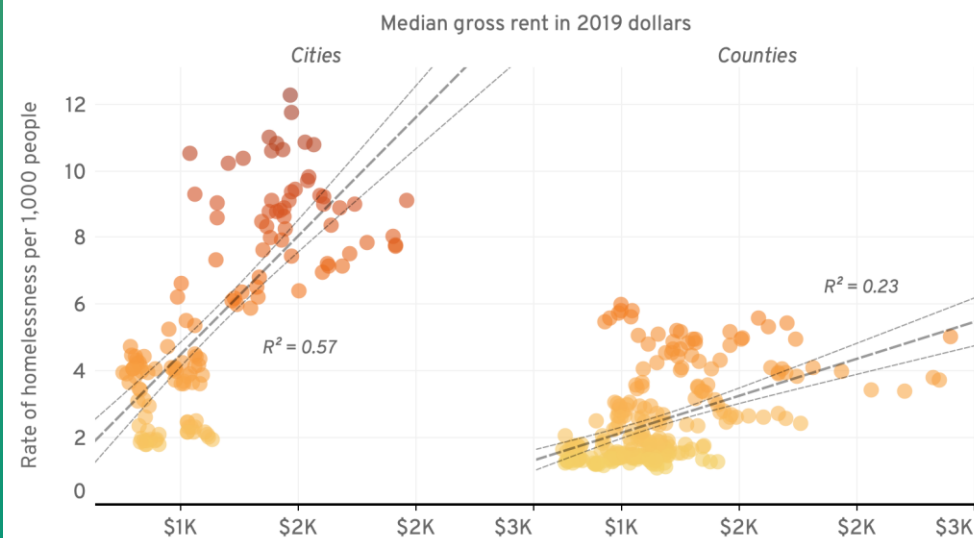
RECENT NATIONAL RESEARCH OF REGIONAL DIFFERENCES IN HOMELESSNESS SHOWS THAT **INCREASED RENTAL COSTS AND LACK OF HOUSING SUPPLY** ARE CORRELATED WITH **HIGHER RATES OF HOMELESSNESS**. MANY OTHER COMMON EXPLANATIONS- DRUG USE, MENTAL ILLNESS, POVERTY, OR LOCAL POLITICAL CONTEXT- FAIL TO ACCOUNT FOR REGIONAL VARIATION.

SOURCE: [HTTPS://HOMELESSNESSHOUSINGPROBLEM.COM/](https://homelessnesshousingproblem.com/)



Median gross rent versus PIT count (per capita)

Dashed lines indicate a linear regression of per capita PIT counts onto median gross rent between 2007 and 2019 for a sample of U.S. regions.



Bands indicate 95% confidence intervals for the slope of the regression line. Figure forthcoming in Colburn & Aldern (2022).

WHAT SHOULD WE DO?

SOME IDEAS.....

- ~ pass another regional affordable housing bond
- ~ ensure ongoing uninterrupted funding for supportive services
 - ~ expand locally funded long term rental assistance 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
 - ~ create a guaranteed basic income program
- ~ explore creative housing solutions, such as social housing used more frequently in other countries