

2017 REGIONAL INVENTORY OF REGULATED AFFORDABLE RENTAL HOUSING

FINAL

January 10, 2019

WHAT IS REGULATED AFFORDABLE RENTAL HOUSING?

For the purposes of this inventory, “Regulated Affordable Rental Housing” is defined as housing that is made affordable through public subsidies and/or agreements or statutory regulations that restrict or limit resident income levels and/or rents. Regulated Affordable Rental Housing generally provides housing for households that otherwise could not afford adequate housing at market rates.¹

SUMMARY OF RESULTS

The current (2017) four-county area inventory of regulated Affordable Rental Housing includes 42,430 units. The 2017 inventory includes 1,098 more regulated Affordable Rental Housing units than the 2015. Additionally, there are currently 16,395 Housing Choice Vouchers (Section 8 Vouchers) in use in the four-county area. This is an increase of 417 vouchers since the 2015 inventory.

This inventory covers a four-county area, including Clackamas, Clark, Multnomah, and Washington counties.

- This inventory does not include:
 - a. Shared bedrooms (i.e., dorms)
 - b. Homeless shelters
 - c. Market-rate Affordable Rental Housing
- Personal information about tenants is not included in this inventory
- Some jurisdictions may have had a net decrease in the number of subsidized housing units, but an increase in the number of mobile Section 8 vouchers.

The following agencies provided data for this 2017 inventory:

- Clackamas County Community Development
- Housing Authority of Clackamas County
- Home Forward (formerly Housing Authority of Portland)
- Portland Housing Bureau
- Portland Bureau of Planning and Sustainability
- Washington County Housing Authority
- Washington County Office of Community Development

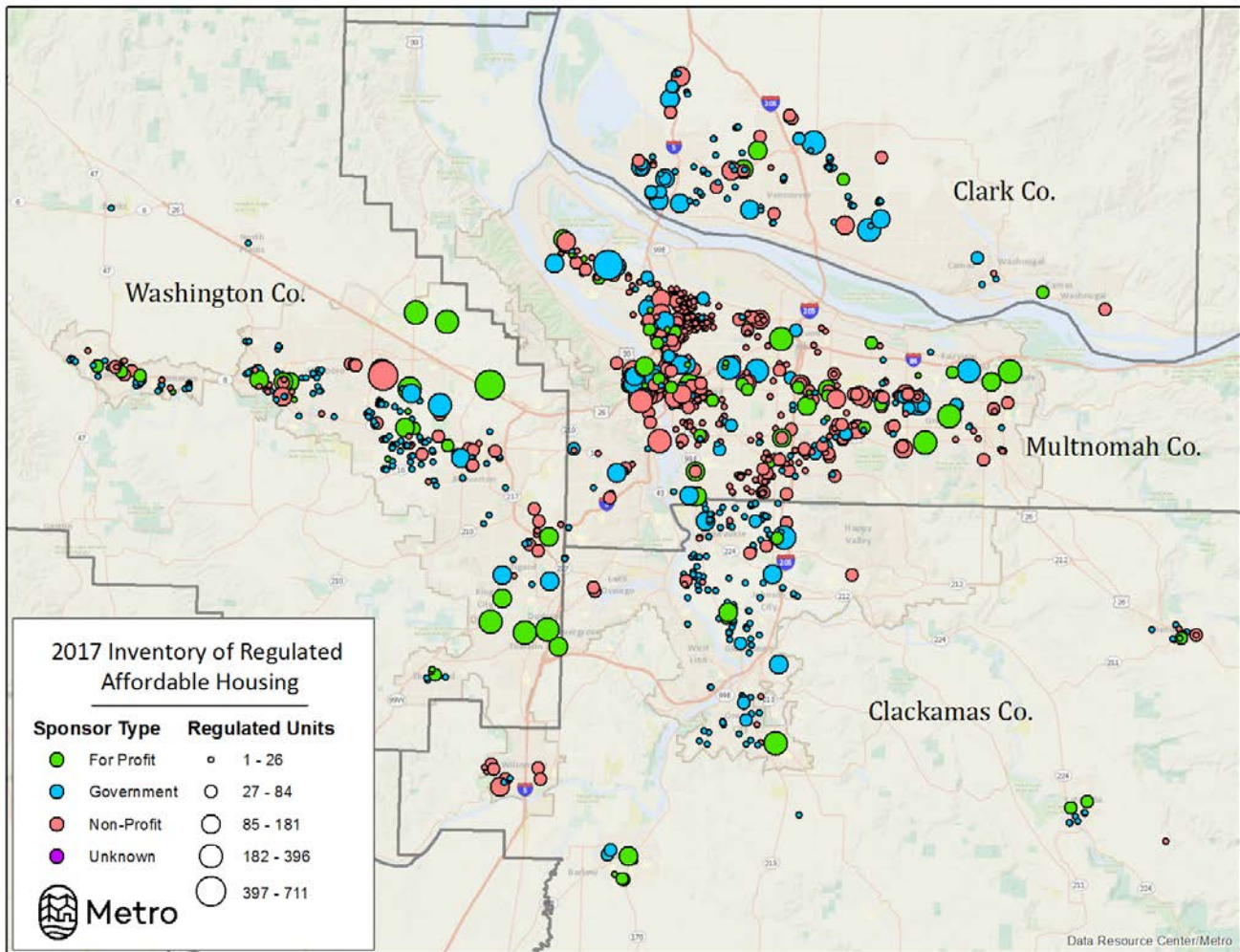
¹ Subsidized ownership units may also include homes built or rehabilitated by non-profits such as Habitat for Humanity. When available, these type of units are included in the database.

- Vancouver Housing Authority
- Oregon Department of Housing and Community Services (OHCS)
- City of Beaverton
- City of Gresham
- Network for Oregon Affordable Rental Housing
- U.S. Department of Housing and Urban Development
- Catholic Charities
- Metro

2017 REGIONAL INVENTORY OF REGULATED AFFORDABLE RENTAL HOUSING

Figure 1 is a map of the 2017 inventory. On the map, larger dots symbolize sites with more regulated affordable units. The color of the dots corresponds to the type of owner: for-profit, non-profit, government, unknown. Units depicted as “unknown” are listed as such whenever the ownership type was not reported by partner agencies.

FIGURE 1: 2017 INVENTORY OF REGULATED AFFORDABLE RENTAL HOUSING (FOUR-COUNTY AREA)



Regulated Affordable Rental Housing by Sponsorship Type

Table 1 shows the 2017 inventory by sponsorship type. Non-profit organizations sponsor the highest percentage of units (44% MPA, 40% 4-county) although the bulk of these units are within the City of Portland. Excluding Portland, “For Profit” organizations become the leading sponsor (40% MPA, 31% 4-county) for the region.

TABLE 1: REGULATED AFFORDABLE HOUSING BY JURISDICTION IN FOUR-COUNTY AREA (2017)

County/City	Metro MPA					Regional (4-County)				
	For Profit	Government	Non-profit	Unknown	MPA Total	For Profit	Government	Non-profit	Unknown	4-County Total
CLACKAMAS	431	1,158	831	366	2,786	803	1,381	1,039	581	3,804
CANBY	-	-	-	-	-	210	106	25	-	341
ESTACADA	-	-	-	-	-	110	32	-	-	142
GLADSTONE	-	62	-	-	62	-	62	-	-	62
LAKE OSWEGO	-	-	75	126	201	-	-	75	126	201
MILWAUKIE	-	235	67	64	366	-	235	67	64	366
MOLALLA	-	-	-	-	-	-	70	61	34	165
OREGON CITY	260	254	37	-	551	260	254	37	-	551
SANDY	-	-	-	-	-	52	14	73	178	317
WEST LINN	-	8	-	-	8	-	8	-	-	8
WILSONVILLE	-	26	434	84	544	-	26	434	84	544
UNINCORPORATED	171	573	218	92	1,054	171	574	267	95	1,107
CLARK	-	-	-	-	-	319	2,554	1,120	1,487	5,480
BATTLE GROUND	-	-	-	-	-	-	30	39	15	84
CAMAS	-	-	-	-	-	-	65	19	8	92
RIDGEFIELD	-	-	-	-	-	-	10	-	-	10
VANCOUVER	-	-	-	-	-	258	2,040	624	863	3,785
WASHOUGAL	-	-	-	-	-	61	-	32	27	120
UNINCORPORATED	-	-	-	-	-	-	409	406	574	1,389
MULTNOMAH	5,712	6,901	13,089	923	26,625	5,712	6,901	13,089	923	26,625
FAIRVIEW	44	328	-	152	524	44	328	-	152	524
GRESHAM	665	428	795	297	2,185	665	428	795	297	2,185
PORTLAND	4,615	6,145	12,251	474	23,485	4,615	6,145	12,251	474	23,485
TROUTDALE	388	-	43	-	431	388	-	43	-	431
WASHINGTON	4,133	1,209	2,548	111	8,001	4,133	1,222	2,548	144	8,047
BANKS	-	-	-	-	-	-	1	-	-	1
BEAVERTON	-	423	488	-	911	-	423	488	-	911
CORNELIUS	50	10	21	-	81	50	10	21	-	81
DURHAM	210	-	-	-	210	210	-	-	-	210
FOREST GROVE	172	96	223	69	560	172	96	223	69	560
HILLSBORO	978	275	1,294	14	2,561	978	275	1,294	14	2,561
NORTH PLAINS	-	-	-	-	-	-	12	-	33	45
PORTLAND	-	-	42	-	42	-	-	42	-	42
SHERWOOD	68	8	23	24	123	68	8	23	24	123
TIGARD	495	213	237	4	949	495	213	237	4	949
TUALATIN	604	-	-	-	604	604	-	-	-	604
UNINCORPORATED	1,556	184	220	-	1,960	1,556	184	220	-	1,960
Grand Total	10,276	9,268	16,468	1,400	37,412	10,967	12,058	17,796	3,135	43,956
Percent Total	27%	25%	44%	4%	100%	25%	27%	40%	7%	100%

Regulated Affordable Rental Housing by Jurisdiction

Table 2 sorts the 2017 inventory by jurisdiction. If a jurisdiction is not listed, it is because there are no reported regulated Affordable Rental Housing units in that jurisdiction. A site may include a mix of regulated and unregulated housing units. Unregulated units are market rate. Having a mix of regulated and unregulated housing at a site implies that the site has a variety of income levels. This inventory only includes a site if it has at least one regulated unit².

TABLE 2: REGULATED AFFORDABLE RENTAL HOUSING BY JURISDICTION IN METRO MPA AND FOUR-COUNTY AREA (2017)

Jurisdiction	Metro MPA					Regional (4-County)				
	Number of Sites	Total Units	Unregulated Units	Regulated Units	Share of MPA regulated units	Number of Sites	Total Units	Unregulated Units	Regulated Units	Share of 4-county regulated units
CLACKAMAS	212	2,951	161	2,786	7%	259	3,975	167	3,804	8.7%
CANBY	-	-	-	-	-	8	343	2	341	0.8%
ESTACADA	-	-	-	-	-	9	143	1	142	0.3%
GLADSTONE	15	62	-	62	0%	15	62	-	62	0.1%
LAKE OSWEGO	3	201	-	201	1%	3	201	-	201	0.5%
MILWAUKIE	34	367	1	366	1%	34	367	1	366	0.8%
MOLALLA	-	-	-	-	-	9	167	2	165	0.4%
OREGON CITY	35	552	1	551	1%	35	552	1	551	1.3%
SANDY	-	-	-	-	-	17	318	1	317	0.7%
WEST LINN	4	8	-	8	0%	4	8	-	8	0.0%
WILSONVILLE	14	548	4	544	1%	14	548	4	544	1.2%
UNINCORPORATED	107	1,213	155	1,054	3%	111	1,266	155	1,107	2.5%
CLARK					-	164	6,515	1,003	5,480	12.5%
BATTLE GROUND	-	-	-	-	-	4	134	22	84	0.2%
CAMAS	-	-	-	-	-	5	120	28	92	0.2%
RIDGEFIELD	-	-	-	-	-	3	10	-	10	0.0%
VANCOUVER	-	-	-	-	-	106	4,386	597	3,785	8.6%
WASHOUGAL	-	-	-	-	-	3	122	2	120	0.3%
UNINCORPORATED	-	-	-	-	-	43	1,743	354	1,389	3.2%
MULTNOMAH	826	29,672	3,106	26,625	71%	826	29,672	3,106	26,625	60.6%
FAIRVIEW	3	525	1	524	1%	3	525	1	524	1.2%
GRESHAM	48	2,214	27	2,185	6%	48	2,214	27	2,185	5.0%
PORTLAND	771	26,501	3,077	23,485	63%	772	26,501	3,077	23,485	53.4%
TROUTDALE	3	432	1	431	1%	3	432	1	431	1.0%
WASHINGTON	285	8,071	70	8,001	21%	288	8,117	70	8,047	18.3%
BANKS	-	-	-	-	-	1	1	-	1	0.0%
BEAVERTON	33	927	16	911	2%	33	927	16	911	2.1%
CORNELIUS	14	85	4	81	0%	14	85	4	81	0.2%
DURHAM	1	210	-	210	1%	1	210	-	210	0.5%
FOREST GROVE	34	571	11	560	1%	34	571	11	560	1.3%
HILLSBORO	77	2,570	9	2,561	7%	77	2,570	9	2,561	5.8%
NORTH PLAINS	-	-	-	-	-	2	45	-	45	0.1%
PORTLAND	1	42	-	42	0%	1	42	-	42	0.1%
SHERWOOD	7	124	1	123	0%	7	124	1	123	0.3%
TIGARD	22	959	10	949	3%	22	959	10	949	2.2%
TUALATIN	3	604	-	604	2%	3	604	-	604	1.4%
UNINCORPORATED	93	1,979	19	1,960	5%	93	1,979	19	1,960	4.5%
Grand Total	1,323	40,694	3,337	37,412	100%	1,537	48,279	4,346	43,956	100.0%

*"Unregulated units" refers to units in buildings also containing regulated units

The majority of the region's inventory of regulated units is in Multnomah County. Multnomah County also has the largest share of the four-county area's total housing stock.

Generally speaking, people living in incorporated areas will have better access to services and commercial areas, thereby reducing transportation costs. As shown in Table 2, the great majority of sites with regulated affordable units are within incorporated areas.

² The following Jurisdictions have no reported regulated affordable housing within their boundaries: Clackamas Co. – Barlow, Damascus, Happy Valley, Johnson City, Rivergrove. Clark Co. – La Center, Woodland, Yacolt. Multnomah Co. – Maywood Park, Wood Village, Unincorporated Multnomah County. Washington Co. – Gaston, King City

Regulated Affordable Rental Housing and the 2040 Growth Concept

The 2040 Growth Concept calls for focusing growth in centers and corridors. These areas are most likely to provide access to services such as transit, banks, and grocery stores, thereby potentially reducing transportation costs. Table 3 shows the inventory of regulated Affordable Rental Housing that is in designated centers inside the urban growth boundary (UGB). If a center is not listed, it is because there are no regulated Affordable Rental Housing units in that center³.

TABLE 3: REGULATED AFFORDABLE RENTAL HOUSING BY 2040 GROWTH CONCEPT CENTER INSIDE UGB (2017)

Center Type/Name	Number of sites	Total units	Unregulated units	Regulated units	Share of 4-county regulated units
Central City	88	9,340	1,546	7,871	17.9%
Portland Central City	88	9,340	1,546	7,871	17.9%
Regional Centers	63	3,119	119	3,000	6.8%
Beaverton Regional Center	2	55	-	55	0.1%
Clackamas Regional Center	5	428	-	428	1.0%
Gateway Regional Center	14	932	108	824	1.9%
Gresham Regional Center	9	540	3	537	1.2%
Hillsboro Regional Center	32	768	8	760	1.7%
Tanasbourne/Amber Glen Regional Center	1	396	-	396	0.9%
Town Centers	73	3,946	232	3,712	8.4%
Aloha Town Center	7	250	17	233	0.5%
Bethany Town Center	2	340	-	340	0.8%
Cedar Mill Town Center	2	653	-	653	1.5%
Cornelius Town Center	1	45	-	45	0.1%
Gladstone Town Center	1	3	-	3	0.0%
Hillsdale Town Center	3	90	2	88	0.2%
Hollywood Town Center	4	427	102	325	0.7%
Lake Grove Town Center	1	45	-	45	0.1%
Lents Town Center	7	336	107	229	0.5%
Milwaukie Town Center	16	280	-	280	0.6%
Orenco Town Center	1	45	-	45	0.1%
Raleigh Hills Town Center	2	87	-	87	0.2%
Rockwood Town Center	19	756	4	750	1.7%
St. Johns Town Center	2	21	-	21	0.0%
Tigard Town Center	3	100	-	100	0.2%
Troutdale Town Center	1	228	-	228	0.5%
Tualatin Town Center	1	240	-	240	0.5%
Centers Total	224	16,405	1,897	14,583	33.2%
Outside of Centers	1,314	31,896	2,450	29,394	66.8%

*"Unregulated units" refers to units in buildings also containing regulated units

Of the three types of centers, the Central City has the largest share of units, followed by Town Centers and Regional Centers. All together, these centers in the UGB contain about one-third of the four-county area's inventory of regulated Affordable Rental Housing.

³The following Centers have no reported affordable housing within their boundaries: Regional Centers – Washington Square, Oregon City. Town Centers – Damascus, Cornelius, Fairview/Wood Village, Forest Grove, Happy Valley, King City, Lake Oswego, Murray/Scholls, Pleasant Valley, Sherwood, Sunset Transit, West Linn, West Portland, Wilsonville.

Affordability

Regulated affordable rental housing has income limits associated with the units. The chart below shows the breakdown of units by income requirements. While income requirements for approximately 90% of units in the 4-county region are known, note the relatively large number of “Unknown” values. The completeness of these data vary by jurisdiction. The following table and chart should be viewed with this fact in mind.

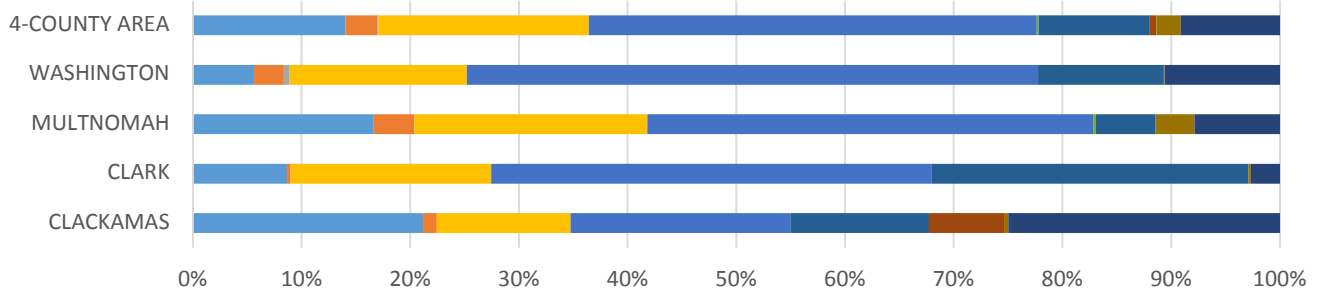
TABLE 4: REGULATED AFFORDABLE RENTAL HOUSING BY INCOME REQUIREMENTS (2017)

Jurisdiction	<30MFI	<40MFI	<45MFI	<50MFI	<60MFI	<70MFI	<80MFI	<90MFI	<100MFI	Unregulated	Unknown
CLACKAMAS	813	49	-	472	777	-	489	268	-	12	959
CANBY	106	-	-	27	183	-	-	-	-	2	25
ESTACADA	135	-	-	-	-	-	6	-	-	-	1
GLADSTONE	-	-	-	-	43	-	15	-	-	1	3
LAKE OSWEGO	30	-	-	45	-	-	-	-	-	-	126
MILWAUKIE	105	-	-	6	117	-	126	-	-	-	12
MOLALLA	66	30	-	23	-	-	24	-	-	2	22
OREGON CITY	171	4	-	7	-	-	56	1	-	1	312
SANDY	-	-	-	143	-	-	6	2	-	1	166
WEST LINN	-	-	-	-	-	-	8	-	-	-	-
WILSONVILLE	26	15	-	96	140	-	115	-	-	4	152
UNINCORPORATED	174	-	-	125	294	-	133	265	-	1	140
CLARK	503	19	-	1,070	2,350	-	1,688	-	-	14	154
BATTLE GROUND	68	-	-	-	43	-	1	-	-	-	-
CAMAS	-	2	-	43	-	-	47	-	-	-	-
RIDGEFIELD	-	-	-	10	-	-	-	-	-	-	-
VANCOUVER	361	17	-	896	1,350	-	1,031	-	-	5	153
WASHOUGAL	32	-	-	3	85	-	-	-	-	-	-
UNINCORPORATED	42	-	-	118	872	-	609	-	-	9	1
MULTNOMAH	4,569	1,026	-	5,885	11,263	74	1,504	-	8	980	2,151
FAIRVIEW	40	-	-	-	44	10	278	-	-	-	152
GRESHAM	80	36	-	276	891	-	341	-	-	16	560
PORTLAND	4,449	990	-	5,427	10,079	64	885	-	8	964	1,438
TROUTDALE	-	-	-	182	249	-	-	-	-	-	1
WASHINGTON	451	217	44	1,303	4,198	1	924	2	-	6	845
BANKS	-	-	-	-	-	-	1	-	-	-	-
BEAVERTON	221	4	-	115	343	-	-	1	-	3	169
CORNELIUS	5	24	-	55	-	-	1	-	-	-	-
DURHAM	-	-	-	-	-	-	-	-	-	-	210
FOREST GROVE	-	107	-	26	197	-	78	1	-	-	153
HILLSBORO	189	24	44	411	1,335	-	536	-	-	1	16
NORTH PLAINS	-	-	-	45	-	-	-	-	-	-	-
PORTLAND	-	-	-	-	42	-	-	-	-	-	-
SHERWOOD	-	-	-	12	64	-	-	-	-	-	47
TIGARD	3	5	-	98	471	-	180	-	-	1	190
TUALATIN	-	-	-	3	501	-	100	-	-	-	-
UNINCORPORATED	33	53	-	538	1,245	1	28	-	-	1	60
Grand Total	6,336	1,311	44	8,730	18,588	75	4,605	270	8	1,012	4,109

*“Unregulated units” refers to units in buildings also containing regulated units

FIGURE 2: COUNTY PERCENT OF UNITS BY INCOME REQUIREMENTS (2017)

Median Family Income Requirements



	CLACKAMAS	CLARK	MULTNOMAH	WASHINGTON	4-COUNTY AREA
<30MFI	21%	9%	17%	6%	14%
<40MFI	1%	0%	4%	3%	3%
<45MFI	-	-	-	1%	0%
<50MFI	12%	18%	21%	16%	19%
<60MFI	20%	41%	41%	53%	41%
<70MFI	-	-	0%	0%	0%
<80MFI	13%	29%	5%	12%	10%
<90MFI	7%	-	-	0%	1%
<100MFI	-	-	0%	-	0%
Unregulated	0%	0%	4%	0%	2%
Unknown	25%	3%	8%	11%	9%

■ <30MFI
 ■ <40MFI
 ■ <45MFI
 ■ <50MFI
 ■ <60MFI
 ■ <70MFI
 ■ <80MFI
 ■ <90MFI
 ■ <100MFI
 ■ Unregulated
 ■ Unknown

Housing Choice Vouchers

The housing choice voucher program (Section 8 vouchers) is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Table 5 shows a snapshot of the number of vouchers in each of the four counties. These voucher numbers should not be added to the number of regulated affordable units to come up with a total inventory of subsidized housing in each county. In many cases, Section 8 vouchers are used in regulated affordable units.

TABLE 5: SNAPSHOT OF HOUSING CHOICE VOUCHERS⁴ BY COUNTY (2015 & 2017)

County	Number of Housing Choice Vouchers (snapshot)		
	2015	2017	Percent Change
Clackamas	1,661	1,655	-0.4%
Clark	2,787	2,837	1.8%
Multnomah	9,013	9,105	1.0%
Washington	2,517	2,798	11.2%
Total	15,978	16,395	2.6%

⁴ This is the number of Housing Choice Vouchers under the housing authority's Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban Development.

<https://www.huduser.gov/portal/datasets/picture/yearlydata.html>

Access to Opportunity Measures

Access to transit options and outdoor recreation areas improve livability and reduce transportation costs. Table 8 shows the percentage of regulated units by proximity to parks and transit options. Additionally, the table shows that, region-wide, approximately 17% of units are outside of areas with higher than the regional average of poverty.

TABLE 6: REGULATED AFFORDABLE RENTAL HOUSING INDICATORS OF TRANSIT ACCESS, PARK ACCESS AND CONCENTRATIONS OF POVERTY

Jurisdiction	Number of Sites	Number of Regulated Units	Within 1/4 Mile of All Bus Service*	Within 1/4 Mile of Frequent Bus Service	Within 1/2 Mile of a Light Rail Transit Station	Near Frequent Bus Service or Light Rail Station	Within 1/3 Mile of a Park	In High Poverty Concentration Areas**
CLACKAMAS	259	3,804	48%	16%	12%	25%	72%	57%
CANBY	8	341	-	-	-	-	70%	64%
ESTACADA	9	142	63%	-	-	-	97%	100%
GLADSTONE	15	62	90%	71%	-	71%	98%	79%
LAKE OSWEGO	3	201	100%	-	-	-	100%	63%
MILWAUKIE	34	366	100%	79%	19%	79%	100%	83%
MOLALLA	9	165	-	-	-	-	100%	38%
OREGON CITY	35	551	47%	15%	-	15%	96%	28%
SANDY	17	317	-	-	-	-	83%	-
WEST LINN	4	8	63%	-	-	-	100%	-
WILSONVILLE	14	544	-	-	-	-	100%	46%
UNINCORPORATED	111	1,107	75%	19%	34%	48%	21%	79%
CLARK	164	5,480	93%	-	-	-	81%	82%
BATTLE GROUND	4	84	100%	-	-	-	100%	64%
CAMAS	5	92	15%	-	-	-	100%	-
RIDGEFIELD	3	10	-	-	-	-	100%	-
VANCOUVER	106	3,785	93%	-	-	-	87%	86%
WASHOUGAL	3	120	100%	-	-	-	100%	23%
UNINCORPORATED	43	1,389	95%	-	-	-	61%	84%
MULTNOMAH	826	26,625	97%	66%	61%	87%	82%	93%
FAIRVIEW	3	524	100%	-	-	-	100%	100%
GRESHAM	48	2,185	79%	28%	60%	81%	79%	96%
PORTLAND	772	23,485	99%	73%	63%	91%	82%	93%
TROUTDALE	3	431	63%	-	-	-	100%	90%
WASHINGTON	288	8,047	74%	19%	37%	52%	90%	63%
BANKS	1	1	-	-	-	-	100%	-
BEAVERTON	33	911	73%	23%	47%	64%	100%	95%
CORNELIUS	14	81	84%	84%	-	84%	100%	56%
DURHAM	1	210	100%	-	-	-	100%	100%
FOREST GROVE	34	560	49%	49%	-	49%	71%	88%
HILLSBORO	77	2,561	59%	14%	90%	98%	95%	82%
NORTH PLAINS	2	45	-	-	-	-	100%	-
PORTLAND	1	42	100%	100%	100%	100%	100%	100%
SHERWOOD	7	123	74%	-	-	-	100%	-
TIGARD	22	949	86%	32%	16%	34%	82%	46%
TUALATIN	3	604	60%	-	-	-	56%	100%
UNINCORPORATED	93	1,960	98%	15%	4%	19%	98%	16%
Grand Total	1,537	43,956	88%	45%	45%	65%	83%	83%

*Transit service only reflects TriMet and C-Tran service. Data may be incomplete for areas served by local transit services (i.e. Canby Area Transit, Wilsonville's SMART, etc.)

** "High Poverty Concentration Areas" are defined in this context as Census Tracts that contain a higher than average (Four-County mean) percentage of households that make less than \$25,000 per year. The regional average is approximately 19.5%.

PROJECTS UNDER CONSTRUCTION

This report summarizes a complete inventory of the reported regulated affordable housing as of the end of 2017. However, some agencies provided data for projects currently in the development pipeline and under construction for occupancy in 2018 and 2019. These numbers are not included in the previous tables and should be considered an **incomplete** and **partial** accounting of units under development. Complete data for 2018 and 2019 will be included in the next update of this report.

TABLE 7: REGULATED AFFORDABLE HOUSING IN THE DEVELOPMENT PIPELINE FOR OCCUPANCY DURING 2018 AND 2019

Jurisdiction	2018 Regulated		2019 Regulated		Total Regulated	
	Sites	Units	Sites	Units	Sites	Units
CLARK	2	77	-	-	2	77
VANCOUVER	2	77	-	-	2	77
MULTNOMAH	11	451	3	604	14	1,055
PORTLAND	11	451	3	604	14	1,055
WASHINGTON	3	301	2	93	5	394
BEAVERTON	-	-	1	45	1	45
CORNELIUS	1	45	-	-	1	45
HILLSBORO	1	52	-	-	1	52
TIGARD	1	204	1	48	2	252
Grand Total	16	829	5	697	21	1,526