DATE: 5/10/16

TO: PORTLAND HOUSING CENTER

FROM: LORELEI JUNTUNEN AND LIZZIE GOODING

SUBJECT: DRAFT HOUSING AFFORDABILITY TOOL TEXT

200 word limit for each map

they prefer the format trend, then the factors that explain the trend

**Home Ownership Affordability**

Much of the region, especially neighborhoods closer the Portland’s city center, has become increasingly less affordable for middle-income home buyers. Single-family home affordability is based on a number of factors in addition to the actual sales price for a home. These factors include the household’s income, the down payment required, current interest rates, utilities, and property tax. The map to the left shows the percent of income going to housing for a household earning the region’s median family income of for that year. Areas shaded green are locations considered affordable for these households, as they require 30% or less of a household’s income. Areas shaded red are considered unaffordable. Over time, affordability changes as incomes, interest rates, and home sales prices change.

**Displacement Vulnerability**

Between 1990 and 2014, more census tracts have become vulnerable to displacement. If current trends continue, vulnerability will only increase by 2020. The map identifies census tracts that contain higher-than-average percentages of populations that are vulnerable to changes in housing costs and are at a greater risk for involuntary, market-driven displacement. Consistent with the City of Portland’s Gentrification and Displacement Study methodology, vulnerable populations are defined as: households renting versus owning, belonging to communities of color, not having a college degree, and being lower income. Census tracts with three or four of the risk factors are considered at risk for housing displacement.

**Tenure**

\*\*\*to be added\*\*\*