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 Portland, especially neighborhoods closer the city center, has become increasingly less affordable as middle-income home buyers are pushed further from the central city. 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 a household’s 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.

**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 highlights areas with higher-than-average populations that are the least likely to absorb the impact of increasing 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\*\*\*