



# Multnomah County Housing

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# HUD Block Groups

- The Department of Housing and Urban Development, or HUD, uses census data to determine income areas that are considered low to moderate.
- This information brings awareness to areas that may qualify for housing initiatives and low-income resources.
- Census block groups provide the smallest data units related to household income and demographics. These groups fall within the larger Census tract.



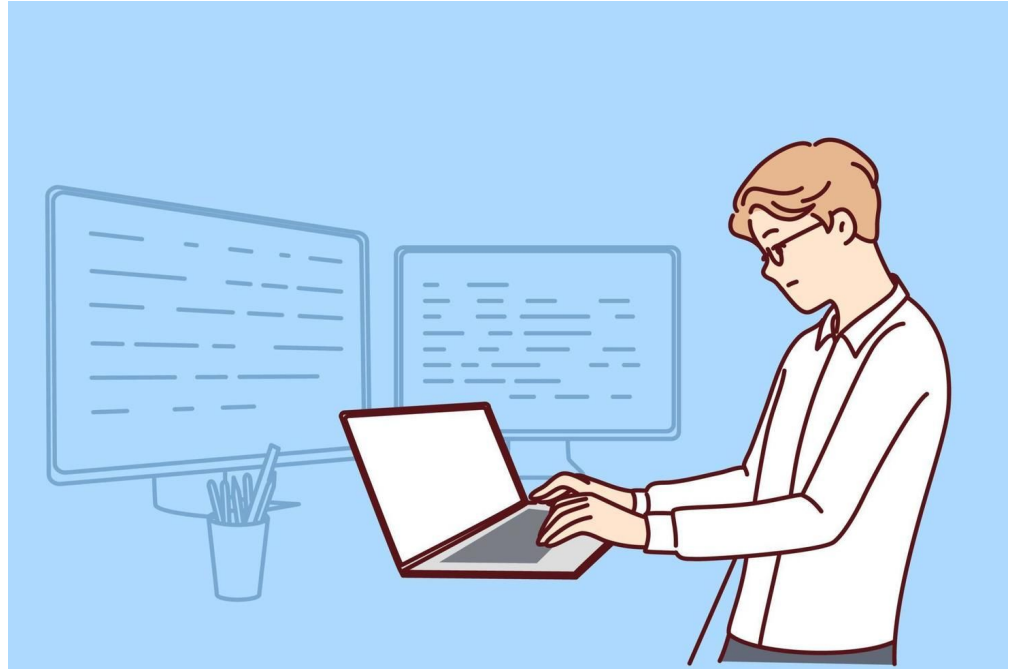
# Demo 1



# Low-Housing Tax Credit (LIHTC): Property Level Data

- Currently the most important resource for creating affordable housing in the United States.
- Program was created as a result of the Tax Reform Act of 1986.
- Provides tax credits for the acquisition, rehabilitation, or new construction of housing to target lower income households.
- Rent is based on the tenants income which is typically set at 30%.
- Provides rent stabilization, increases must meet program guidelines.
- Multnomah County currently has 253 properties within the program.

# Demo 2



# Area Median Income (AMI)

- A measure used to determine eligibility for various housing assistance programs in the United States. It represents the midpoint of all household incomes in a specific geographic area, such as a city, county, or metropolitan region.

FY 2021 Income Limit Area	Median Family Income <a href="#">Click for More Detail</a>	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Portland-Vancouver-Hillsboro, OR-WA MSA	\$96,900	Very Low (50%) Income Limits (\$) <a href="#">Click for More Detail</a>	33,850	38,700	43,550	<b>48,350</b>	52,250	56,100	60,000	63,850
		Extremely Low Income Limits (\$)* <a href="#">Click for More Detail</a>	20,300	23,200	26,100	<b>29,000</b>	31,350	35,580	40,120	44,660
		Low (80%) Income Limits (\$) <a href="#">Click for More Detail</a>	54,150	61,900	69,650	<b>77,350</b>	83,550	89,750	95,950	102,150

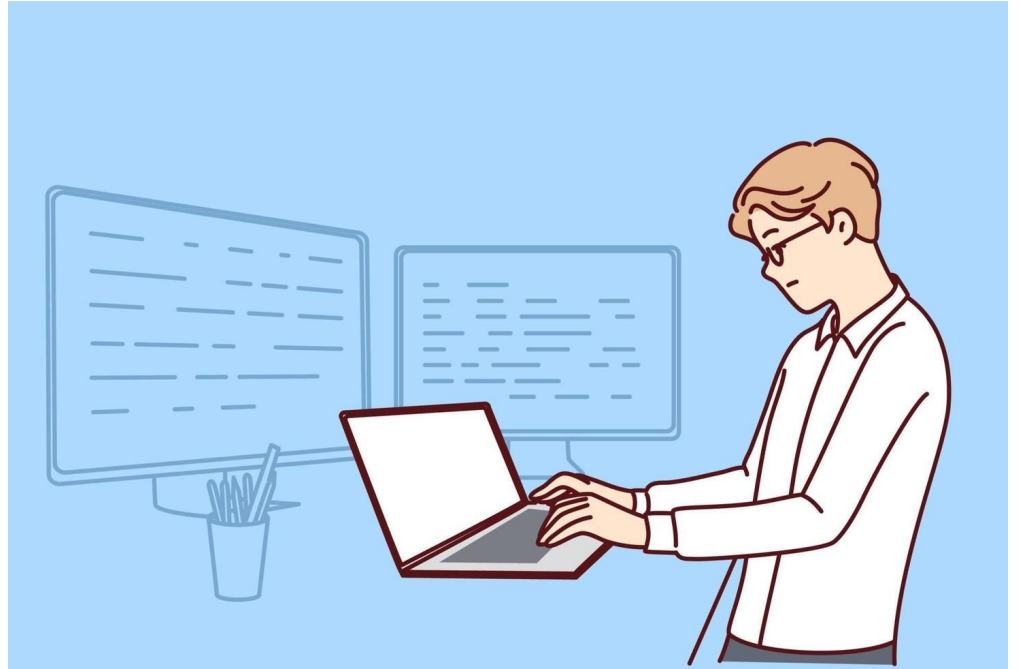
# Housing Costs: Renting vs Buying

Final FY 2021 FMRs By Unit Bedrooms				
<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
\$1,245	\$1,331	\$1,536	\$2,193	\$2,657

- Current median home price in Multnomah County = \$585,000
- The below figures are based on putting 20% down on a purchase = \$117,000, and an interest rate of 6.5%.

Mortgage Payment Information					
Loan Amount	Principal & Interest	Property Taxes	Insurance	HOA Fees	Total Payment
\$ 468,000	\$ 2,483.80	\$ 326.58	\$ 91.66	\$ 0.00	\$ 2,902.05

# Demo 3





# References

- AMI data:  
[https://www.huduser.gov/portal/datasets/il/il2023/2023summary.odn?STATES=41.0&INPUTNAME=METRO38900M38900\\*4100599999%2BClackamas+County&statelist=&stname=Oregon&wherefrom=%24wherefrom%24&statefp=41&year=2023&ne\\_flag=&selection\\_type=county&incpath=%24incpath%24&data=2023&SubmitButton=View+County+Calculations](https://www.huduser.gov/portal/datasets/il/il2023/2023summary.odn?STATES=41.0&INPUTNAME=METRO38900M38900*4100599999%2BClackamas+County&statelist=&stname=Oregon&wherefrom=%24wherefrom%24&statefp=41&year=2023&ne_flag=&selection_type=county&incpath=%24incpath%24&data=2023&SubmitButton=View+County+Calculations)
- Hud Fair Market Rent:  
[https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2021\\_code/2021summary.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2021_code/2021summary.odn)
- Block Group Data:  
<https://hudgis-hud.opendata.arcgis.com/datasets/HUD::low-to-moderate-income-population-by-block-group/about>
- Hud Location data: <https://lihtc.huduser.gov/>
- Census data :  
<https://data.census.gov/table?q=Income+and+Earnings&g=050XX00US41051&y=2021>