Oregon and Portland
Affordable Housing
Gentrification and Displacement

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## Income to Rent

### 2015 Portland Monthly Median Family Income (MFI)

<table>
<thead>
<tr>
<th>Household Size</th>
<th>30%</th>
<th>50%</th>
<th>80%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$1,288</td>
<td>$2,146</td>
<td>$3,433</td>
</tr>
<tr>
<td>4</td>
<td>$1,838</td>
<td>$3,063</td>
<td>$4,900</td>
</tr>
</tbody>
</table>

### Affordable Housing Cost based on Portland monthly MFI according to HUD

<table>
<thead>
<tr>
<th>Household Size</th>
<th>30%</th>
<th>50%</th>
<th>80%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$386</td>
<td>$644</td>
<td>$1,030</td>
</tr>
<tr>
<td>4</td>
<td>$551</td>
<td>$919</td>
<td>$1,470</td>
</tr>
</tbody>
</table>

### Portland Fair Market Monthly Rents

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$682</td>
</tr>
<tr>
<td>1</td>
<td>$793</td>
</tr>
<tr>
<td>2</td>
<td>$944</td>
</tr>
<tr>
<td>3</td>
<td>$1,391</td>
</tr>
</tbody>
</table>
“Tight” Market Conditions

• < 3% vacancy rate of units available in OR
  Portland is 2.5% vs. Central OR is <0.5%

• Average annual rent increase in Portland area is 8-9% (after 2yrs of 13%). National is 2.4%

• 1st time home buyers that need loans struggle competing with cash offers

• AirBnB has reduced reg market of rentals

• Stock of 1st homes are very limited

• 90 day notice for “no cause” eviction and rent increases over 5%. (Oct 2015)
Solutions to Reduce Burden

- More housing options- both private and subsidized- this will take years
- Programs to deal with substandard housing: repair or maintenance codes
- Education and empowerment to self-advocate: community groups population specific groups. Housing rights.
- Systems navigation: Rose City Resource Guide, 211info, etc.
- Alignment or coordinated services- employment/transportation/education/healthcare/housing
The Role of Funders

• Fund Capacity-Building
• Support the symptoms caused by housing shortages and displacement
• Community and Cultural specific programs
  – Leadership development
  – Community participation in housing conversation
• Pilot projects and demonstration projects- flexible dollars to try explore innovative solutions and to capture community voice
• Systems Change and Advocacy- Policy work and Reform
Examples of Equity Questions

- **Equity – Outcomes:** How will the project benefit under-resourced communities, particularly low-income people of color and residents of under-served rural communities?

- **Equity – Partnerships and Collaborations:**
  - How have historically under-resourced partners (including culturally-specific organizations and/or rural organizations) been involved in the initial stages of the collaborative?
  - How will historically under-resourced partners have genuine opportunities to actively participate or lead on the project?
  - How will the collaborative benefit these partners?
Equity Questions Continued

• Does the applicant organization have equity policies or practices in place and/or does it incorporate an equity lens into its work?
  – Equal employment opportunity and following fair housing law are not equity policies.
  – Do orgs are have informal practices. Support to formalize into policies or equity statements.
  – Some orgs have policies they don’t know how to operationalize.