



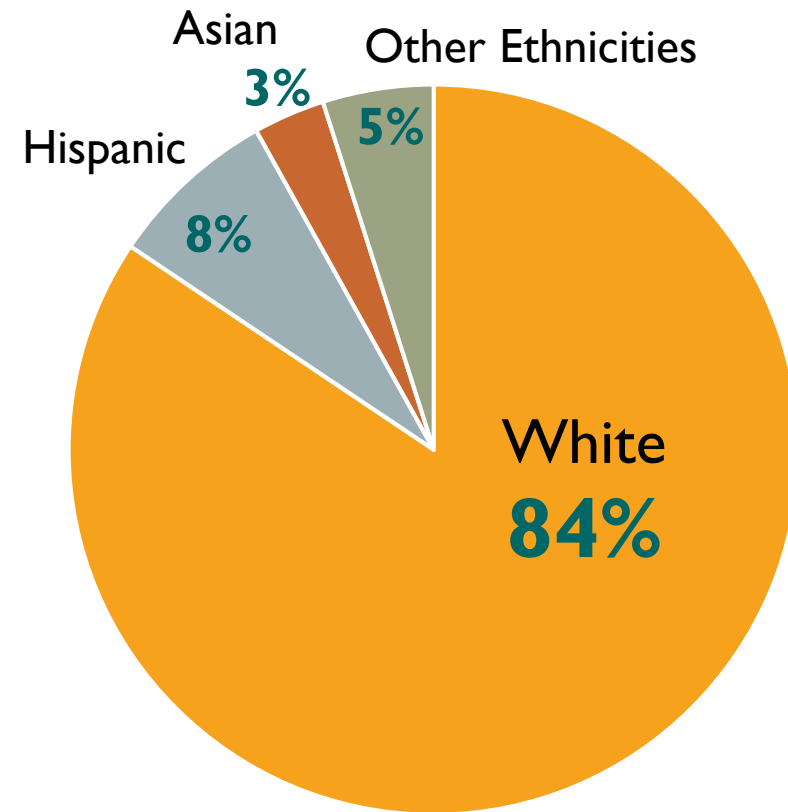
**MILWAUKIE'S
STATE OF HOUSING**

MILWAUKIE'S
CURRENT POPULATION
APPROXIMATELY

20,500
(2016)



MILWAUKIE'S RACIAL
DEMOGRAPHICS



Land

+

Labor

+

Infrastructure

+

Capital



Housing

Housing

Stability

Quality & Safety

Affordability

Neighborhood

HEALTH OUTCOMES

&

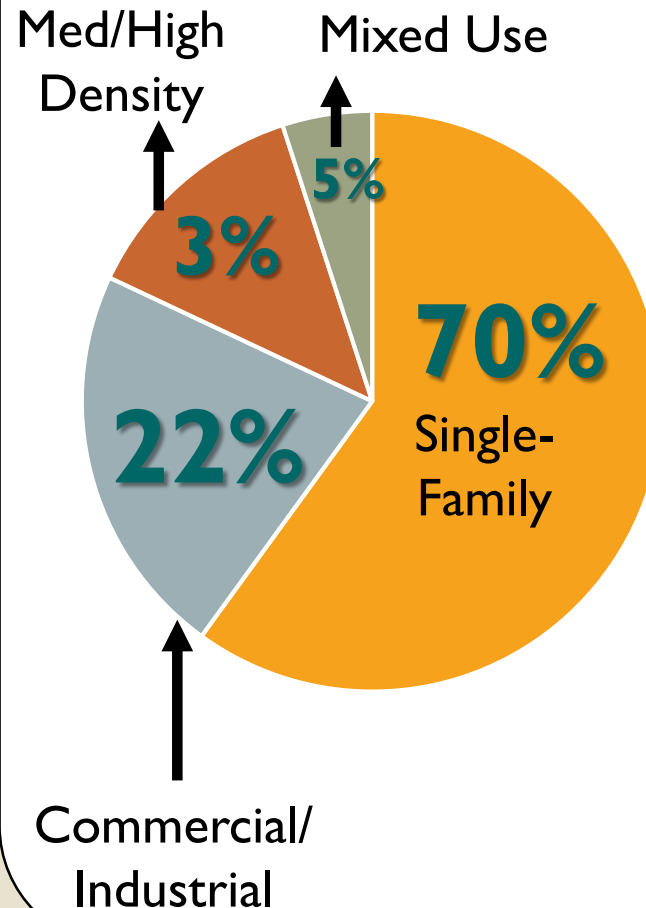
HEALTH CARE COSTS

HOUSING UNITS IN MILWAUKIE (ESTIMATED)



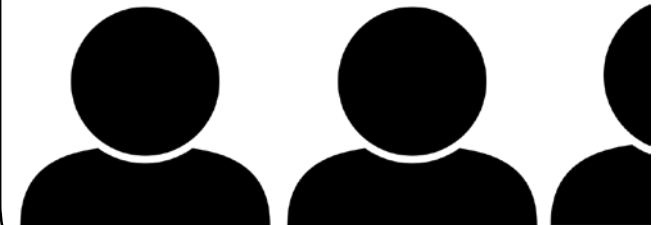
9,169

CITY ZONED LANDS (2018)



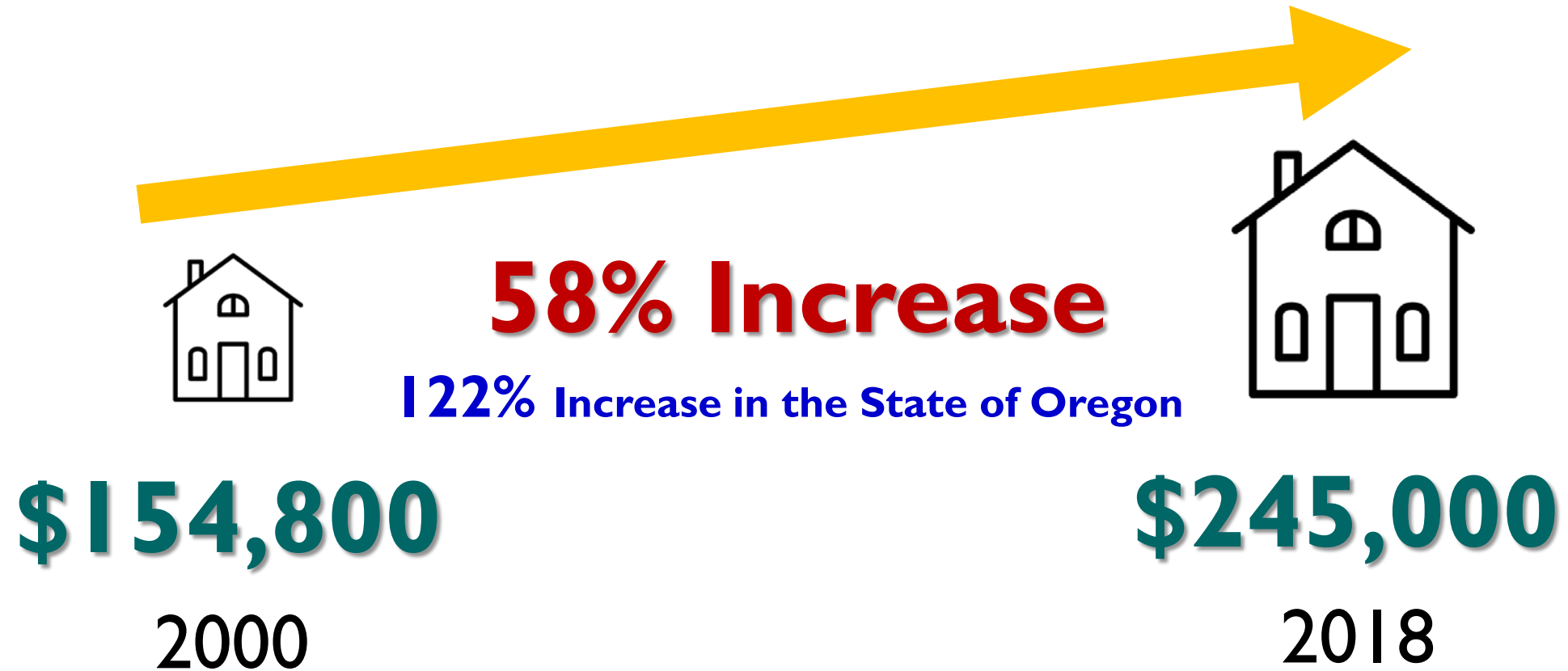
MILWAUKIE'S AVERAGE HOUSEHOLD SIZE

2.32
PERSONS



DID YOU KNOW
80% OF THE HOUSING STOCK IS PRE-
1980'S?

MILWAUKIE MEDIAN HOME PRICE



Source: US
Census

AVERAGE RENT FOR A 2 BEDROOM IN MILWAUKIE

16% Increase



\$1,579

2000



\$1,683

2010



\$1,840

2018

Source: US
Census

**MINORITIES AND SINGLE PARENTS
ARE MORE VULNERABLE TO RENT
BURDEN AND EVICTION**

27% OF MILWAUKIE
HOUSEHOLDS



ARE **SEVERELY**
RENT BURDENED*

** PAY MORE THAN 50% OF THEIR
INCOME ON RENT*

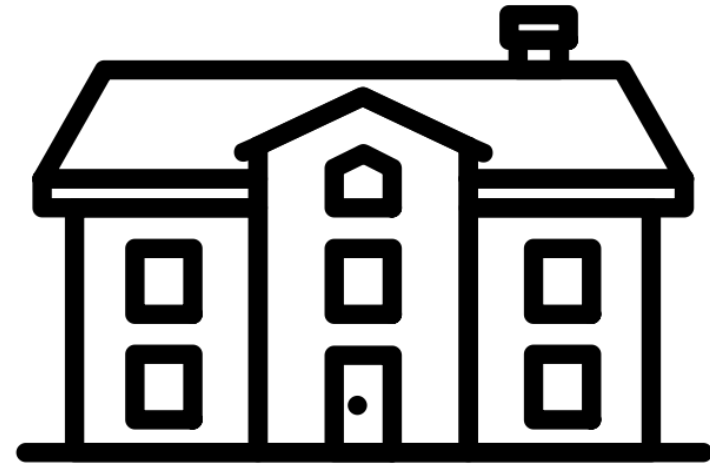
32% OF
HOMEOWNERS



ARE **MODERATELY
MORTGAGE
BURDENED***

** PAY MORE THAN 30% OF THEIR
INCOME ON MORTGAGE*

51% OF
RENTERS



ARE **MODERATELY
RENT BURDENED***

** PAY MORE THAN 30% OF THEIR
INCOME ON RENT*

68%

Of Milwaukie
RENTAL units are

1 to 2
BEDROOMS

(2014)

64%

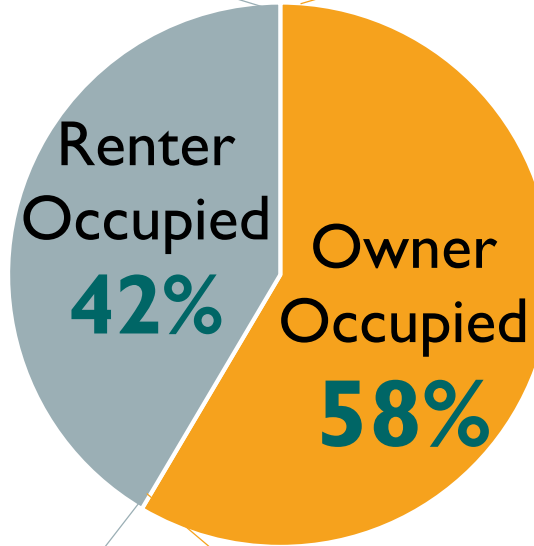
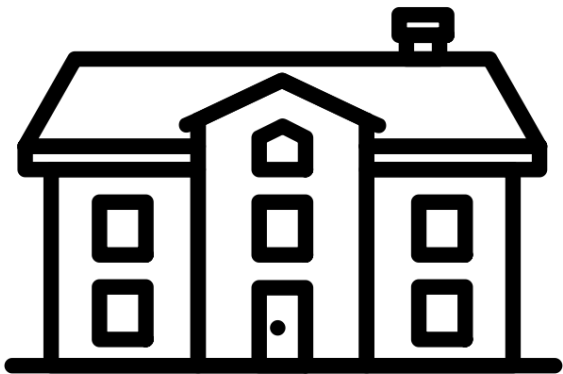
Of Milwaukie
OWNER OCCUPIED
units are

2 to 3
BEDROOMS

(2014)

45%

of **RENTAL UNITS** are in structures of **5 UNITS OF MORE**



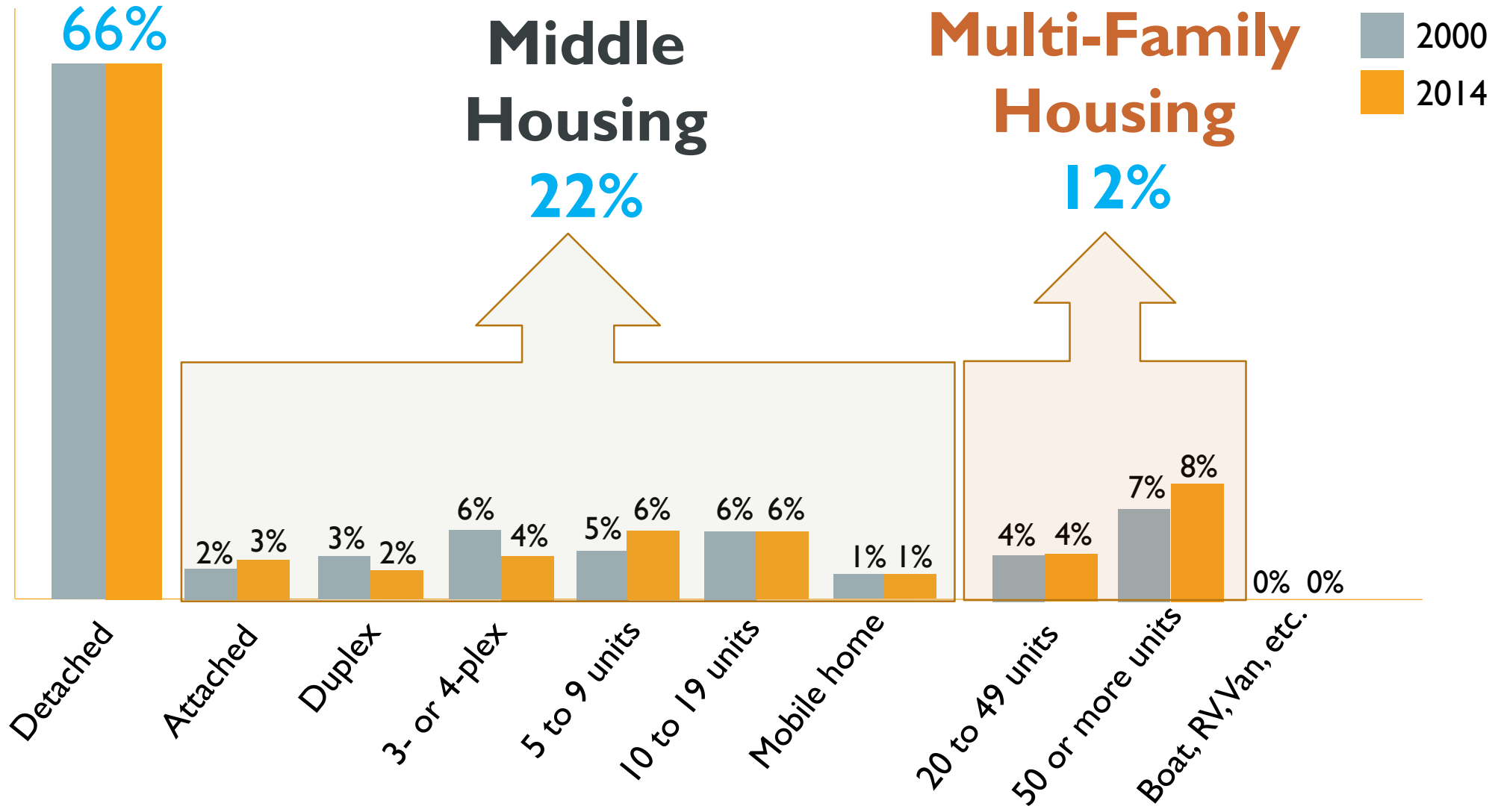
MILWAUKIE HOMES

95%

of **OWNER OCCUPIED HOMES** are **DETACHED SINGLE-FAMILY**

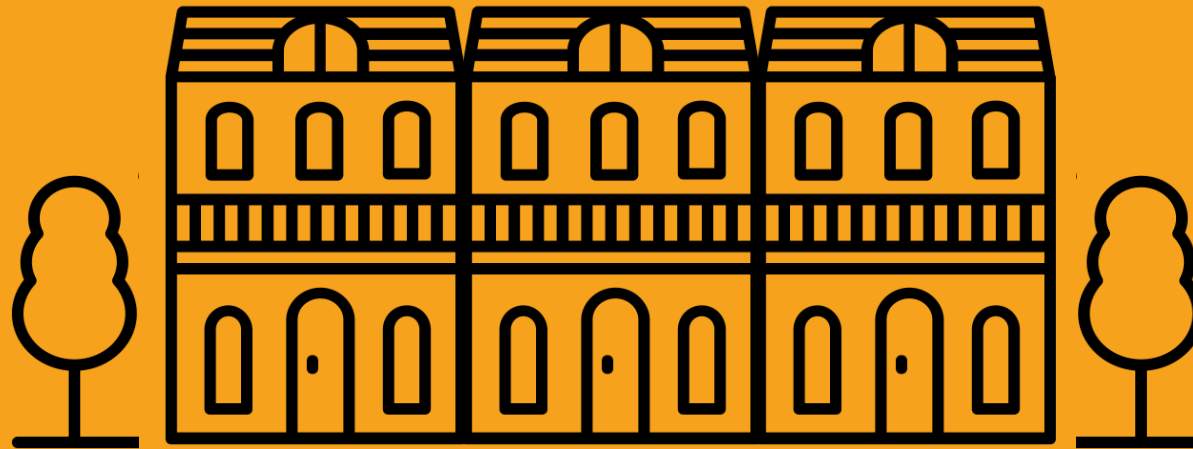


ESTIMATED # OF UNITS BY PROPERTY TYPE, 2000 AND 2014



Source: US Census

DID YOU KNOW
A **TRIPLEX** IS CONSIDERED
MULTIFAMILY AND NOT ALLOWED IN
A LOW DENSITY ZONE?



DID YOU KNOW
**70% OF MILWAUKIE IS ZONED FOR
SINGLE-FAMILY USE?**

MILWAUKIE HAS AN ESTIMATED
VACANCY RATE OF **3%** (2018)

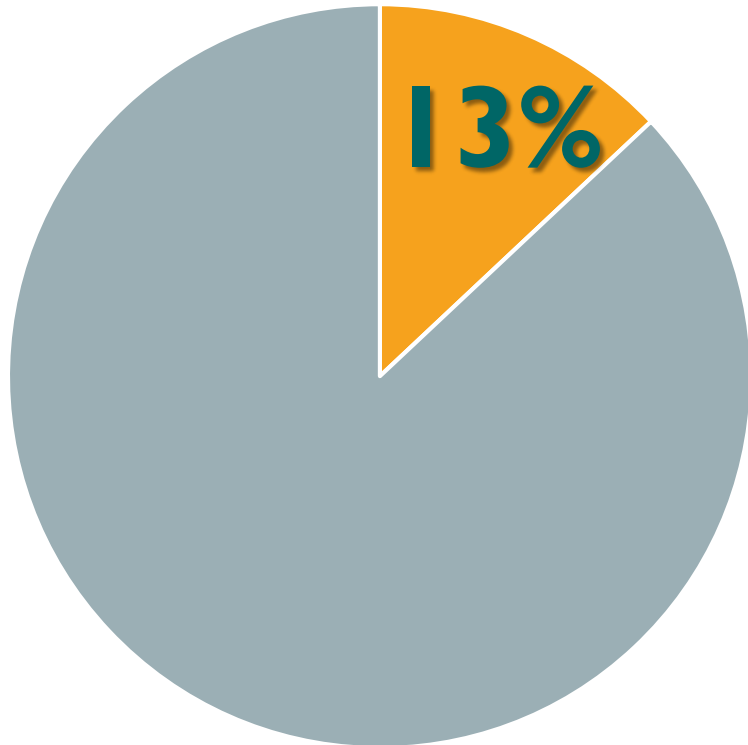
THE NATIONAL VACANCY RATE
WAS **12%** (2016)

MILWAUKIE DECLARED A
HOUSING EMERGENCY IN 2016

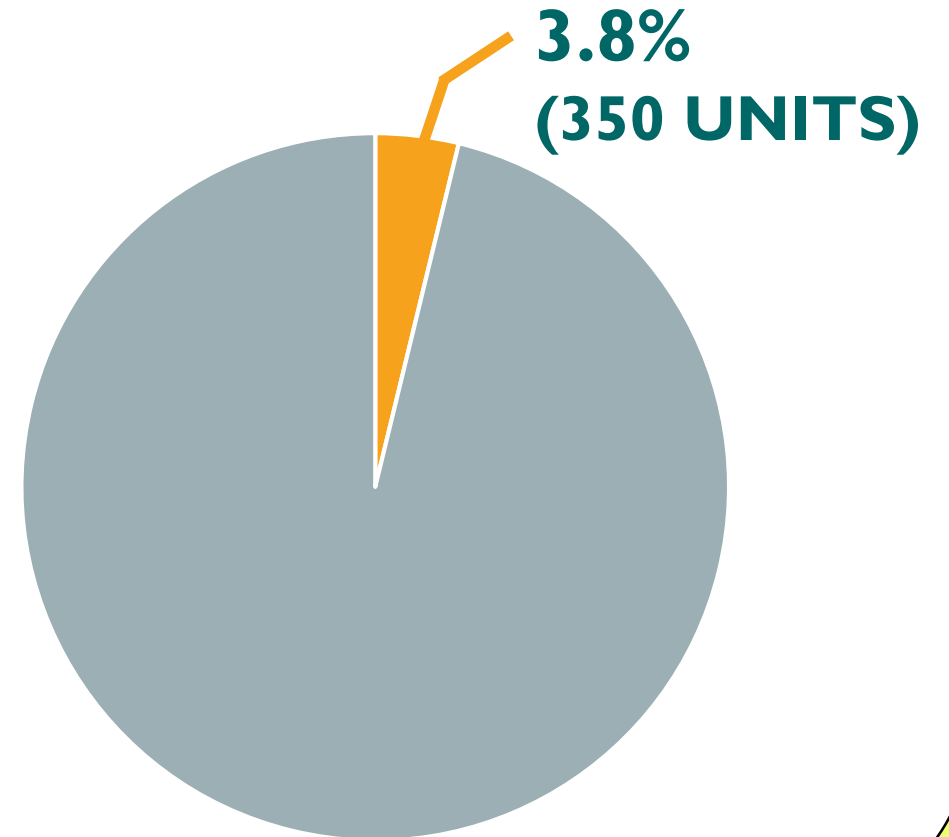
MILWAUKIE ENACTED A **90 DAY NO
CAUSE EVICTION ORDINANCE
IN 2016**

MILWAUKIE ADOPTED ITS
**FIRST EVER HOUSING
AFFORDABILITY STRATEGY**
IN JULY 2018

13% OF CLACKAMAS COUNTY'S **SUBSIDIZED HOUSING** IS IN MILWAUKIE

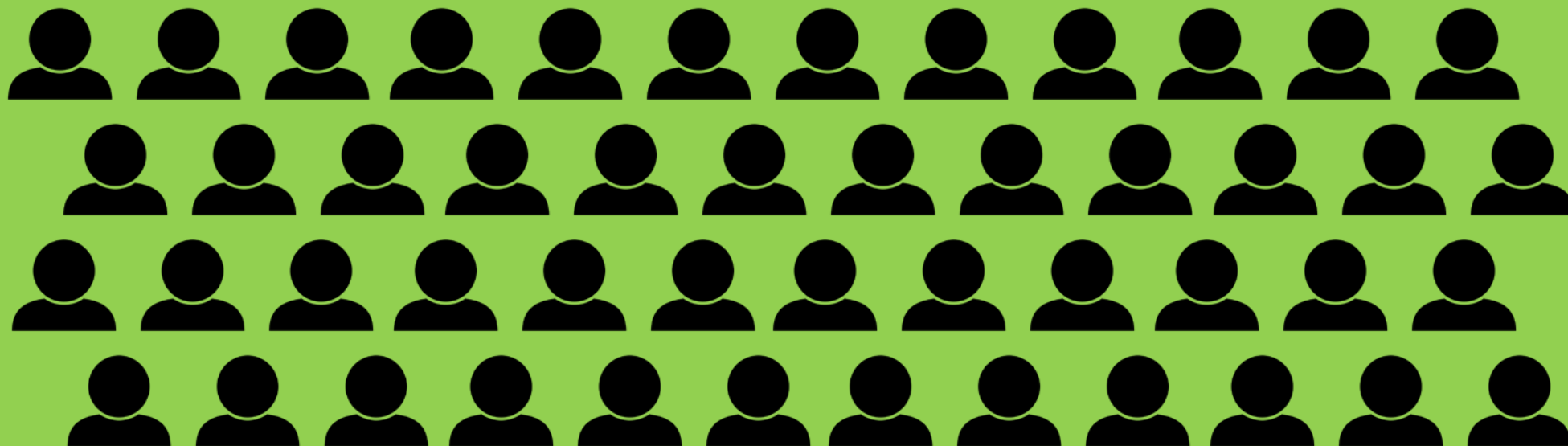


% OF ALL MILWAUKIE HOUSING UNITS THAT ARE **SUBSIDIZED**



PEOPLE IN CLACKAMAS COUNTY WAITLIST
FOR PUBLIC HOUSING IN MILWAUKIE:

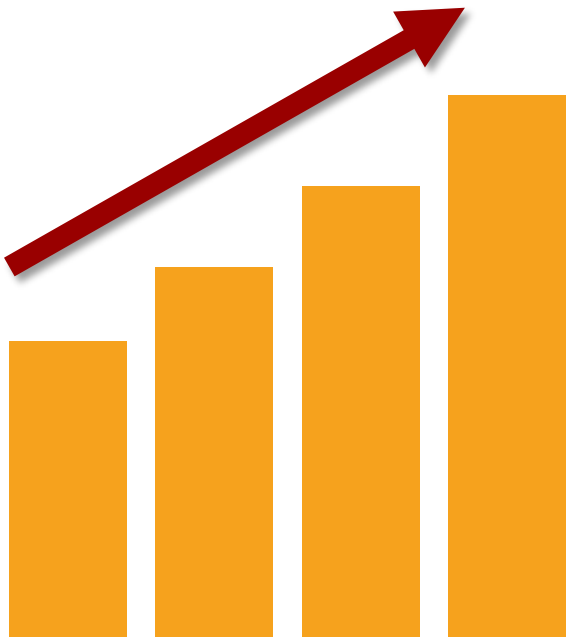
1,500+



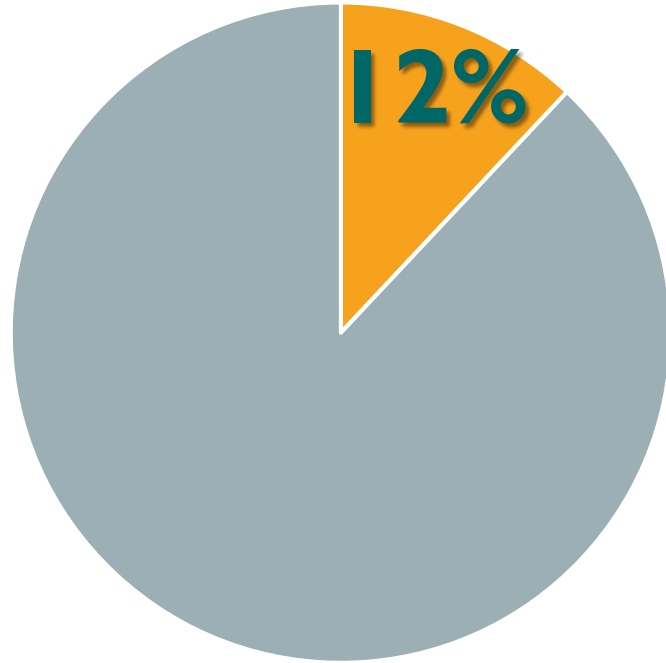
DID YOU KNOW 5% OF THE LAND IN
THE CITY IS ZONED FOR MIXED-
USE?

1,150

HOUSING UNITS



**PROJECTED NEED
BY 2036**



**% OF OUR LAND are
VACANT
RESIDENTIAL
ACRES**

**MILWAUKIE'S
BUILDABLE
LANDS INCLUDE...**

42.9

**ACRES OF
VACANT
RESIDENTIAL
LAND**

305.8

**ACRES OF
POTENTIAL
RESIDENTIAL INFILL
REDEVELOPMENT
LAND**

RENTAL MARKET DEMANDS 2018



THERE IS A
DEMAND FOR
919
UNITS AT
\$900 OR LESS



THERE IS A
SURPLUS OF
1,157
UNITS AT
\$900 OR MORE

THERE IS A NEED FOR RENTAL UNITS
THAT ARE AFFORDABLE TO
HOUSEHOLDS MAKING
\$35,000 OR LESS

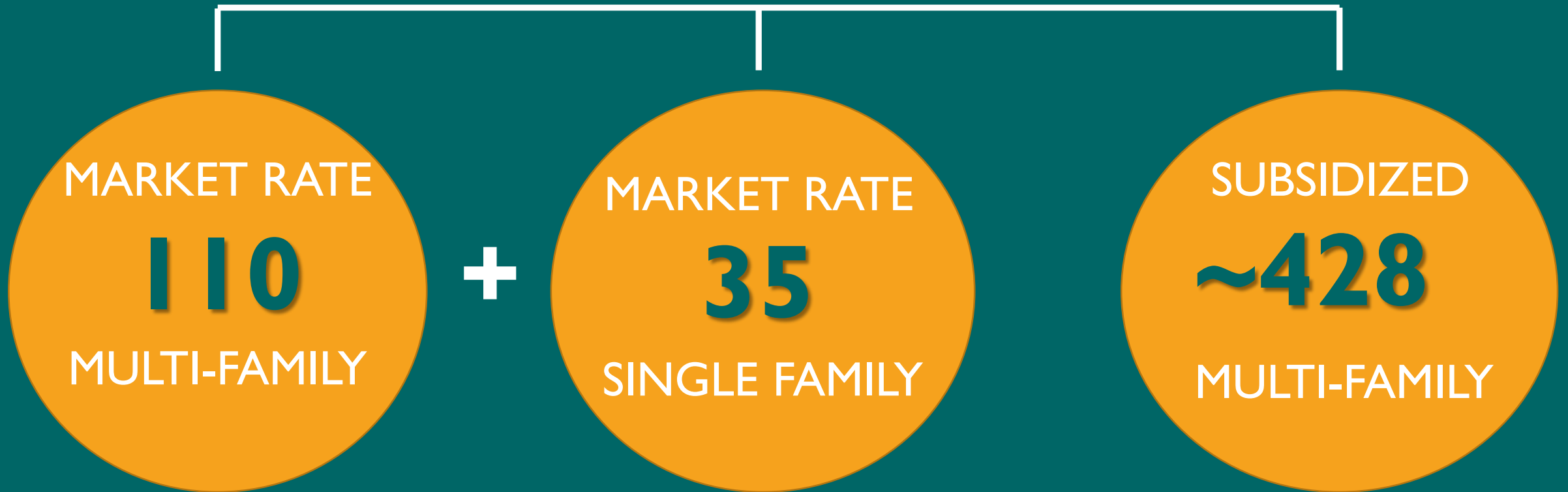
(\$900 MONTHLY RENT OR LESS)

CONSERVATIVELY, BY 2036,
MILWAUKIE WILL NEED:

800 HOMEOWNERSHIP UNITS*
330 RENTAL UNITS

*INCLUDES SINGLE FAMILY, MIDDLE HOUSING AND EXECUTIVE LEVEL HOUSING

OF HOUSING UNITS IN THE PIPELINE



MILWAUKIE'S
ESTIMATED
MEDIAN
HOUSEHOLD
INCOME

\$57,000
(2016)



A HOUSEHOLD
MAKING THE
MEDIAN INCOME
SHOULD PAY **NO**
MORE THAN

\$1,044
(30% of income)

IN **RENT** A
MONTH

**MEDIAN
RENT**
FOR ALL
UNITS IN
MILWAUKIE

\$1,151
(2017)



ESTIMATED ANNUAL HOUSEHOLD EXPENSES IN CLACKAMAS COUNTY

Food \$3,564
Childcare \$0
Medical \$2,030
Housing \$11,352

\$16,946

One Adult

Food \$7,893
Childcare \$12,492
Medical \$5,902
Housing \$14,904

\$41,191

One Adult
Two Children

Food \$10,487
Childcare \$12,492
Medical \$5,959
Housing \$14,904

\$43,842

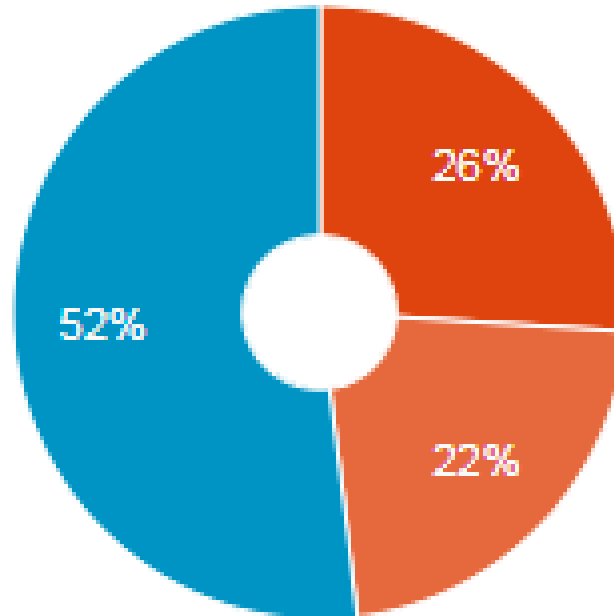
Two Adults
Two Children

**AVERAGE OF SINGLE FAMILY UNIT
UTILITY BILL IS \$102.50**

*DOES NOT INCLUDE WATER USAGE

ON AVERAGE, MILWAUKIE RESIDENTS SPEND **48%** OF THEIR INCOME ON HOUSING + TRANSPORTATION COSTS ALONE

- Housing
- Transportation
- Remaining Income



POVERTY THRESHOLDS (2017)

\$12,752



One Adult

\$19,749



**One Adult
Two Children**

\$24,858



**Two Adults
Two Children**



6.5%

OF MILWAUKIE FAMILIES
LIVE **BELOW THE**
POVERTY LEVEL

(2016)

**4.8% UNEMPLOYMENT RATE IN
MILWAUKIE (2016)**

1,068

HOMELESS
PEOPLE



400

HOMELESS
SCHOOL AGED
CHILDREN

COUNTED IN CLACKAMAS
COUNTY IN **2017**



TREE CANOPY
COVER IN 2014



TREE CANOPY
COVER BY 2040