

Oregon Housing Needs Analysis



Housing Equity Indicators Dashboard User Guide

Function Overview and Walkthrough



OREGON HOUSING *and*
COMMUNITY SERVICES

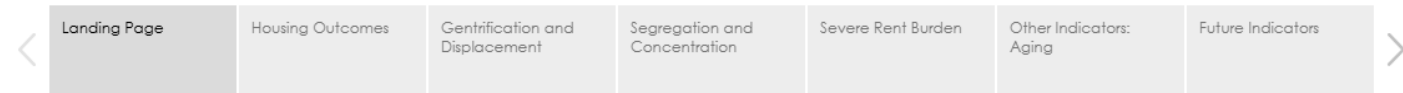
Function Overview

The OHNA Housing Equity Indicators Dashboard is a comprehensive tool created and maintained by Oregon Housing and Community Services (OHCS) as one component of the Oregon Housing Needs Analysis (OHNA). The main function of this dashboard is to provide Oregon cities with a population of 10,000 or more with detailed information, visualizations, and maps displaying various housing outcomes, socioeconomic indicators, and displacement trends.

As of January 2025, this dashboard contains the following indicators:

- **Housing Outcomes**
- **Gentrification and Displacement – ArcGIS**
- **Segregation and Concentration**
- **Severe Rent Burden**
- **Aging**

Click on the section menu tabs to navigate to different indicators



Oregon Housing Needs Analysis
Housing Equity Indicators Dashboard, January 2025

The Oregon Housing Needs Analysis (OHNA) includes a methodology that estimates the total number of Needed Housing units over a 20-year time period for all of Oregon, provides an allocation of housing need to each local government within a region, and creates Housing Production Targets for cities with a population of 10,000 or more. The OHNA methodology will be run annually by the Oregon Office of Economic Analysis and the 2025 methodology is available at the link below. Oregon Housing and Community Services (OHCS) is responsible for producing Housing Equity Indicators as one component of the OHNA.

The Housing Equity Indicators Dashboard will be updated annually and will track the following for cities with a population of 10,000 or greater:

- Housing outcomes, such as cost burden and availability of housing units to own or to rent, and housing condition for various demographics, including race or ethnicity, disability status, English proficiency and age (**Housing Outcomes**)
- Risk of gentrification and displacement: (**Gentrification and Displacement**)
- Housing segregation by race and income: (**Segregation and Concentration**)
- Residential tenants who spend more than 50% of their household income on gross rent for housing (**Severe Rent Burden**)
- Other measurable factors of indicators identified by the department (**Other Indicators: Aging**)

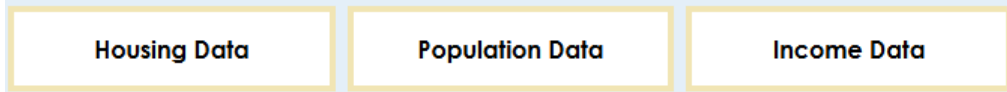
Please click on the links on the left to access a User Guide for this dashboard, a Data Sources and Definitions document, the OHCS website on the OHNA, the Housing Production Dashboard and the OHNA Methodology. Use the menu tab at the top of the page to navigate to each indicator dashboard.

Landing Page

Function Overview:

Housing Outcomes

The Housing Outcomes section presents visual data on availability of housing units to own (tenure), cost burden, housing conditions and more.

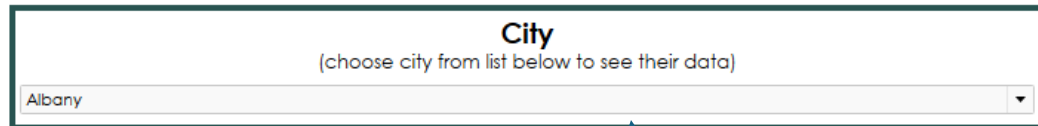


It's divided in three subsections:

- **Housing Data**
- **Population Data**
- **Income Data**

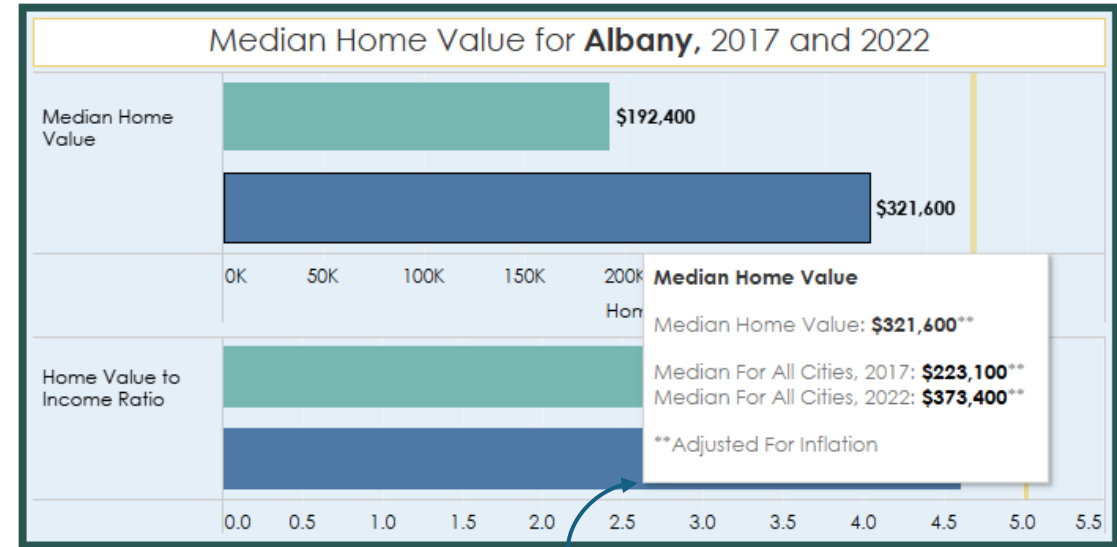
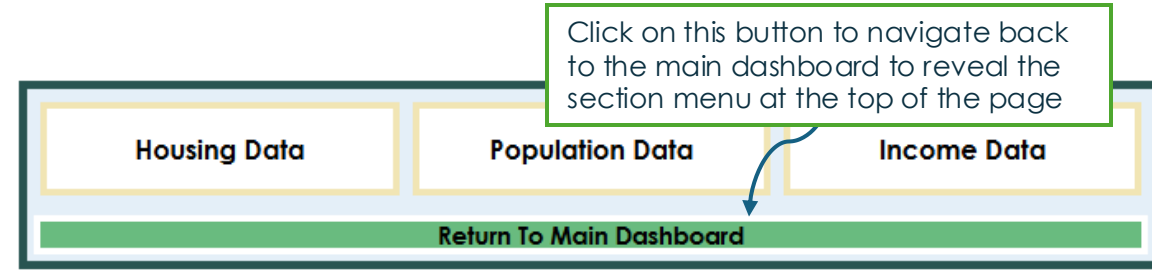
Click on their respective menu button shown above to navigate to each subsection.

For each section use the menu shown below to show data for a specific city.



A dropdown menu titled "City" with the instruction "(choose city from list below to see their data)". The selected city is "Albany".

Click here to reveal a selection of cities to show their housing outcome data



Scroll over visualizations to reveal more data about each indicator

Function Overview:

Gentrification and Displacement

Using the Anti-Displacement and Gentrification toolkit from Portland State University, this map allows each OHNA city to see which of their census tracts are vulnerable to gentrification and displacement.

The menu on the lower half of the map allows you to toggle between the different data layers.

Use this table to quickly zoom to a city of interest

Oregon Housing Needs Analysis Gentrification & Displacement Map

Zoom to

Advanced Exclusive: Compared to its city, this neighborhood is identified as a high-income tract. They have no vulnerable populations and no precarious housing. Their housing market has higher home value and rent compared to the city average, while their appreciation is relatively slower than the city average. No considerable demographic change is found in this neighborhood

OHNA
Displacement & Gentrification
Neighborhood Typology

Cities

- OHNA City
- Portland
- Eugene
- Salem
- Gresham
- Hillsboro
- Bend
- Beaverton
- Medford
- Springfield
- Corvallis
- Albany
- Tigard
- Lake Oswego

OHNA Displacement & Gen... | Income Profile | Neighborhood Demographi...

Use the menu on the right to view the different data layers that determines the neighborhood typologies.

Click on a tract reveal a city's gentrification and displacement typology.

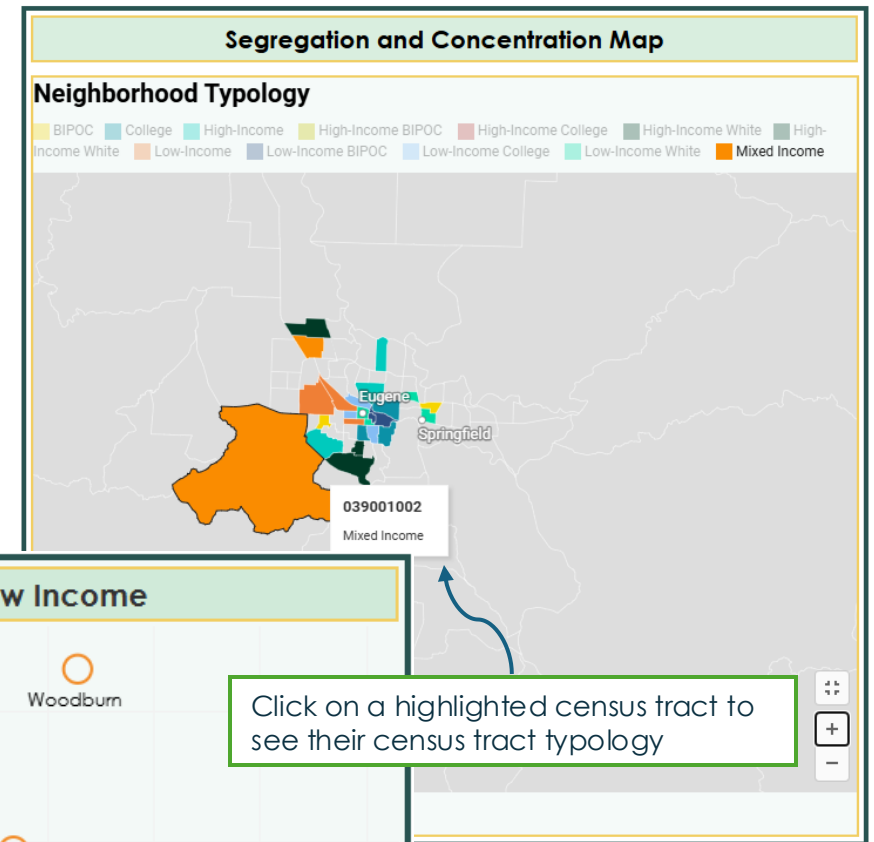
Use this menu to see the groupings of data indicators that inform the overall typology for each census tract

Use this menu to see the groupings of data indicators that inform the overall typology for each census tract

Function Overview:

Segregation and Concentration

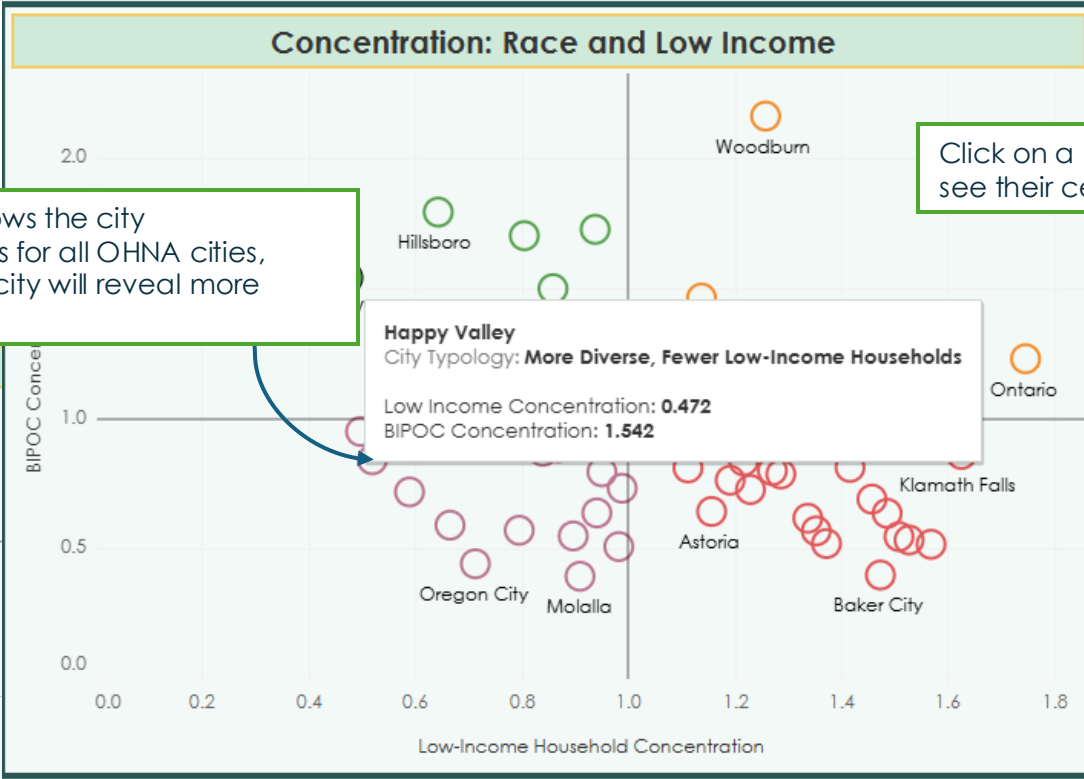
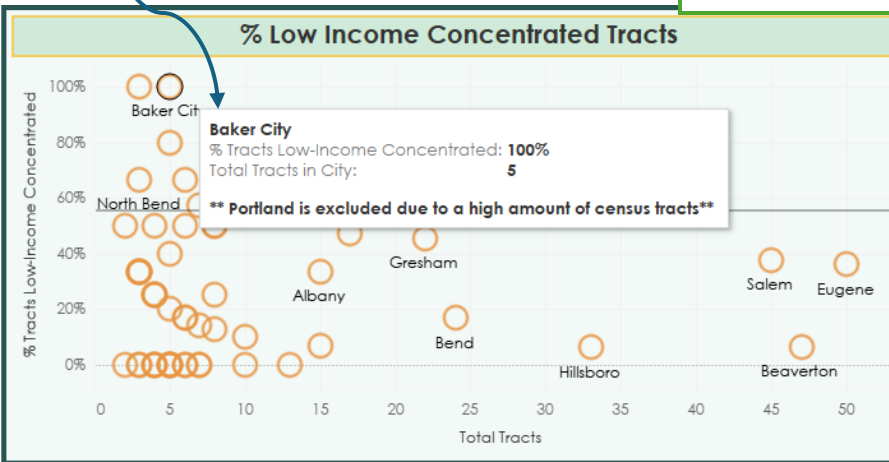
The aim of this section is to evaluate segregation and concentration by race and income at both the census tract and city level.



Clicking on a circle will reveal more details about a city's concentration level

This graph shows the city characteristics for all OHNA cities, clicking on a city will reveal more details

Click on a highlighted census tract to see their census tract typology



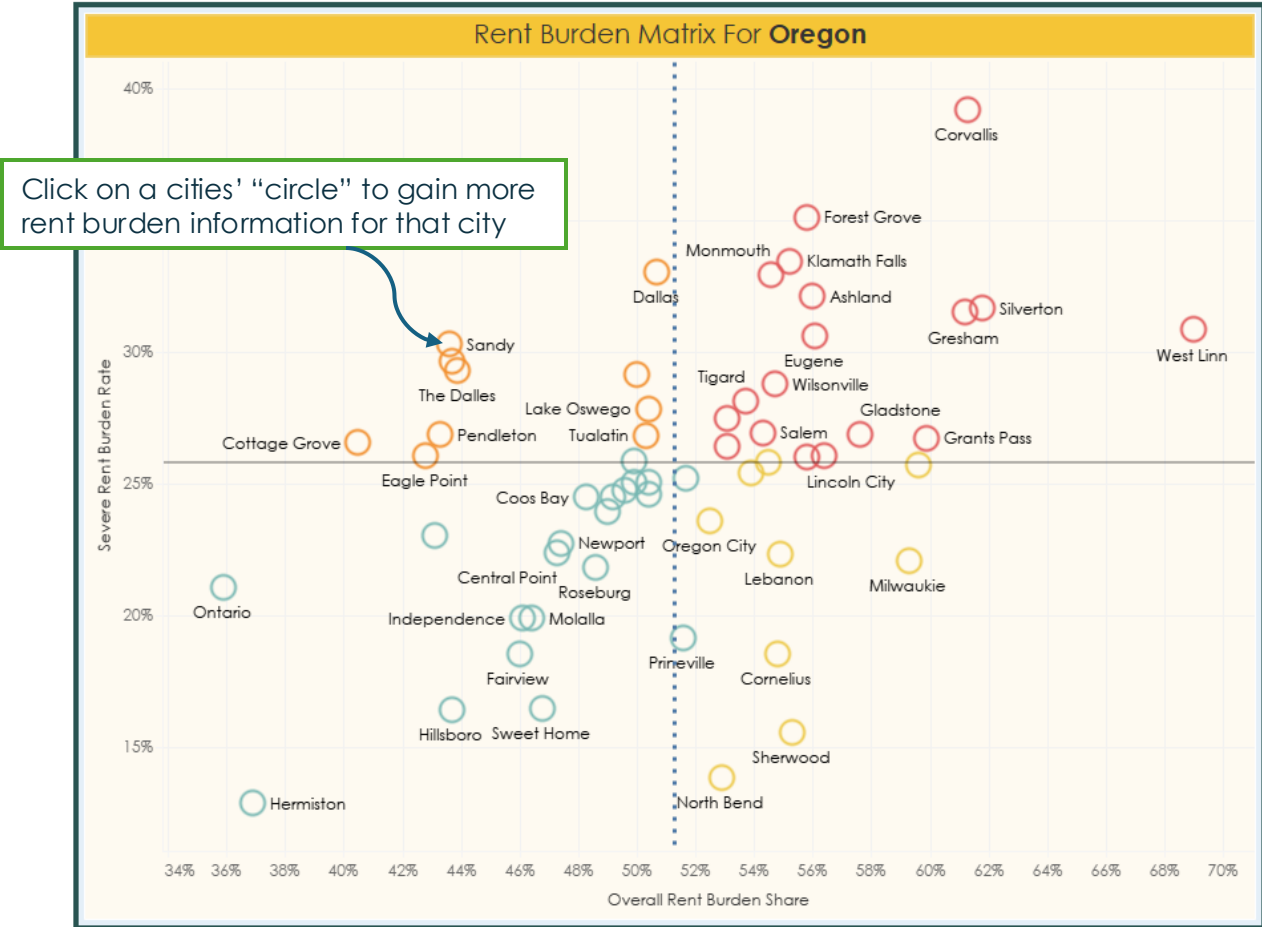
Function Overview:

Severe Rent Burden

The Severe Rent Burden section presents detailed information on renter burden within each OHNA city.

The Rent Burden Matrix graph shows all cities according to their severe rent burden rate and overall rent burden share. Higher rates imply each household are spending a disproportionate amount of their income on rent.

Choose a city either through the city select menu or the Rent Burden Matrix, to see a summary of rent burden information in the data windows like the one shown below.

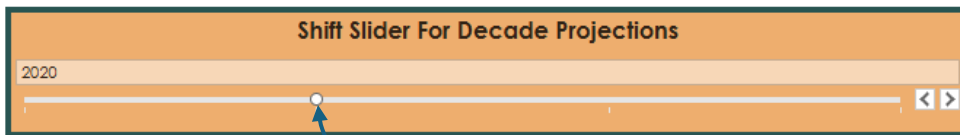


Function Overview:

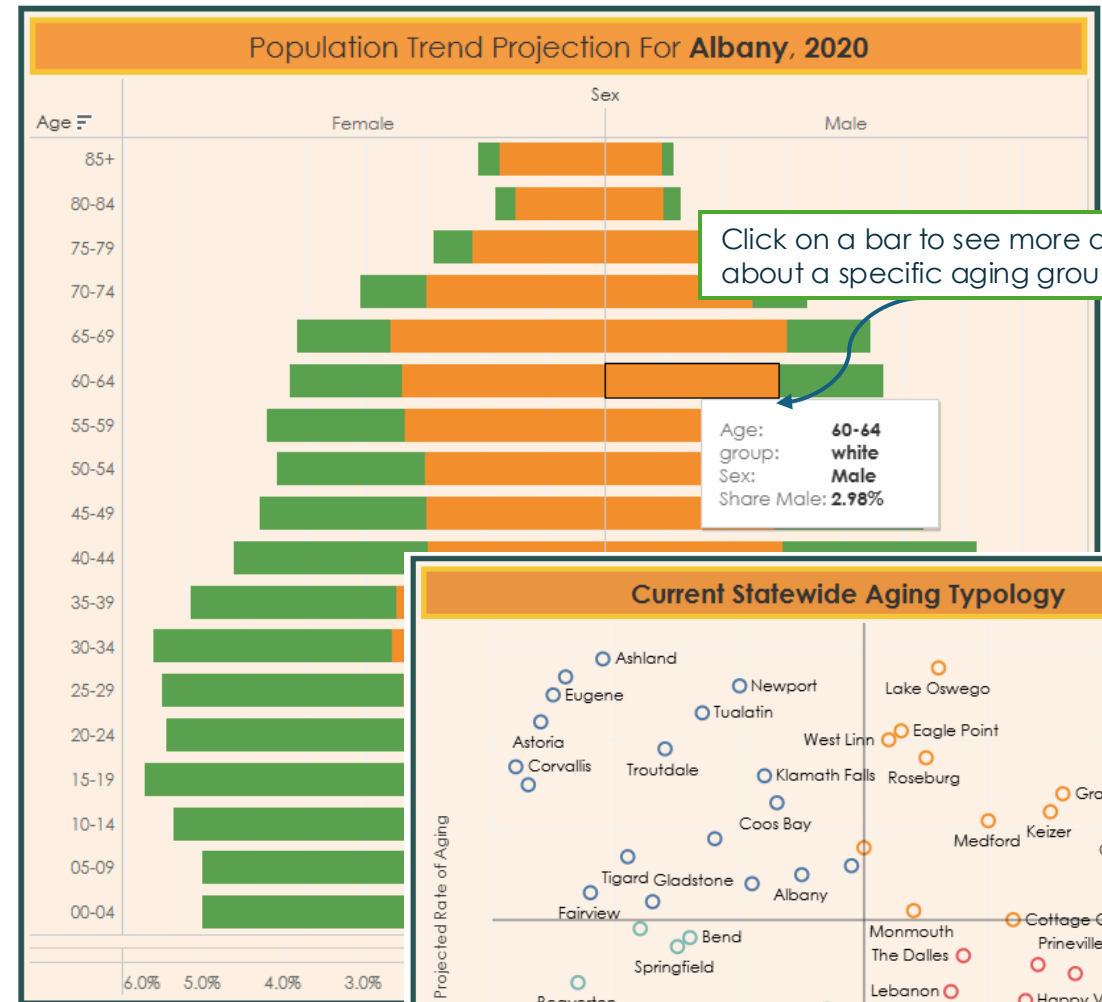
Aging

It was decided by our community partners to highlight data regarding our aging population and future population trends.

This section accomplishes this through the population pyramid which shows current and future aging trends (includes projections), and the Aging Typology Matrix which shows the current aging typology categories for each OHNA city.

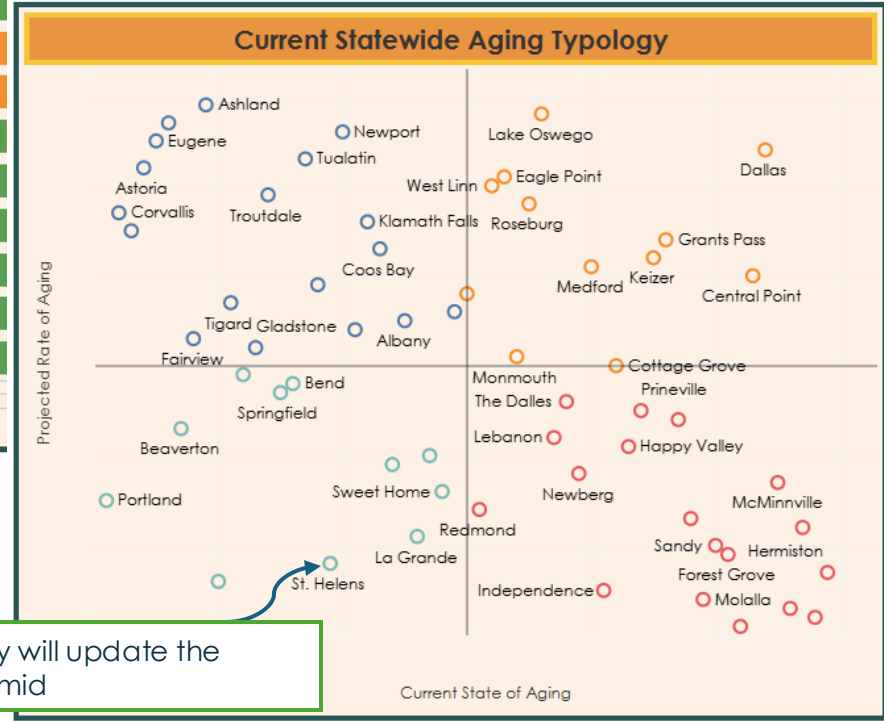


Click and hold this button to change decade projections shown in the population pyramid



Click on a bar to see more details about a specific aging group

Age: 60-64
group: white
Sex: Male
Share Male: 2.98%



Clicking on a city will update the population pyramid

Walkthrough:

Housing Outcomes

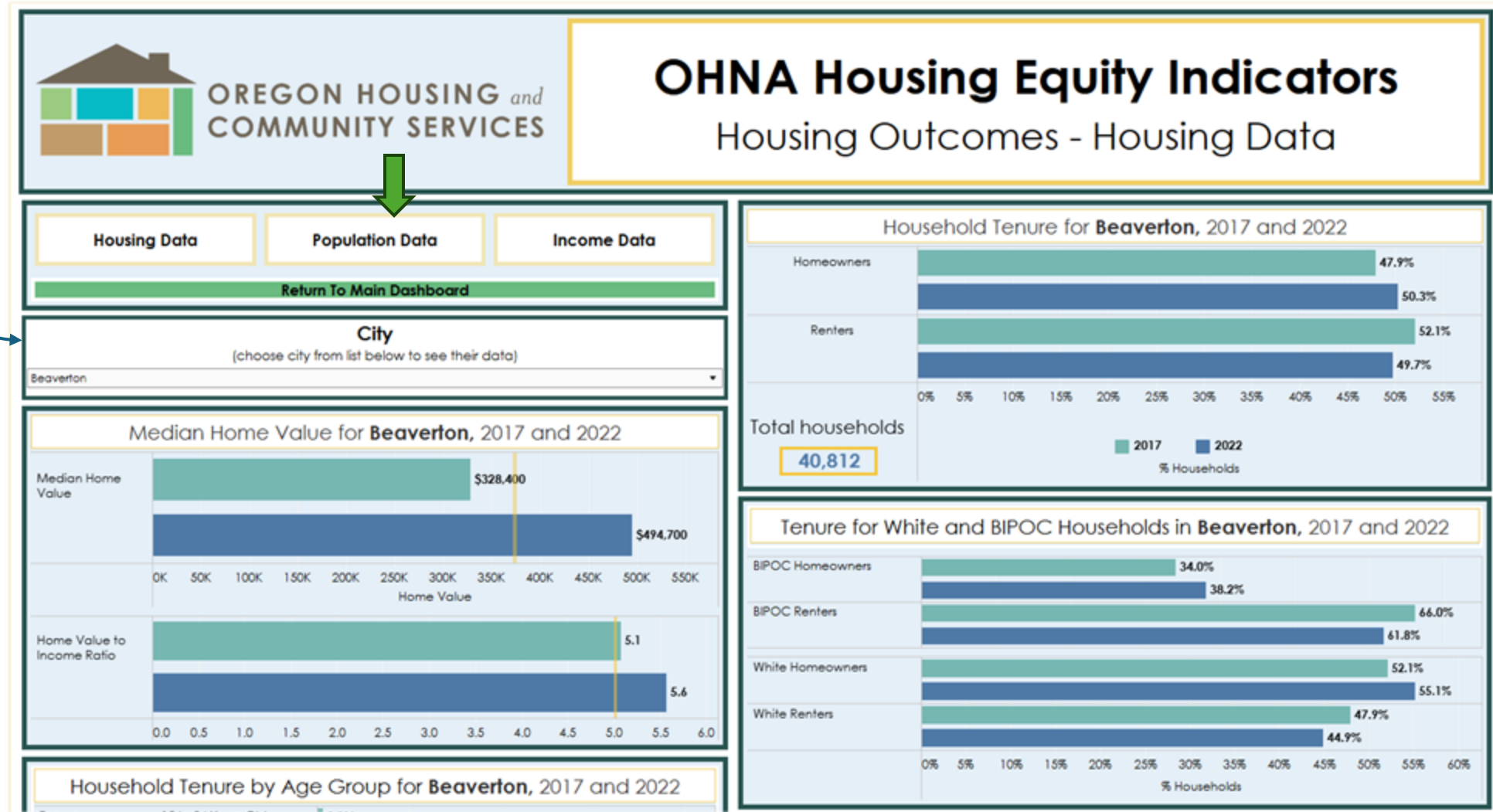
For this walkthrough we will use Beaverton as the example city

The first section of the Housing Outcomes section shows the Housing Data page

Choose your city (for example Beaverton) from the City menu

This will automatically update all graphs on this page to show tenure and housing data for your city

To view a city's population data which is the next page within the Housing Outcomes section, click on the "Population Data" button highlighted by the green arrow in the example image



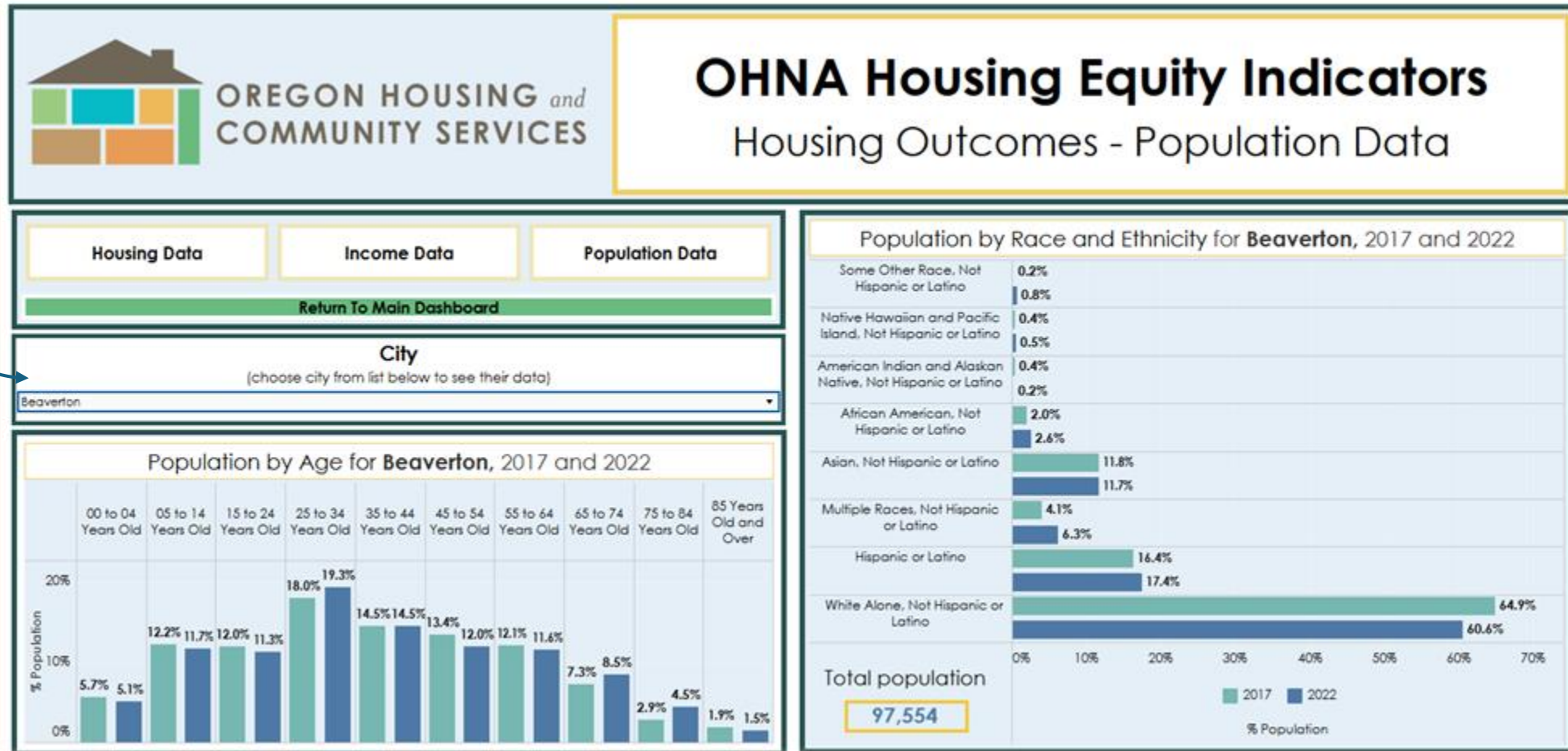
Walkthrough:

Housing Outcomes cont.

This page will show you all relevant population data for your city

Select your city again to update the graphs on the page

The next page shows income data, click on the "Income Data" button to access it



Walkthrough:

Housing Outcomes cont.

This page will now show you all Income data for your city

Click "Return to Main Dashboard" to navigate back to the main page where you can access the section menu at the top of the page again

Select your city to update the graphs on the page

OREGON HOUSING and COMMUNITY SERVICES

OHNA Housing Equity Indicators

Housing Outcomes - Income Data

Housing Data | Population Data | **Income Data**

[Return To Main Dashboard](#)

City
(choose city from list below to see their data)
Beaverton

Median Household Income by Age for Beaverton, 2017 and 2022

(adjusted for inflation to 2024)

| Age Group | 2017 Income | 2022 Income |
|-----------------------------------|-------------|-------------|
| Householder under 25 years old | \$36,774 | \$49,375 |
| Householder 25 to 44 years old | \$69,646 | \$97,608 |
| Householder 45 to 64 years old | \$79,183 | \$105,013 |
| Householder 65 years old and over | \$46,155 | \$61,693 |

Median Household Income by Race and Ethnicity for Beaverton, 2022

(adjusted for inflation to 2024)

| Race and Ethnicity | Income |
|--|-----------|
| American Indian and Alaskan Native, Not Hispanic or Latino | \$55,450 |
| Native Hawaiian and Pacific Islander, Not Hispanic or Latino | \$117,132 |
| African American, Not Hispanic or Latino | \$51,006 |
| Asian, Not Hispanic or Latino | \$102,756 |
| Multiple Races, Not Hispanic or Latino | \$89,936 |
| Some Other Race, Not Hispanic or Latino | \$68,430 |
| Hispanic or Latino | \$70,239 |
| White Alone, Not Hispanic or Latino | \$102,628 |
| All Cities Median Household Income | \$71,496 |

To download the data for a specific graph, click the download button at the top of the page then select "Crosstab". Further details next page.

[Housing and Community Services](#)



OHNA Housing Equity Indicators

Housing Outcomes - Income Data

Download

Select your file format.

- Image
- Data
- Crosstab**
- PDF
- PowerPoint
- Tableau Workbook

Walkthrough:

Housing Outcomes cont.

If for example you wanted to download Median Household Income By Race for Beaverton, do the following steps:

2. Click "Crosstab"

Download ✕

Select your file format.

- Image
- Data
- Crosstab**
- PDF
- PowerPoint
- Tableau Workbook

[Get the App](#)

1. Click the download button at the top of the page



3. Select the Median Household Income by Race sheet. This can be an excel or csv file. Your browser should auto-download the data after clicking the download button

Download Crosstab ✕

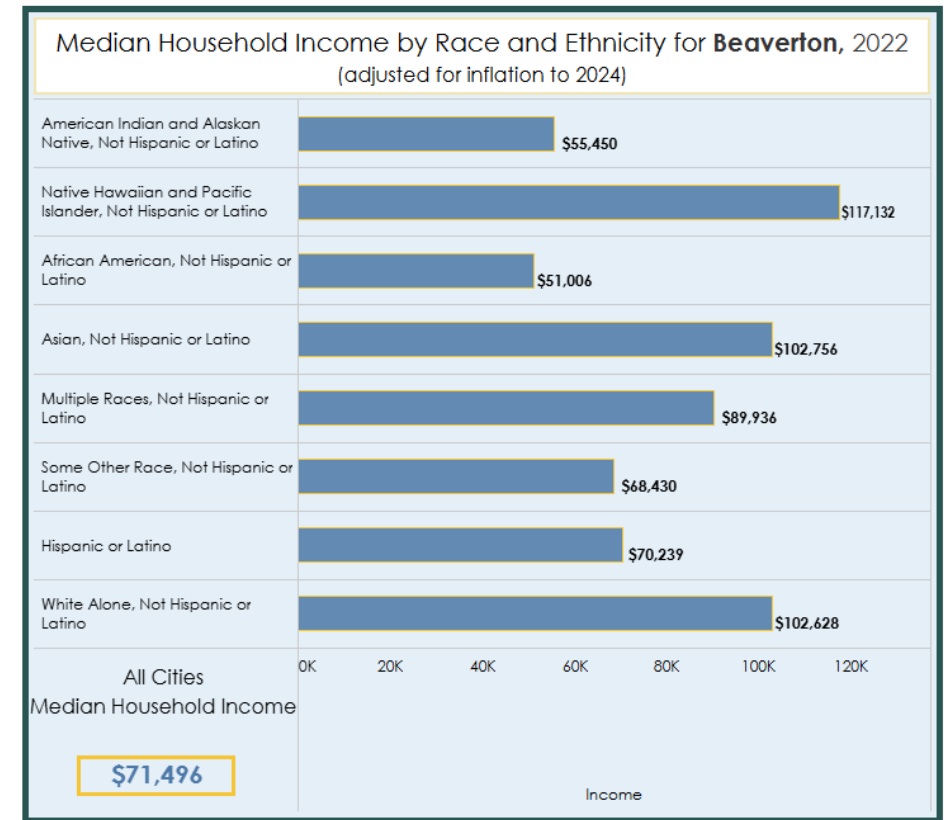
Select a sheet from this dashboard

- Median Household Income by Age
- Median Household Income by Race and Ethnicity**

Select Format

Excel CSV

[Download](#)



[★](#) [↓](#)

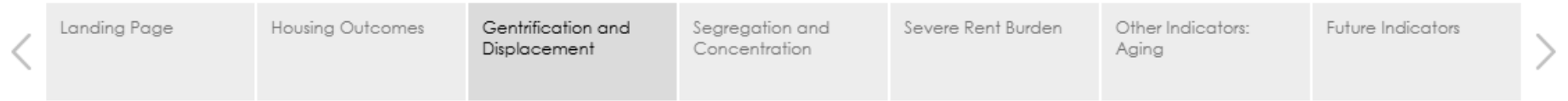
 **Median Household Income by Race and Ethnicity.xlsx**
2,937 B • Done

4. Download your data!

Walkthrough:

Gentrification and Displacement

To get to this page from the Housing Outcomes section, remember to select "Return to Main Dashboard" button to reveal this menu at the top of the page



To view displacement and gentrification data for Beaverton, simply navigate to our ArcGIS map then select it from the table

When a city is selected, it will zoom to its location and remain highlighted until a census tract is selected as well

Selecting a colored census tract will reveal its neighborhood typology

The screenshot shows the "OHNA Housing Equity Indicators Gentrification & Displacement Map" interface. At the top left is the logo for "OREGON HOUSING and COMMUNITY SERVICES". The main title is "OHNA Housing Equity Indicators Gentrification & Displacement Map". Below this is an ArcGIS map titled "Oregon Housing Needs Analysis Gentrification & Displacement Map" showing a map of Oregon with various colored regions. A legend in the bottom left of the map area lists "OHNA Gentrification & Displacement", "Neighborhood Typology", and "Typology". On the right side, there is a "Cities" list with "Beaverton" selected. At the bottom, there are three thumbnail images for "OHNA Displacement & Gen...", "Income Profile", and "Neighborhood Demographi...". A text box at the bottom left of the map area says "Use the menu on the right to view the different data layers that determines the neighborhood typologies."

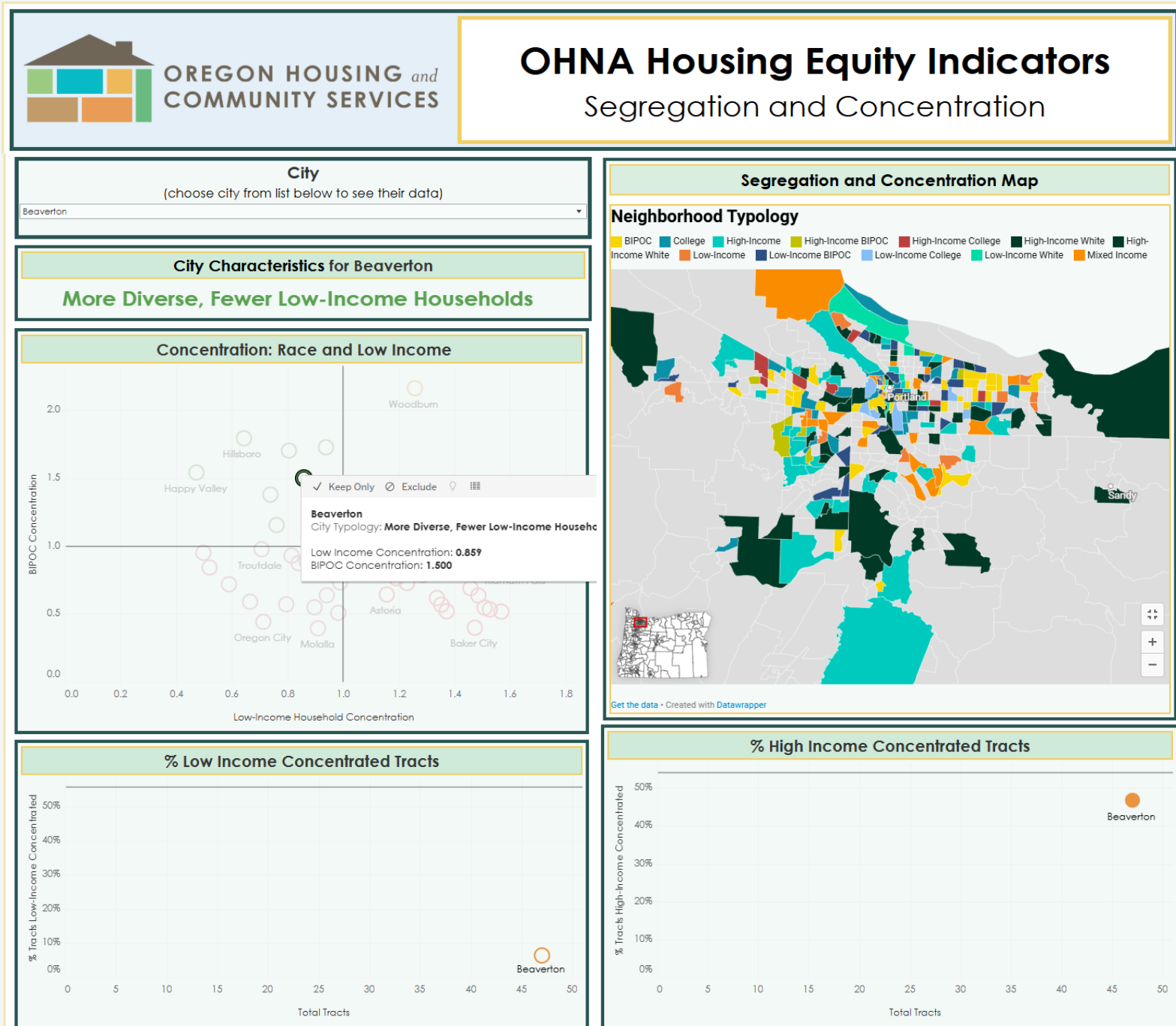
Walkthrough:

Segregation and Concentration

To view segregation and concentration data for Beaverton select it from the city menu

When a city is selected, the city characteristics data window will show its category

By clicking on a city within the Concentration: Race and Low Income graph, the % Concentrated Tracts graphs will also be updated



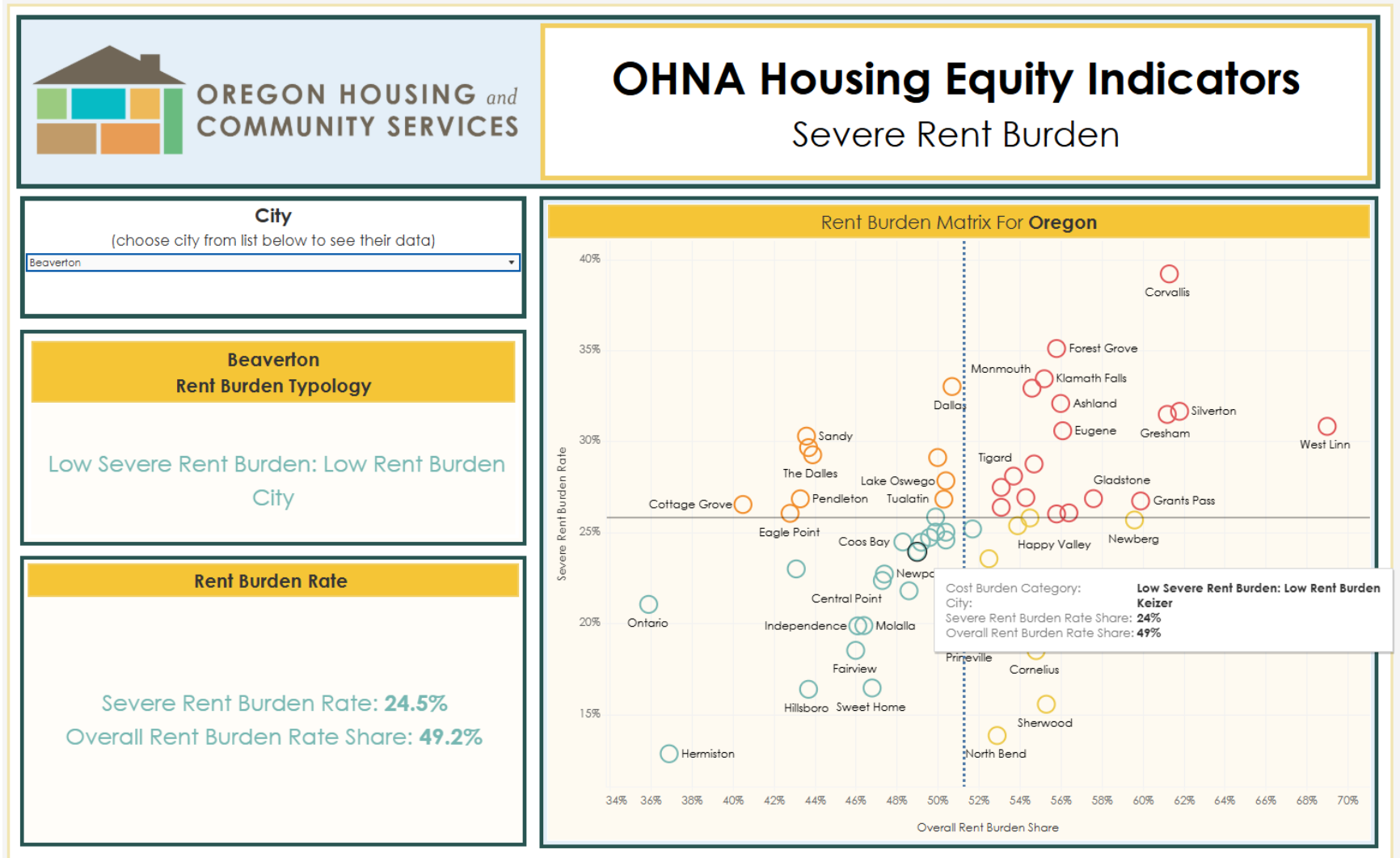
Walkthrough:

Segregation and Concentration

Select city from the dropdown menu to view its severe rent burden data

When a city is selected, the data windows showing rent burden typology and rent burden rate will update

Clicking on a city within the Rent Burden Matrix will update the data windows




Walkthrough:

Aging

Selecting a city from the Statewide Aging Typology graph will update the population trend pyramid and the Current Aging Typology data window

Click and hold the slider button to change decade projections shown in the population pyramid

The city dropdown menu on the bottom right of the page will also update the page for that city



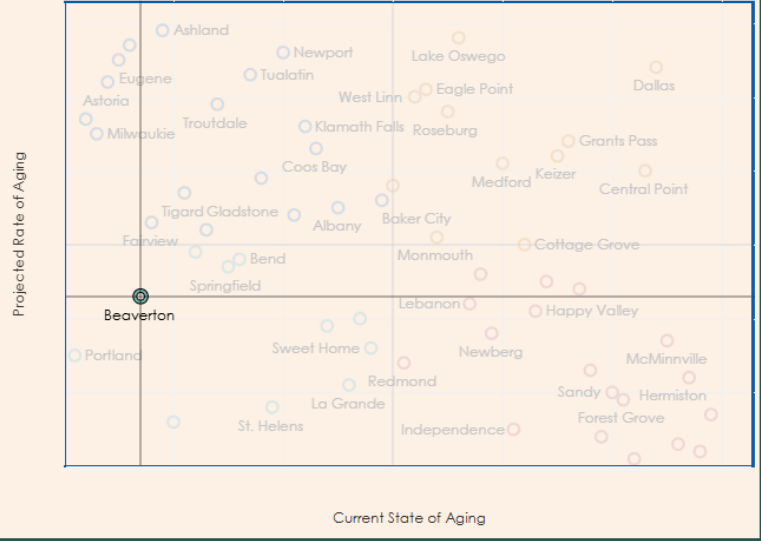
OHNA Housing Equity Indicators

Aging

Shift Slider For Decade Projections

2020 ◀ ▶

Current Statewide Aging Typology



Current State of Aging

■ Low Current and High Projected
■ Low Current and Low Projected

■ High Current and High Projected
■ High Current and Low Projected

Population Trend Projection For **Beaverton, 2020**

| Age ♀ | Sex | |
|-------|--------|------|
| | Female | Male |
| 85+ | 1.5% | 1.5% |
| 80-84 | 1.0% | 1.0% |
| 75-79 | 2.0% | 2.0% |
| 70-74 | 3.0% | 3.0% |
| 65-69 | 4.0% | 4.0% |
| 60-64 | 5.0% | 5.0% |
| 55-59 | 4.5% | 4.5% |
| 50-54 | 4.0% | 4.0% |
| 45-49 | 4.5% | 4.5% |
| 40-44 | 5.0% | 5.0% |
| 35-39 | 5.5% | 5.5% |
| 30-34 | 6.0% | 6.0% |
| 25-29 | 5.5% | 5.5% |
| 20-24 | 4.5% | 4.5% |
| 15-19 | 3.5% | 3.5% |
| 10-14 | 3.0% | 3.0% |
| 05-09 | 3.5% | 3.5% |
| 00-04 | 3.0% | 3.0% |

Current Aging Typology For **Beaverton**

Low Current and Low Projected

City

(choose city from list below to see their data)

Beaverton ▼

End of User Guide

To access the OHNA Housing Equity Indicators dashboard, go here: [OHNA Housing Equity Indicators Dashboard_V1 | Tableau Public](#)

For a detailed explanation of the data used on the dashboard: (Link to Data Sources and Definitions)

For further questions about the functionality of the dashboard please contact:
stephen.cornwall@hcs.oregon.gov