



## LENTS HOUSING STUDY UPDATE 2006

*Healthy Neighborhoods*



*Portland Development Commission*



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# LENTS TOWN CENTER URA 2006 HOUSING STUDY UPDATE

## Introduction

This report is an update of the Lents Urban Renewal Area (URA) Housing Study conducted in 1999 which was the basis of the Lents Housing Implementation Strategy adopted in 2000. The purpose of this update is to determine if there have been significant changes in the demographics of Lents as well as the amount, type and affordability of the rental and ownership housing in Lents. The update also considers the general physical condition of the housing stock in the urban renewal area. The findings summarized in this report highlight both unmet housing needs and new housing opportunities in the Lents URA. The housing supply and market figures provide useful information for budget discussions, strategic planning, and updates the Lents Town Center Housing Study. The Portland Development Commission (PDC) will use these findings to refocus the Strategy in ways that balance housing needs with the revitalization outcomes desired by community stakeholders.

## Study Methodology

PDC Staff compiled and analyzed Geographic Information System (GIS) data, permit data, census information and private market analysis, including Residential Multiple Listings Services (RMLS) data. In addition, a field survey of exterior housing conditions was conducted on 360 rental units in Lents. Lastly, a survey to assess the number of rental units, rents charged and tenant information also was mailed to area landlords. Much of the demographic information is based on the 2000 U. S. Census information since that is the most current universal data available. Census data varies depending on the census tracts represented and the effect of presenting data weighted to Portland for purposes of comparison. The only recent source of demographic information comes from school enrollment statistics discussed in the next section of this report. It is important to note that because of the limited scope of the research conducted for this study, it was not possible to perform a comprehensive comparative analysis of all data types cited. Further research may be required to investigate some of the trends outlined in this study.

## **A. Lents URA Demographics**

Lents experienced an increase in residents between 1990 and 2000 where the population grew from 19,478 to 22,134. At the same time Lents remains a community with many long-established members. However, a significant number of newcomers including singles, small households, large families, people of color and immigrants continue to move to Lents. A demographic profile of the people living in Lents includes:

- **Long-time residents.** Nearly half of residents of Lents in 2000 had lived in their house prior to 1969. This is unique in a City where less than 10% of the residents lived in the same house prior to 1969. Many of these residents have strong and long-standing ties

to the community which is an historic part of East Multnomah County and Portland. It is expected that many residents will continue to have family members who will rent and own housing in Lents.

- Ethnically Diverse Residents.** According to 2000 Census data, Hispanic and other minority households are becoming a larger percentage of the total population living in the Lents URA. For example, the number of residents of Hispanic origin increased over three times between 1990 and 2000. Eighty three percent of Hispanic or Latino residents moved into their homes between 1995 and March of 2000. Other racial groups also had marked increases in residency. While none of the minority groups constitute more than 11% of the Lents population, their influx into the area between 1995 and 2000 is remarkable. During that period the people of Asian origin increased by 72%, African Americans by 84% and Native Americans by 71%. The chart below shows some of the racial distribution of Lents residents between 1990 and 2000:

Race Distribution*	1990	2000	% of 2000 Lents Pop.	% Change 1990-2000
Hispanic or Latino	543	1,844	11%	240%
White	13,341	11,296	66%	-15%
Black or African American	186	355	2%	91%
American Indian and Alaska Native	212	210	1%	-1%
Asian or Pacific Islander	551	1,528	9%	177%
Other Race*	235	1,188	11%	406%
TOTAL	15,068	17,121		14%

- Immigrants Residents** - Immigrants also are making Lents their home. Census data shows that approximately 3,000 foreign-born residents lived in Lents in 2000 representing 23% of the population. In comparison only 13% of Portland residents are immigrants.

While the regions of birth for immigrants in Lents included South America, the Caribbean, Eastern Africa and Oceania, the largest groups of immigrants came from the following countries:

Mexico	697
Ukraine	471
Vietnam	470
Russia	299
Philippines	184
Romania	104
China	72
Germany	50

- Ethnically Diverse Businesses** – There is an increasing number of ethnic businesses such as Asian-oriented businesses seen on 82<sup>nd</sup> Avenue and other

Lents thoroughfares. Their presence will likely influence the attractiveness of Lents to other households, impacting future population growth. Immigrants from Eastern European, Hispanic and African communities also are creating ethnic markets and businesses In Lents.

- School Enrollment Trends and Ethnicity** – Further indication of the change in demographics in Lents is seen in the area’s elementary schools. First, current school enrollment data shows a decrease in the total number of students attending both Lent and Kelly elementary schools. While enrollment at Lent School increased between the 1995/96 and 2000/01 school year from 363 to 401 students, it decreased to 353 by the 2004-05 school year. Also, in the 1995-96 school year 86% of the students at Lent Elementary were White-American. In 2004/05 school year only 49% of the students were White-American. At the same time Hispanic enrollment went from 61 in 1999 to 93 in 2004 and Asian enrollment went from 34 students in 1999 to 56 in 2004.

Enrollment at Kelly school followed a similar pattern. Enrollment increased between the 1995/96 school year and the 1999/2000 school year from 536 to 554 students. Enrollment then decreased to 477 by the 2004/05 school year. In the 1995 school year, 85% of the students at Kelly were White-American. In 2004/05 school year, only 56% of the students were White-American. At the same time Hispanic enrollment jumped from 58 in 1999 to 113 in 2004 and Asian enrollment from 49 in 1999 to 50 in 2004.

All of this indicates that fewer White-American families with children are moving into Lents, while many minority households moving into Lents have children attending local schools.

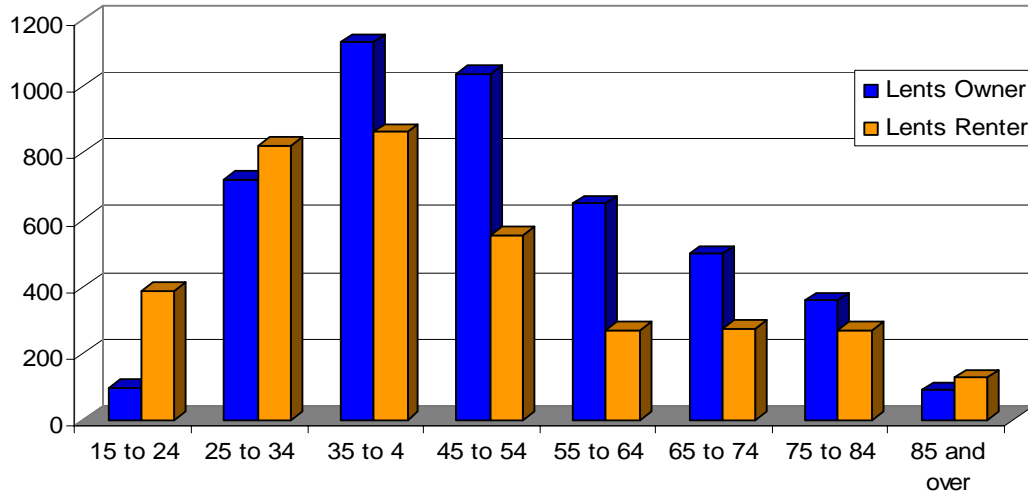
- Age of Residents** – According the US Census, 30% of residents in Lents are children under the age of 18. There was a 23% increase in the number of school aged children in the URA between 1990 and 2000 which far outpaced the citywide increase in school aged children of only 14%. There also was a 36% increase in residents between 40 and 64 years of age. The change in ages of Lents residents between census periods is indicated below:

Age Distribution	1990	2000	Increase	% Increase
Under 5	1950	2,259	309	16%
5 – 17	4326	5593	1267	29%
18 - 39	8765	9414	649	7%
40 - 64	5550	8626	3076	55%
65 and older	2865	3,175	310	11%

- Tenure by Householder Age** - In the Lents URA, a household headed by a person 35 to 44 years old was the most common household type among households in

2000. This was true for both home owners and renters. Although the numbers were close, Lents URA home owners were younger, and renters were older, than those in Portland.

Below is a chart showing the age distribution in Lents for homeowners and renters:



- Job profile of Lents Residents** – Lents has more workers in the construction and manufacturing sectors than residents in the Portland as a whole. This supports the general notion of Lents being a more “blue collar” neighborhood. Below is a summary of the distribution of the employment sectors that employed over 60% of Lents residents:

Industry	Lents area		Female		Male		Portland	
	Pop.	% of total	Pop.	% female	Pop.	% male	Pop.	% of total
Total:	8,890	100%	3,921	100%	4,969	100%	276,081	100%
Manufacturing	1,426	16%	383	10%	1,043	21%	34,513	13%
Retail trade	1,244	14%	645	16%	599	12%	31,708	11%
Construction	979	11%	86	2%	893	18%	14,965	5%
Health care & social assist.	946	11%	788	20%	158	3%	32,443	12%
Accommodation & Food Services	759	9%	399	10%	360	7%	20,240	7%

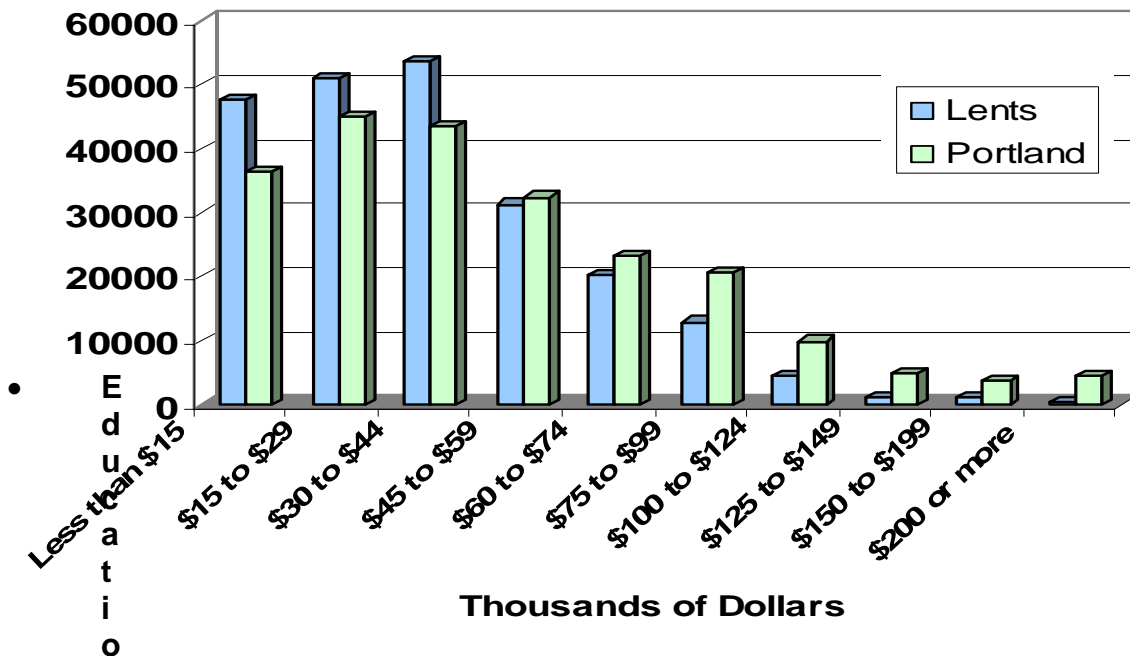
- Income Profile of Lents Residents** – In 2000 the Lents Median Family Income for a family of four was \$40,472 compared to \$50,271 for the city. Nearly half of the households in Lents made less than 50% MFI—or stated in dollars as \$30,000 annually, that would make them eligible for most low-income housing. Regional data shows the in-migration of poverty to the eastern sectors of the city which includes Lents.

### Lents URA in 2000 - Income

Household Income	Households	% of Total HH
Less than \$15,000	1633	21%
\$15,000 to \$29,999	1751	23%
\$30,000 to \$44,999	1841	24%
\$45,000 to \$59,999	1072	14%
\$60,000 to \$74,999	698	9%
\$75,000 to \$99,999	442	6%
\$100,000 to \$124,999	157	2%
\$125,000 to \$149,999	32	0.4%
\$150,000 to \$199,999	34	0.4%
\$200,000 or more	10	0.1%
TOTAL	7670	100%

Finally, fewer than 10% of Lents households have incomes above \$75,000 which is necessary for households to afford the median homes sales price in the City of Portland.

### Household Income (Lents Weighted to Portland)



- Educational Achievement of Lents Residents** – The educational attainment of the Lents adult population is lower than most of Portland. There are a significant number of adults in Lents who did not graduate from high school. In 2000 only 15% of the Lents adult population has a post high-school degree, less than half the percentage for the Portland adult population.

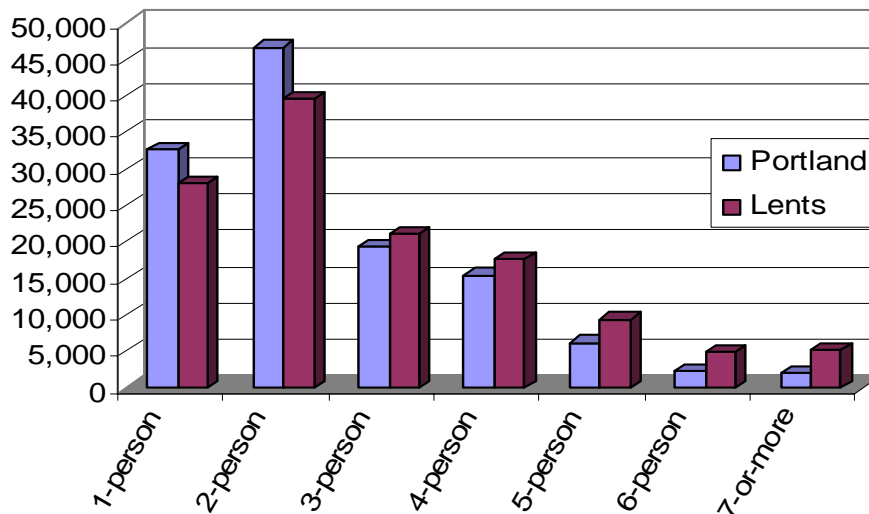
<b>Educational Attainment</b>	<b>Lents</b>		<b>Portland</b>	
Less than High School Diploma	3,501	26%	52,126	14%
High School Graduate	4,792	35%	80,947	22%
Some College	3,258	24%	90,825	25%
Associates Degree	679	5%	21,255	6%
Bachelor's degree	886	7%	77,321	21%
Master's degree	241	2%	26,694	7%
Professional school degree	110	1%	10,139	3%
Doctorate degree	35	0%	4,544	1%

## B. Household Size and Homeownership Rates

- Household Sizes of Lents Residents** – The one and two person households are still the most common household size among homeowners and renters in Lents. However, Lents has more large families in both categories than the rest of Portland with 732 households in Lents with five or more persons. These larger households comprise 30% of area households.

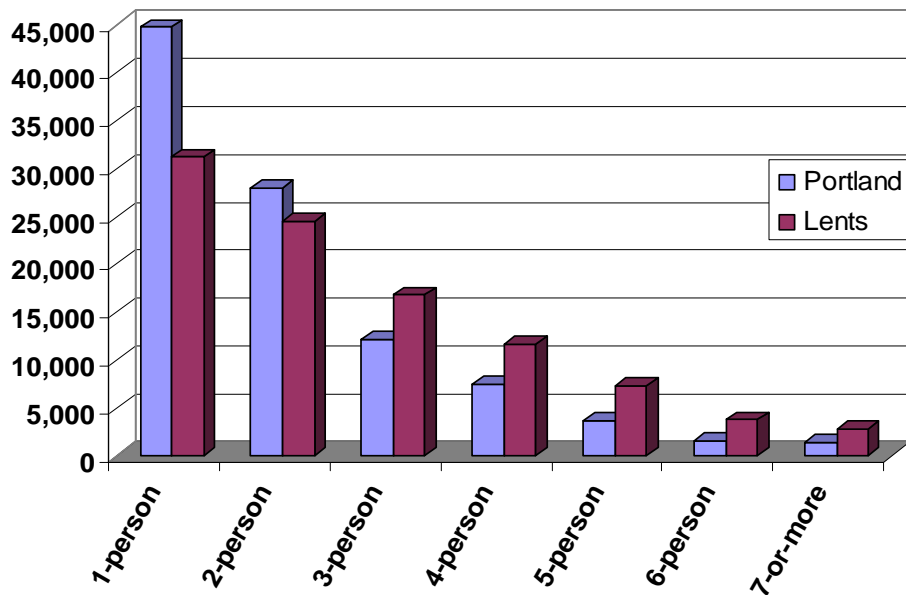
The charts below compare Lents owner-occupied and renter-occupied units by household size to the rest of Portland.

**Owner Occupied Units by Household Size**  
(Lents weighted to Portland)





**Renter Occupied Units by Household Size**  
(Lents weighted to Portland)



- Household Size by Race** - In the Lents URA, the chart below show that the household size for white residents is predominately one to three persons. Asian households have the largest minority representation in Lents with both small and large household sizes nearly equally distributed. Hispanics have a larger percentage of household with four to seven persons than other races at 56%, and with over twice as many 7-person households than Asians. In 2000, the number of African American and Native American households in Lents was very low with only 181 and 98 households respectively and with most households four or fewer persons.
- Homeownership Rate by Race**— Lents has a very high homeownership rate among Asian households (71%) which surpasses the overall homeownership rate in the city of Portland, but other minority households continue to have lower rates of homeownership in Lents than their White and Asian neighbors. The overall homeownership rate in Lents for Hispanics is 40%, Native Americans is 37% and African Americans is 28%. The overall homeownership rate for white Americans is 58%. A chart with the ownership and rental rate by race is shown on the following page.

**Number of Households and Ownership Rate by Households Size**

Household Size	White			Black			Native American*		
	# of White Households	% of Total White HH	Ownership Rate	# of Black Households	% of Total White HH	Ownership Rate	# of Native American Households	% of Total Native Amer. HH	Ownership Rate
1-Person	1949	Household Size	49%	57	31%	6%	23	23%	39%
2-Persons	2073	32%	64%	36	20%	0%	27	28%	48%
3-Persons	1068	16%	60%	38	21%	21%	24	24%	20%
4-Persons	775	12%	62%	28	15%	32%	10	10%	40%
5-Persons	389	6%	57%	15	8%	73%	8	8%	12%
6-Persons	170	3%	63%	3	2%	66%	2	2%	50%
7-Persons	121	2%	67%	4	2%	25%	4	4%	75%
TOTAL	6,545			181			98		

Household Size	Asian**			Other Race			Hispanic Origin ***		
	# of Asian Households	% of Total Asian HH	Ownership Rate	# of Other Race Households	% of Total Other Race HH	Ownership Rate	# of Hisp. Origin Households	% of Total Hispanic Origin HH	Ownership Rate
1-Person	78	13%	56%	31	10%	22%	46	9%	21%
2-Persons	123	21%	65%	30	10%	26%	66	13%	38%
3-Persons	111	19%	65%	59	20%	21%	104	21%	32%
4-Persons	124	21%	79%	51	17%	42%	84	17%	44%
5-Persons	68	12%	79%	46	15%	47%	75	15%	29%
6-Persons	54	9%	74%	30	10%	33%	50	10%	20%
7-Persons	31	5%	90%	53	18%	58%	71	14%	58%
TOTAL	589			300			498		

\* American Indian, Eskimo and Aleut

\*\* Asian or Pacific Islander

\*\*\*All people of Hispanic Origin

CHART DOES NOT INCLUDE THE TWO OR MORE RACE CATEGORY

## C. Lents Housing Inventory and Landlord and Conditions Surveys

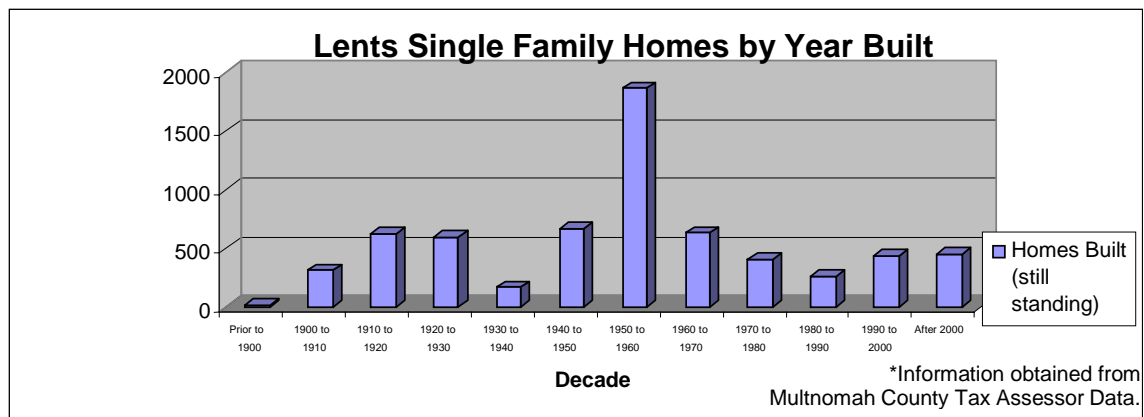
### Housing Inventory

As part of this update PDC conducted an inventory of all of the housing units in the Lents Town Center Urban Renewal Area and two surveys that focused on the rental housing stock. The purpose of both the surveys and inventory were to provide information on the amount of housing, the type of housing, and the affordability of the housing in Lents.

- **Amount of Housing of in Lents** - According to the 2000 Census, the Lents URA had a combined total of 6,371 residential properties. Of these, 4,402 are owner occupied accounting for 69% of the property stock while rental properties comprise 1,969 or 31% of the property stock. According to the 2000 Census the overall homeownership percentage for the city was 56%.

To better assess the current number of housing units, information was compiled from tax assessor records and permit data. Building permit data provides an indication of new developments planned or developments that were completed in January through October 2005 but were not updated in the tax assessor records. While permit data provides information on developer intentions, we are unable to confirm the development occurred without doing a physical inventory. From 1998 to 2005, 640 new residential units were permitted. Of those 506 were new single-family units, 118 units were in developments with 2-10 units, and 16 units were in a larger development. (Tax assessor records confirm that 65 three-bedroom units and 48 four-bedroom units were constructed in 2004 and 2005. These units accounted for approximately 95% of the new housing construction in the Lents URA that year.)

- **Age of Housing Stock** - A large percentage of single family homes in the Lents area were built over 50 years ago. The chart below depicts the housing construction boom that occurred in Lents in the 1950's. By far the largest number of units still standing are from that time period. Very little housing production appears to have occurred between 1960 and 2000. Recent development trends show that new construction is picking up in Lents with more units built since 2000 than were built in the entire decade of the 1990's.



## Lents Rental Landlord Survey

The 2005 Lents URA Rental Housing Survey was mailed to over 2,000 identified rental property owners. The purpose of the survey was to help PDC understand the type of rental housing available in the Lents URA and identify where there are gaps in the type, size or affordability of rental housing based on the needs of current residents. While 2,144 rental surveys were mailed, a number of surveys were returned identifying that the property was no longer (or had never been) a rental property. The completion of 340 surveys provided a higher than expected 16% response rate. All Lents multifamily rental properties were visually surveyed for exterior conditions.

Of the 1,969 total rental properties 356 are described by the Multnomah County Tax Assessor as multi-family apartments, meaning the other 1,613 are single- family homes.

- Cost and Affordability of Rentals** – The table below shows the breakdown of rents reported in the landlord survey by income affordability (MFI). Income affordability is an imputed number not based on the real incomes of tenants, but is rather a statement of what income level the unit would be considered affordable to. MFI is based on Department of Housing and Urban Development (HUD's) 2005 Median Family Income calculations (Attachment C). Income affordability is based on the assumption that no more than 30% of one's gross income is spent on housing and utility costs. For example, someone making \$47,550 per year with a 30% housing burden would pay no more than \$1,189 per month for rent and utilities.

	INCOME AFFORDABILITY (MFI)							
Rental	0-30%	31-50%	51-60%	61-80%	81-120%	121-150%	151%+	TOTAL
Total Properties	68	61	82	119	9	1	0	340
% of Properties	20%	18%	24%	35%	2.7%	.3%	0%	100%

\*Information obtained from Lents URA Rental Housing Survey, Multnomah County Tax Assessor Data, and HUD affordability guidelines.

As shown in the table, the majority of the rental properties in the Lents URA are affordable to households making 80% of MFI or below. The 61-80% MFI range comprises 35% of the total units, while the 51-60% MFI range comprises 24%. The 31-50% MFI range contains 18%, and the 0-30% MFI range represents 20%.

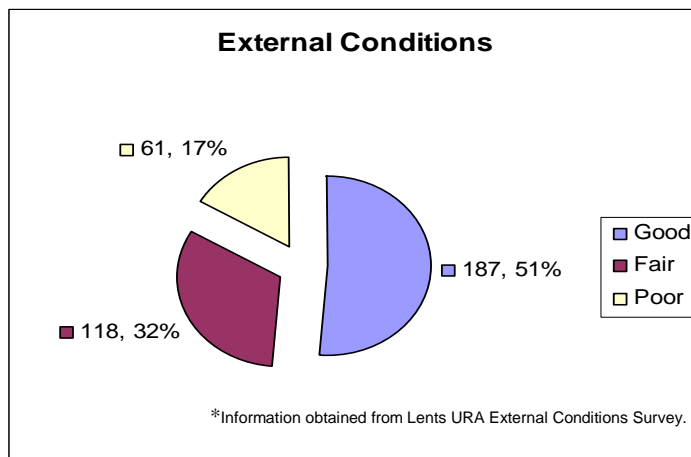
Respondents to the Lents URA Rental Survey reported the following monthly rents:

- 1 bedroom - \$385-420
- 2 bedroom - \$525-800
- 3 bedroom - \$750-910
- 4 bedroom - \$975-1150

Census data is used to determine whether housing was affordable to the actual tenants. In 2000, 45% of Lents area residents were spending at least 30% of their income on housing.

## Lents Rental Housing Conditions Survey

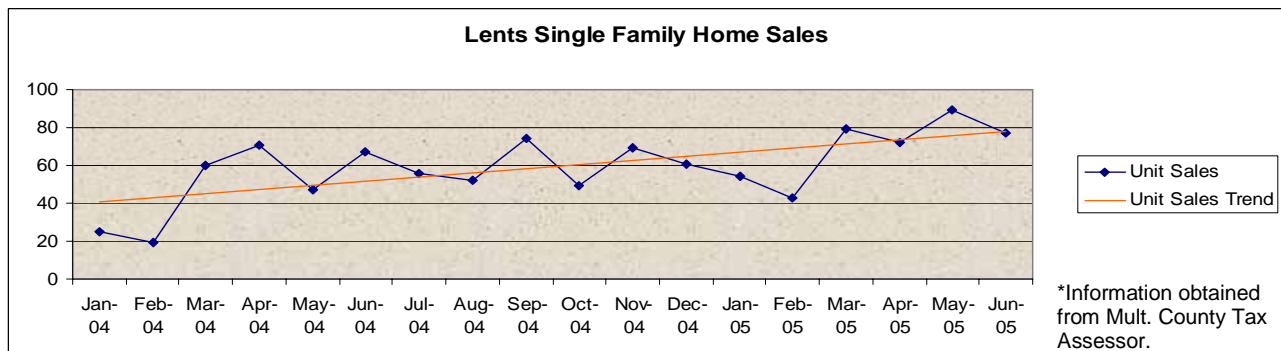
- Rental Housing Conditions** - PDC also conducted 356 field surveys of multi-family properties. Properties were rated as good, fair, or poor based on visual observation of the exterior condition of these properties. Nearly half of the multifamily rental properties in the Lents URA had identifiable external repair needs that resulted in a fair or poor rating. The most common problems were related to the roof, windows, gutters and downspouts, exterior paint, landscaping, and the property's trash area. Seventeen percent of the properties—or 58 units—were rated in poor condition. It is important to note that the visual survey only assessed the external condition of the properties. Further research would be needed to assess the internal conditions of the rental housing, as well as the condition of the single family rental housing stock.



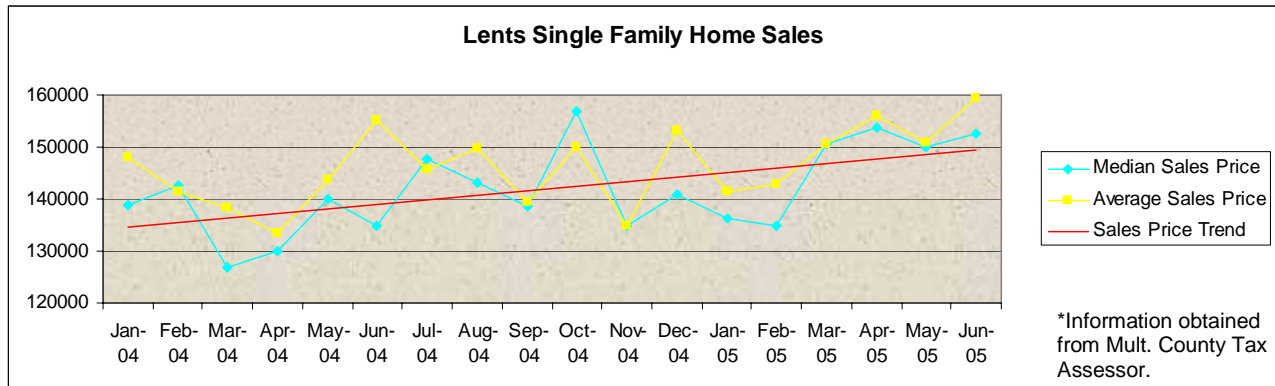
## **D. Lents Ownership Housing Findings**

General information regarding the sale of homes in the Lents URA was collected for approximately 74% of the identified 4,402 ownership properties.

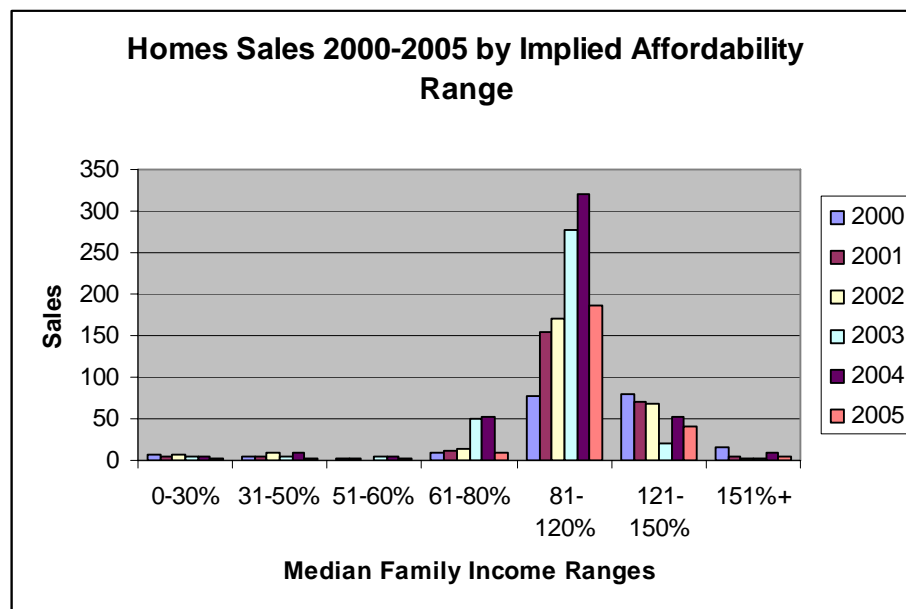
- Recent Lents Home Sales Trends** – From January 2004 to June 2005, home sales have increased from approximately 40/month to 80/month (see figure below). This reflects Portland's hot housing market and indicates that housing in Lents, as in the rest of the city, is in high demand.



Over the same year and a half period, the price of a single family home rose from approximately \$135,000 to \$150,000 (see figure below). This 10% plus increase is in alignment with average increases region-wide. Even so, the median house price in Lents is significantly less than the approximately \$225,000 figure for the region.



- Home Sales and Affordability** - The following charts show the affordability levels of homes sales from 2000 to 2005. The sales price of the property was matched to the given year's annual HUD Median Family Income figures to determine affordability. The overall breakdown of the 3,246 identified ownership properties shows that the majority of home sales fall within the 81-120% MFI range. The next highest percentage at approximately 19% is the 121-150% MFI range. Few opportunities were available to households with incomes below 80% MFI.

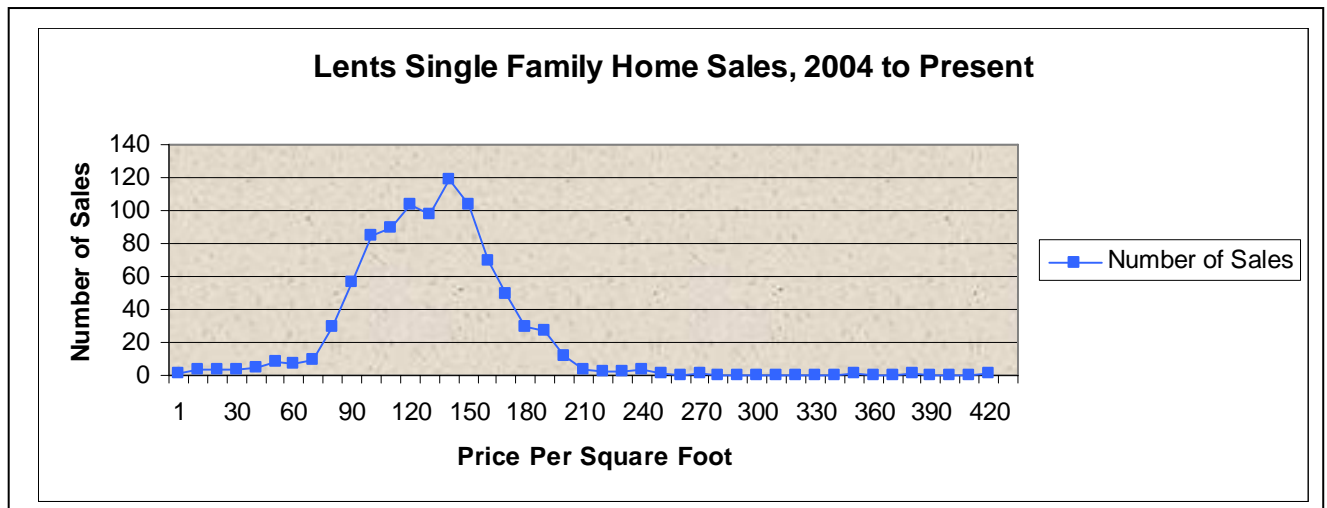


\*Information obtained from Multnomah County Tax Assessor Data and HUD affordability Guidelines

- New Construction and Affordability 2004-2005** - Based on the Regional Multiple Listing Service (RMLS) and Multnomah County Tax Assessor data on new construction permits and sales, the majority (64%) of new homes built have 3 or

more bedrooms with sales prices falling in the 81-120% MFI range. One-third fell within the 61-80% MFI range. Overall, there were 65 three-bedroom units constructed (approx. 55%), and 48 four-bedroom units constructed (approx. 40%). This indicates that while the market is building ownership housing for moderate and middle income households, it is building to the higher end of Lents household incomes. In 2000 the Lents Median Family income for a family of four was \$40,472 and 46% of households in Lents made less than 50% MFI for Portland. These residents are not being served in the current ownership market. The market also isn't providing ownership options for the very large families in Lents.

- Housing Construction Costs** - A measure of relative housing cost is price per square foot (price/sf.). This calculation provides an average house cost regardless of house size. While there are inaccuracies, attributed to such factors as incorrect house sizes and an inability to account for intangibles such as neighborhood quality, the figures are useful for market comparison purposes. The chart below shows the distribution, in \$10 increments, of price/sf. for home sales over the last year and a half. As expected, the chart depicts a standard "bell" curve with a median price of approximately \$150/sf. While no city-wide numbers were collected as part of this preliminary analysis, recent prices for condominiums in downtown have been reported at over \$300/sf (even up to \$500/sf). PDC's recently completed Central City Housing Inventory found price/sf. of approximately \$244.



- Ownership Housing Repair Needs** - An in-depth analysis of the condition of the Lents single family housing stock was not conducted. However, local service providers report that larger home repairs most frequently requested by low-income seniors and disabled homeowners include roofing, painting, electrical work, plumbing, grab bars and hand rail installations, leaky faucets and home security features. They also request repairs that require an able body including pruning and gutter cleaning.

## E. Related Findings

- **Vacant and Underutilized Land** – Using geographic information systems (GIS) information and county tax records, a rough estimate of the remaining development potential of vacant and underutilized properties in Lents was calculated. From those calculations, the maximum total units that could be built was estimated at approximately 9,000. However this figure likely overstates the realistic new development potential. For example, included in the calculations are church property which most probably have a lower development likelihood than privately owned vacant land. A more realistic estimate of the total units that will be built is in the range of 4,000-6,000.

The following provides a breakdown of development potential in Lents by housing type and utilization. Note that the figures use the high end, 9,000 total units as a starting point:

- Single family zoned land:
  - vacant parcels, 301 units;
  - partially developed parcels, 1,628 units.
- Multifamily zoned land:
  - vacant parcels, 474 units;
  - partially developed parcels approximately 7,000 units
- **Amenities** - In addition to ongoing street and safety improvements Lents residents enjoy the following open spaces, retail stores, public facilities and infrastructure in the area:
  - 7 parks
  - 17 grocery stores
  - 6 convenience stores
  - 9 schools
  - 1 library
  - 6 bus lines
  - 3 proposed light rail stops
- **Crime Statistics**

Lents Neighborhood: Number of reported instances

Murder – 1	Rape/Sodomy – 12	Molestation – 10
Robbery – 37	Aggravated Assault – 114	Residential Burglary – 185
Burglary – 74	Arson – 20	Auto Theft – 51

Powellhurst-Gilbert Neighborhood: Number of reported instances

Murder – 1	Rape/Sodomy – 18	Molestation – 12
Robbery – 34	Aggravated Assault – 130	Residential Burglary – 199
Burglary – 146	Arson – 8	Auto Theft – 36



## **F. Conclusions**

What is currently happening in the neighborhood and market? Where are the Opportunities?

### **1. Residents are becoming more diverse.**

Lents residents include more people of color and immigrants. People of color and immigrants have registered the largest percent population growth in the Lents URA. Since 1990, commercial activity in the area also points to their participation in emerging markets. The unique needs and opportunities for these populations should continue to be factored into housing and broader urban renewal efforts in Lents. These include the need for large family rental and ownership units as there is a gap in the amount of affordable 4-plus bedroom units in proportion to the number of large families in Lents.

### **2. The market is providing new homeownership opportunities for middle-income households.**

Middle Income homebuyers are moving to Lents because the market is providing for-sale units that are affordable for households with incomes in the 80-120% MFI ranges. As expected Lents remains a more affordable neighborhood for new homebuyers relative to the city and the region as a whole. While prices have increased at approximately the regional rate, the absolute price remains well below most other city neighborhoods with sales in the \$150,000 to \$255,000 range. Also, as moderate and middle income households are priced out of closer-in neighborhoods in Portland it is anticipated that new homebuyers will continue to come to Lents, including both younger and more ethnically diverse households. Through homebuyer awareness, education and assistance, many homebuyers may be able to find affordable opportunities in Lents, including minority households.

### **3. New housing is being constructed in Lents.**

Permits issued indicate that new construction is adding units to the Lents housing inventory. While both ownership and rental units have been built, developers have been more focused on new ownership units. The new stock may lessen pressure to drive up local housing prices. Rentals built have primarily been two bedroom units designed for or marketed to small families and seniors. Non-profit developers have built three bedroom rental and ownership units in Lents but not enough to meet the growing demand from large-size households in Lents.

### **4. The market is also providing rental opportunities for smaller moderate income households.**

Rental properties in the Lents URA are affordable to households making 51-80% with most units having one- and two-bedrooms.

Where do there continue to be needs or gaps in the market?

**1. New homeownership opportunities are not affordable for many existing residents.**

Ownership in Lents is occurring for people making from 80-120% MFI (\$54,300 – \$80,300) annually. The median family income in Lents is \$40,000 for a family of four, and fewer than 25% of the households in Lents have incomes that would allow them to purchase one of these new homes. However, there is a group from 61-80% MFI who could be homeowners if they had assistance. If more affordable homeownership options were available, existing families in Lents could transition from renters to owners. This would assist in creating stability for the family, neighborhood and schools

**2. Rental housing is not affordable for many Lents residents.**

There are few rental housing opportunities for households with income below 50% MFI, while nearly half of the residents in Lents have income at or below 50% MFI. The mismatch between the housing affordability and the income of residents is also underscored by the fact that in 2000, 45% of the residents were spending more than 30% of their income on housing.

**3. There are few large family rental housing opportunities, although larger families are moving to Lents.**

The majority of rental housing units have one- and two-bedrooms, but we know that Lents has a large number of larger families that are renting. There is a gap in the amount of 4+ bedroom family rentals in proportion to the number of large families in Lents. This suggests that some of the rental housing stock likely has overcrowding.

**4. There is a gap in minority homeownership in Lents.**

While minority homeownership is on the increase in Lents it still lags behind the percentages for the majority population. Greater homeownership for these groups can be achieved in Lents through homebuyer marketing, education and counseling and effective financial tools and processes.

**5. Lents rental housing stock is in need of repair.**

An appreciable number of rental units affordable to low and moderate income residents in Lents are in need of repair. With half of the rental stock surveyed considered in poor condition, there is a continued need to keep this stock viable for the growing number of moderate and low income families in the area.

**6. Lents has many low-income homeowners with houses in need of repair.**

With an aging housing stock, home repair agencies say there is a need for home repair for many low and moderate income homeowners. In addition, more senior-citizens in Lents own their home than rent, making home repair a continuing need for low-income seniors and disabled homeowners who wish to live independently. Work needing to be done includes both major and minor repair and yard work.