



Statewide Housing Plan Multnomah County Outreach



What we know

- Many Oregonians have limited or no choices when it comes to where to live.
- Too many Oregonians are living in poverty or can't find a stable healthy place to call home.
- Rental housing has become more out of reach than ever before.
- Homeownership is becoming harder to achieve and maintain.



Statewide Housing Plan

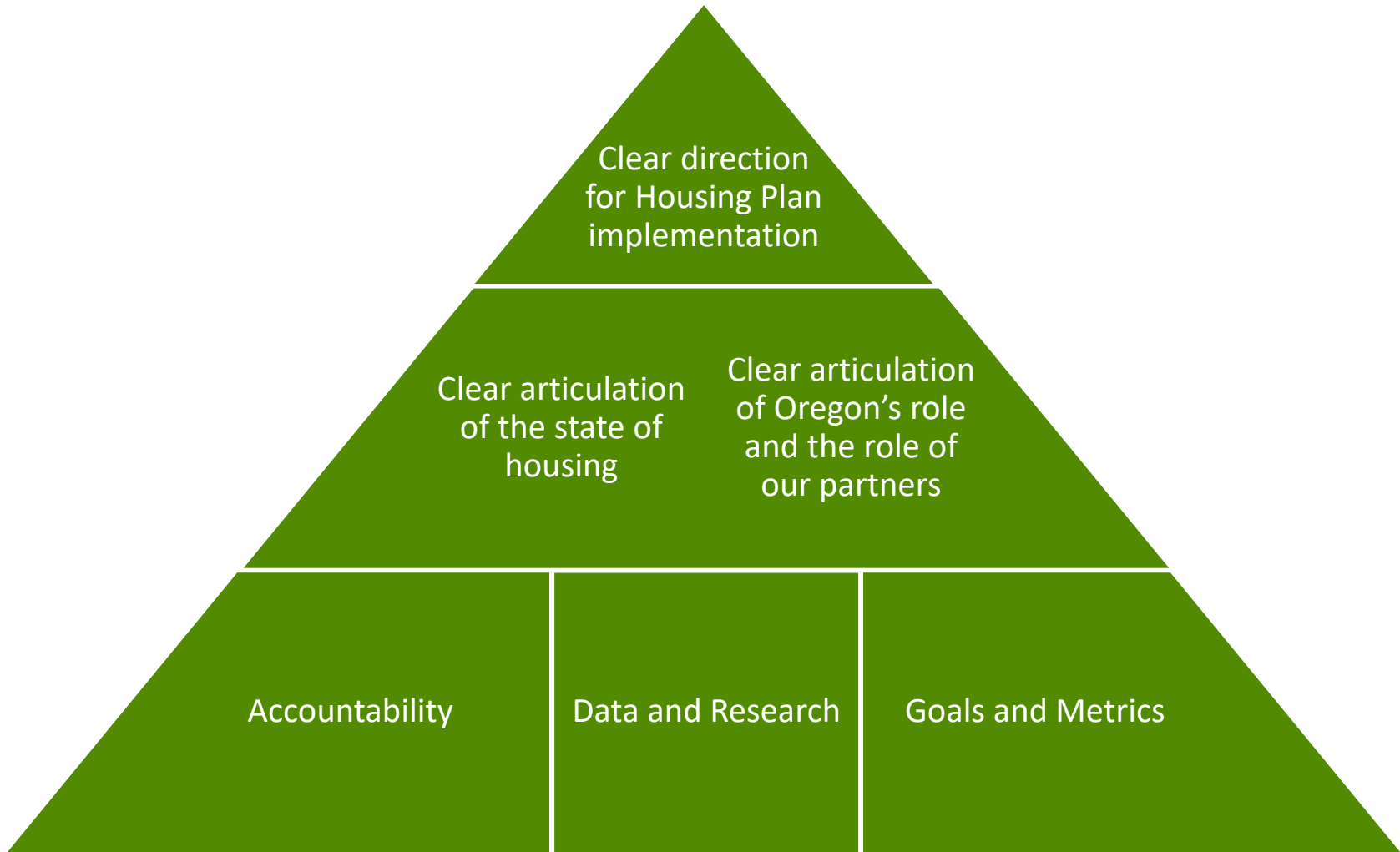
Create a plan that prioritizes investments so that more Oregonians achieve housing stability.

The plan will

- Focus investments and services to achieve the maximum affordable housing impacts
- Identify practical tools and innovative best practices that can help create housing stability
- Spell out specific roles and responsibilities



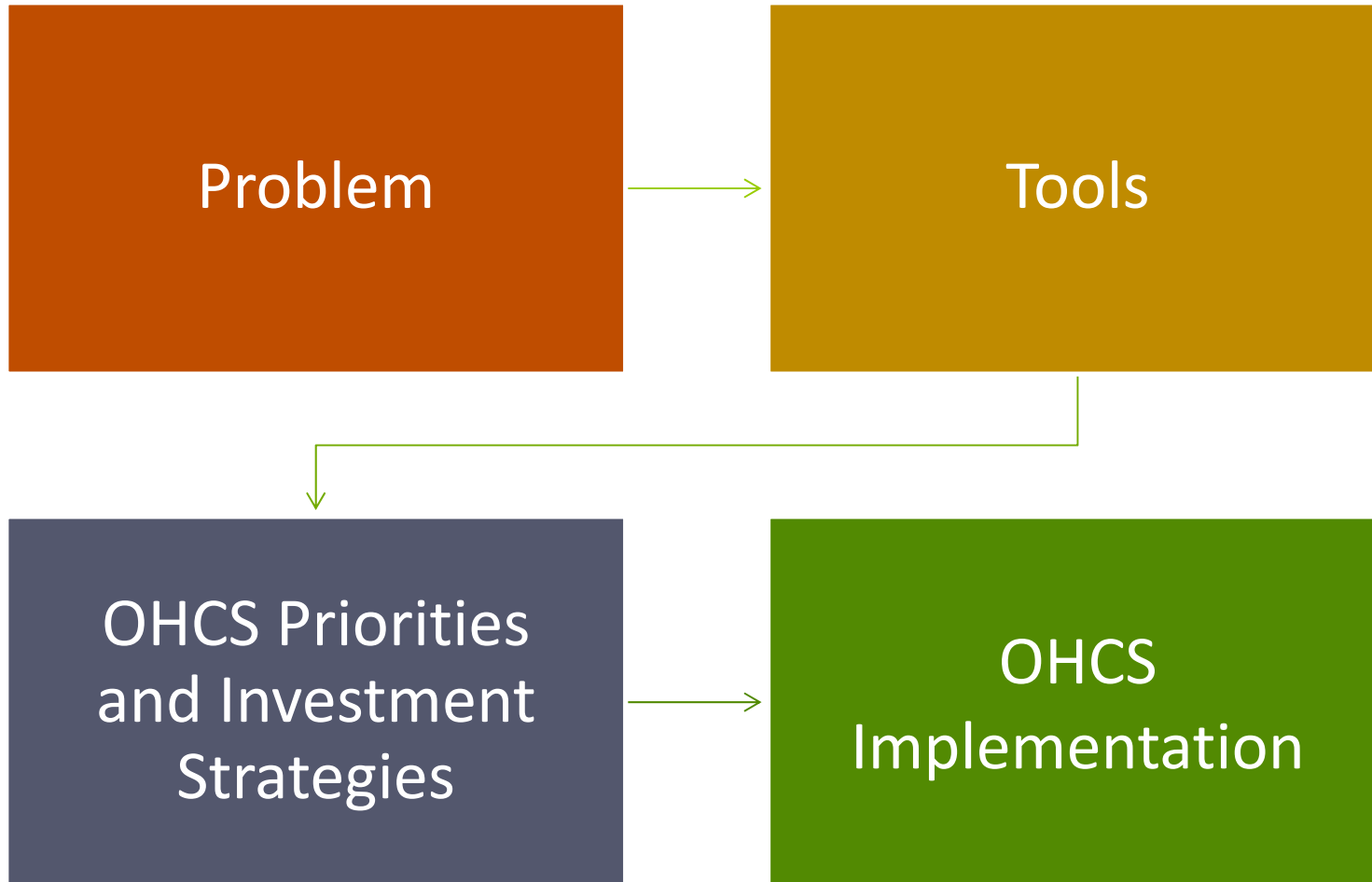
Statewide Housing Plan



Oregon Housing and Community Services



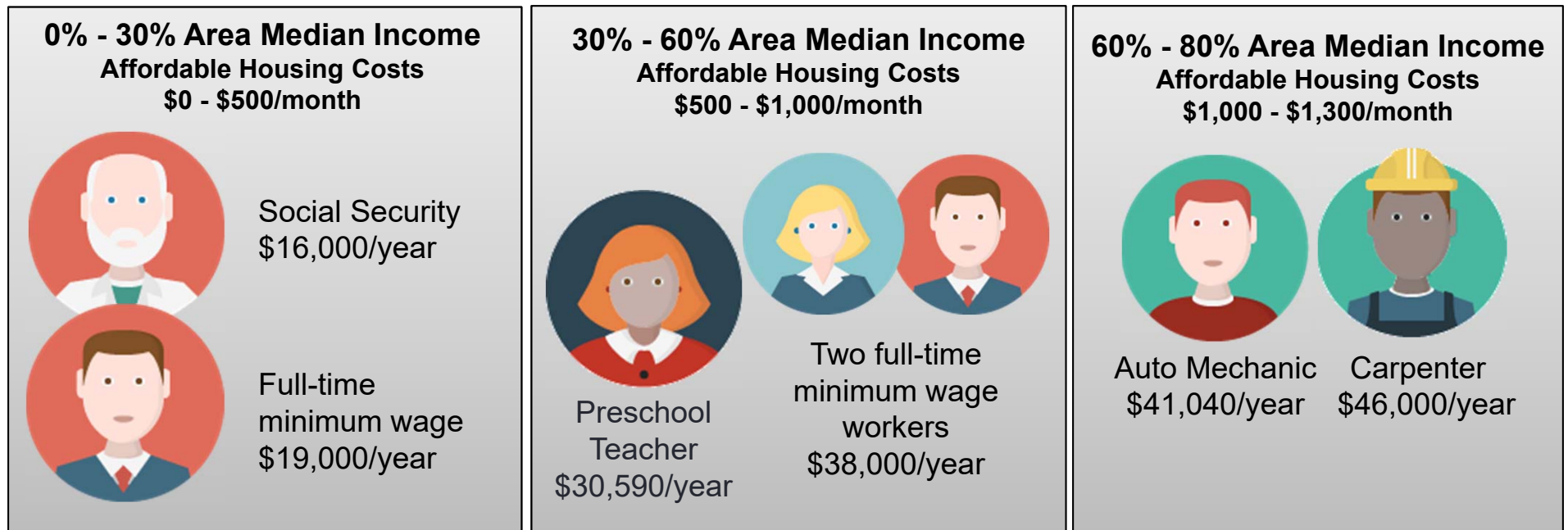
Statewide Housing Plan



Defining Affordability

Affordable housing: 30% or less of gross income spent on housing.

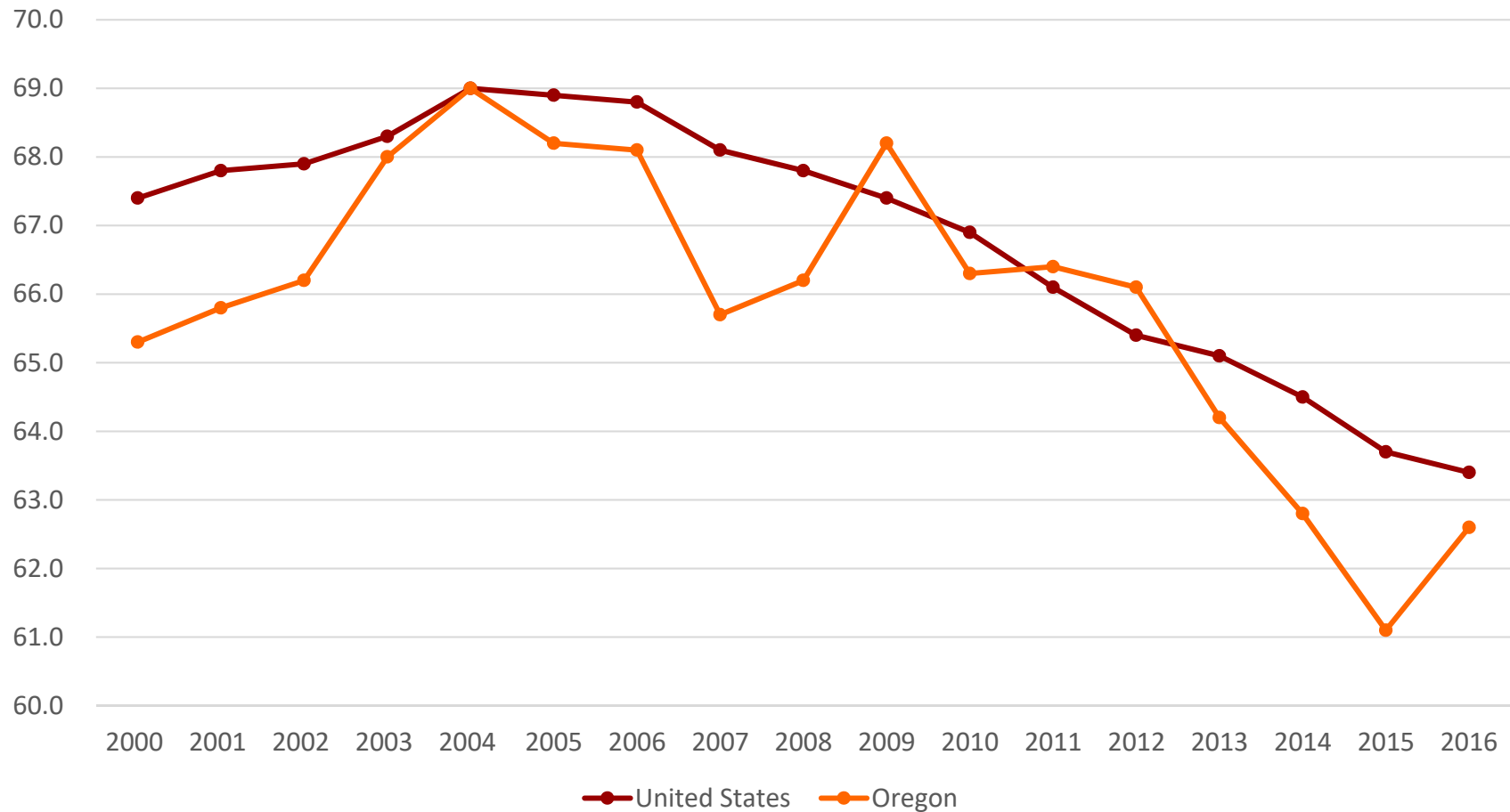
\$1,619 median rent for a home in Oregon



Source: Oregon Bureau of Labor and Statistics and Zillow Rent Estimates



Homeownership Rates, 2000-2016

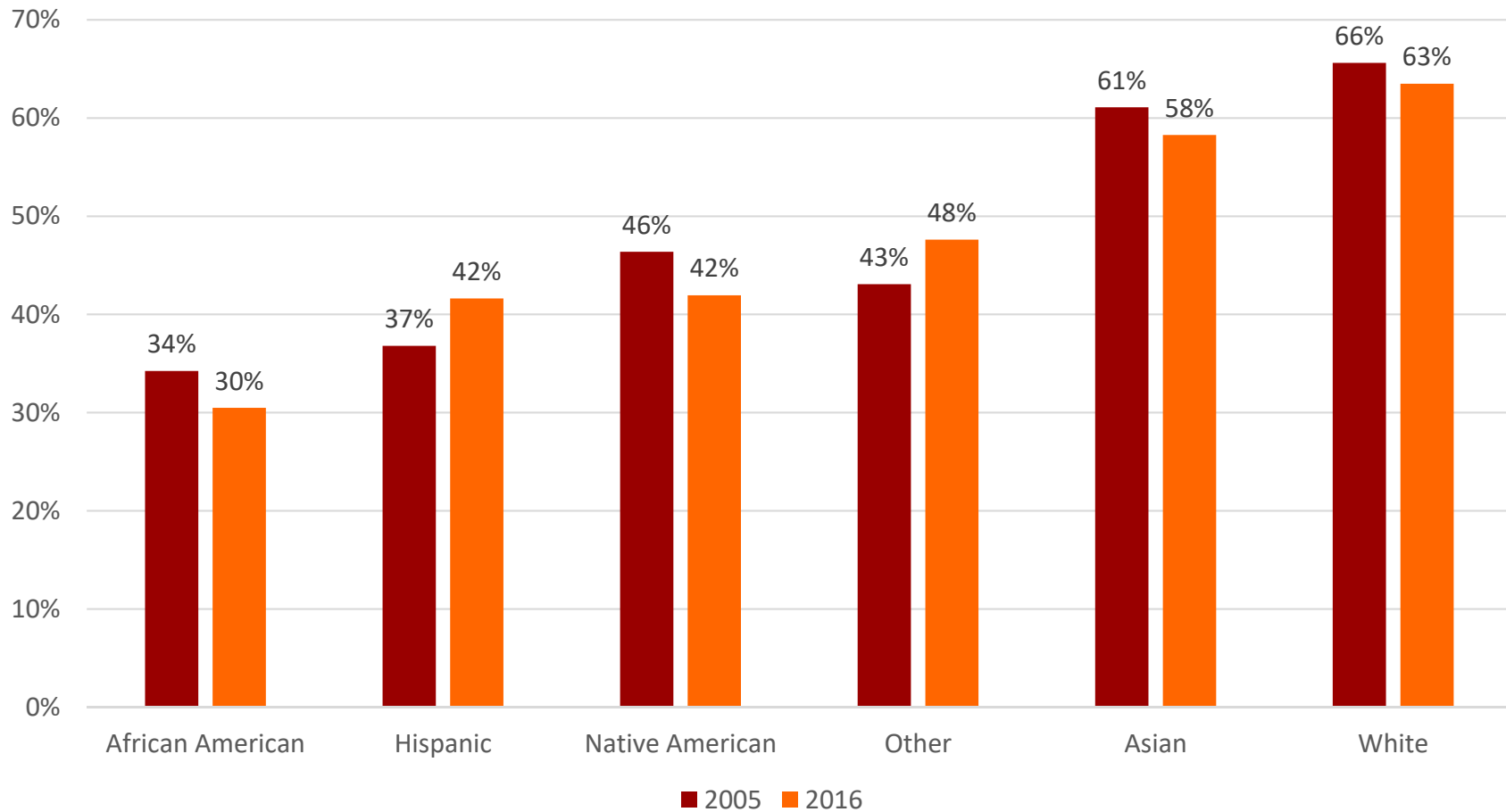


Source: U.S. Census Bureau, Housing Vacancy Survey

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Homeownership Rates by Race and Ethnicity

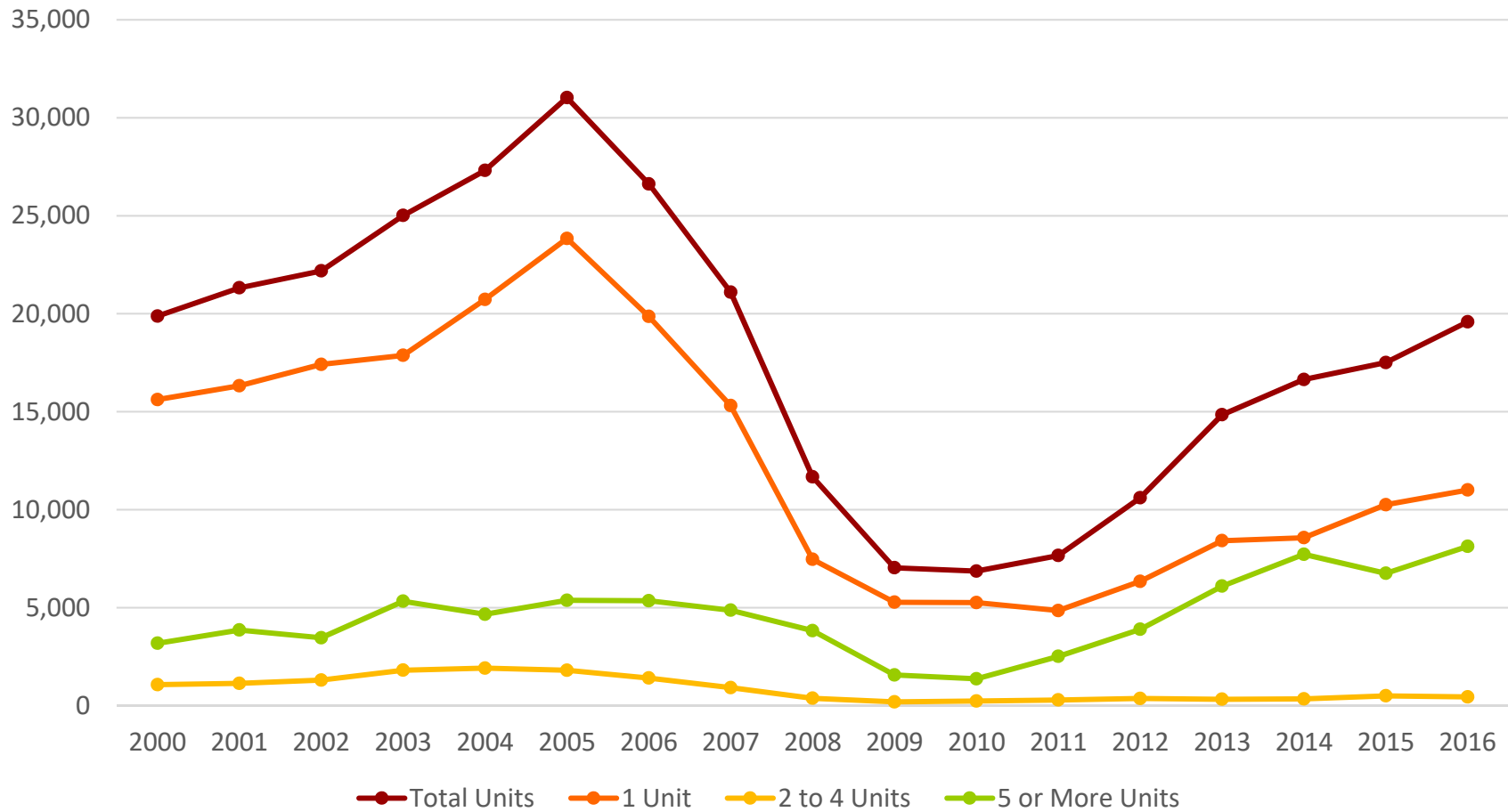


Source: U.S. Census Bureau, American Community Survey

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New Residential Permits 2000-2016

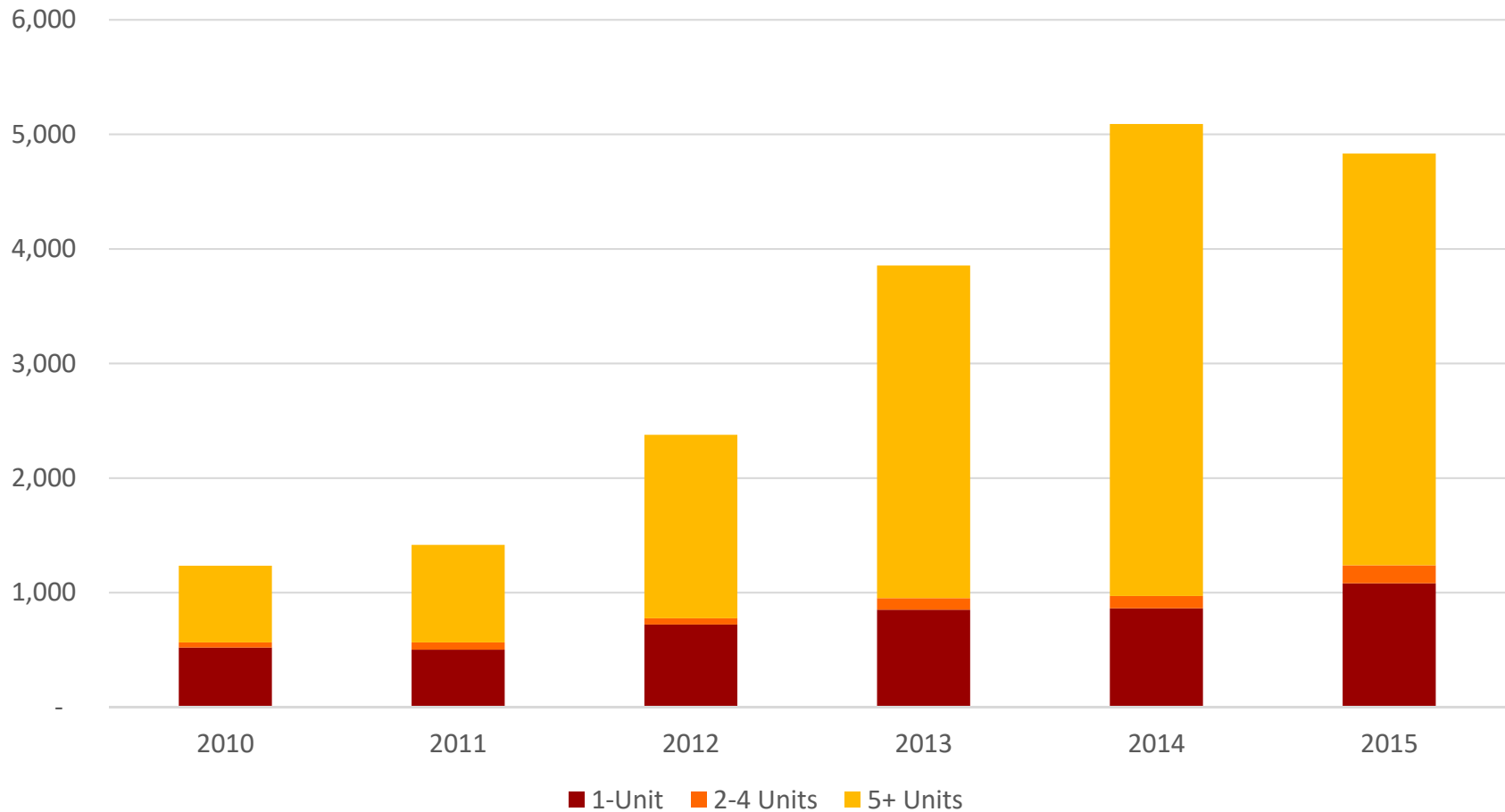


Source: U.S. Census Bureau, Building Permit Survey

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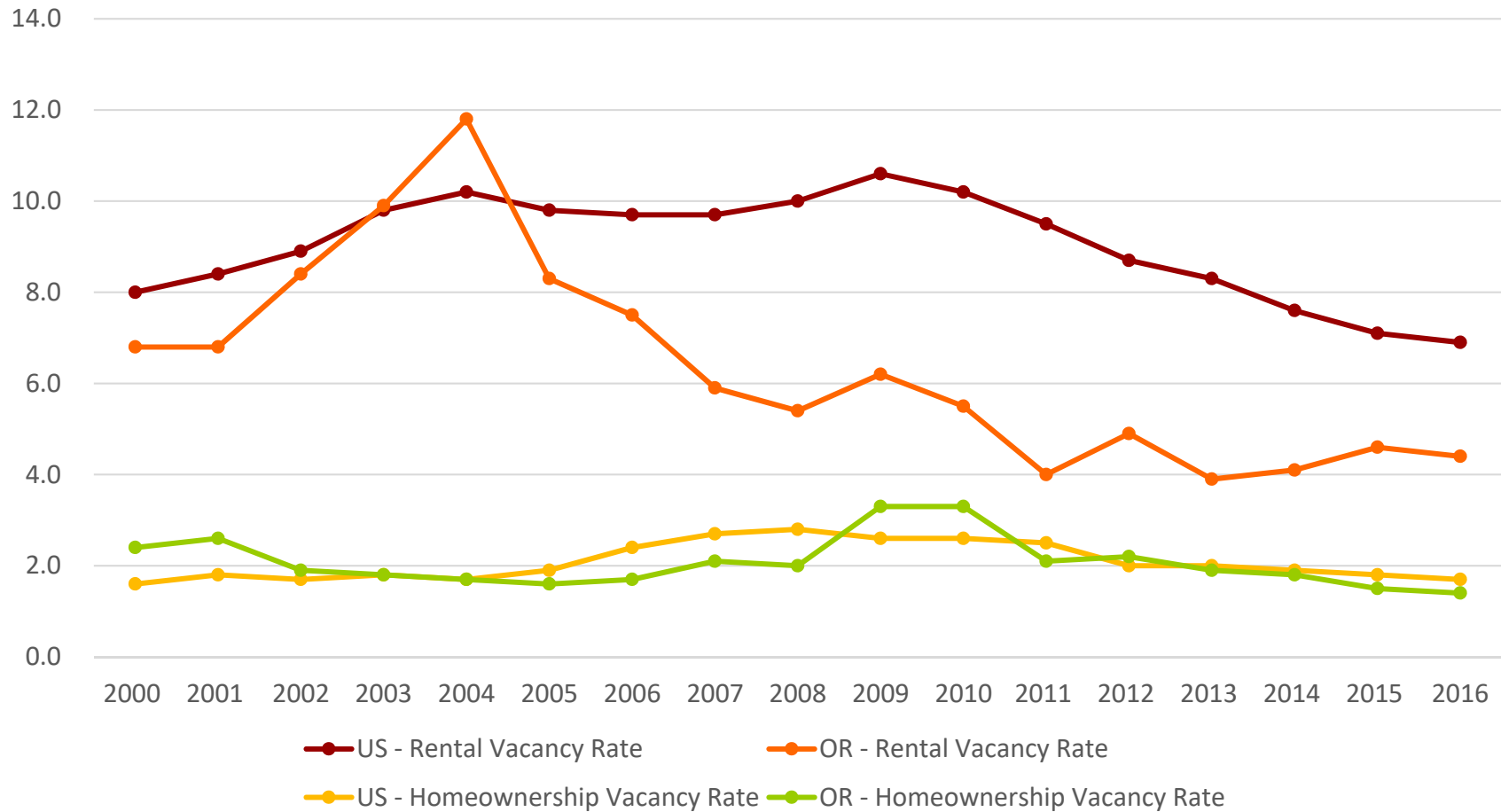
Building Permits in Multnomah County



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Vacancy Rates, 2000-2016

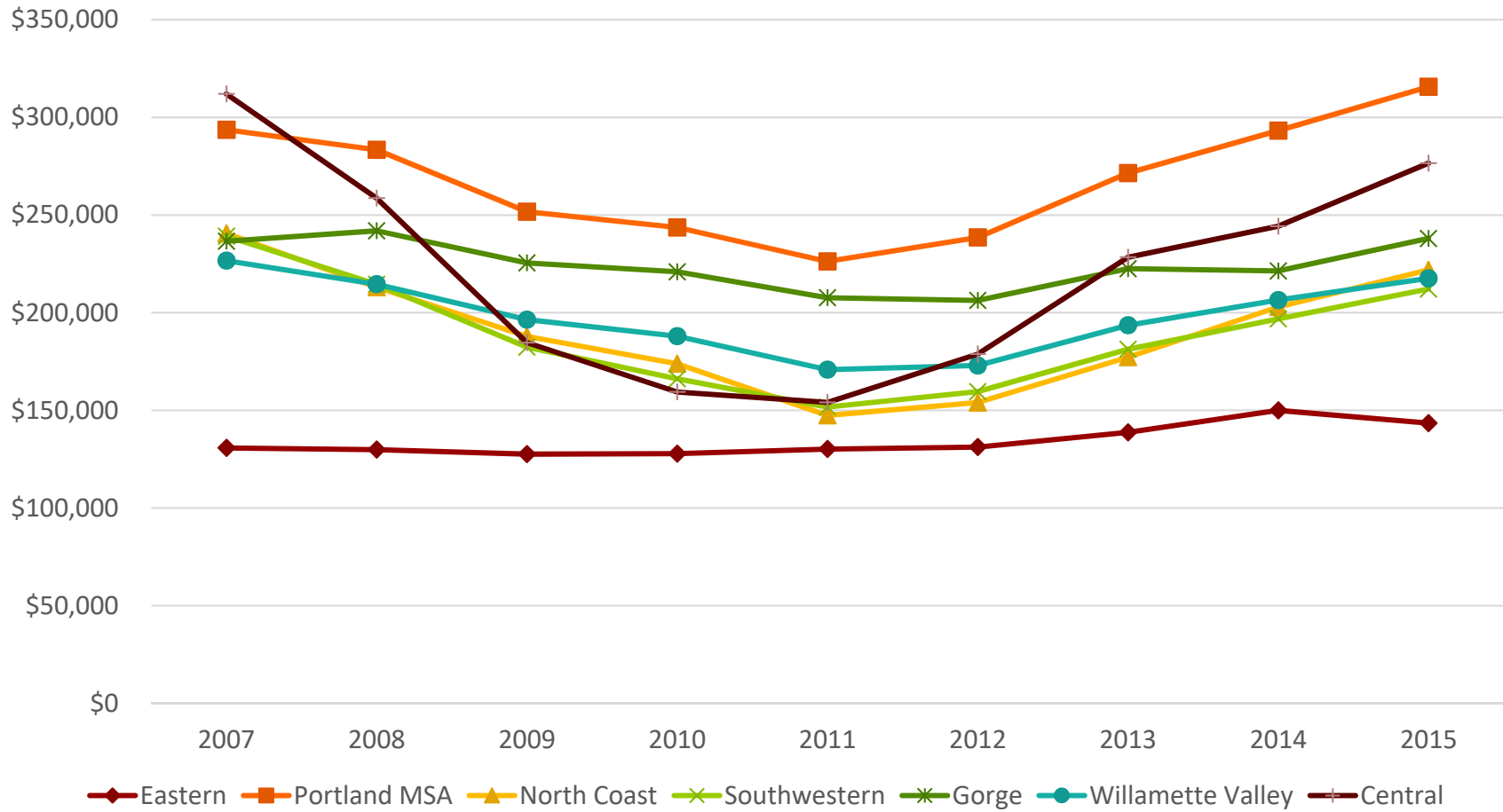


Source: U.S. Census Bureau, Housing Vacancy Survey

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Annual Median Home Sales Price, 2007-2015



Source: Data from RMLS Administrators

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Ten States with largest median rent increases

State	Median Rent: January 2013	Median Rent: January 2017	% Change: 2013 to 2017
Oregon	\$1,242	\$1,619	30%
Maine	\$996	\$1,281	29%
Colorado	\$1,405	\$1,800	28%
California	\$1,911	\$2,396	25%
Idaho	\$931	\$1,165	25%
New York	\$1,769	\$2,192	24%
Massachusetts	\$1,758	\$2,167	23%
Washington	\$1,383	\$1,694	22%
Montana	\$1,000	\$1,218	22%
Hawaii	\$1,968	\$2,390	21%

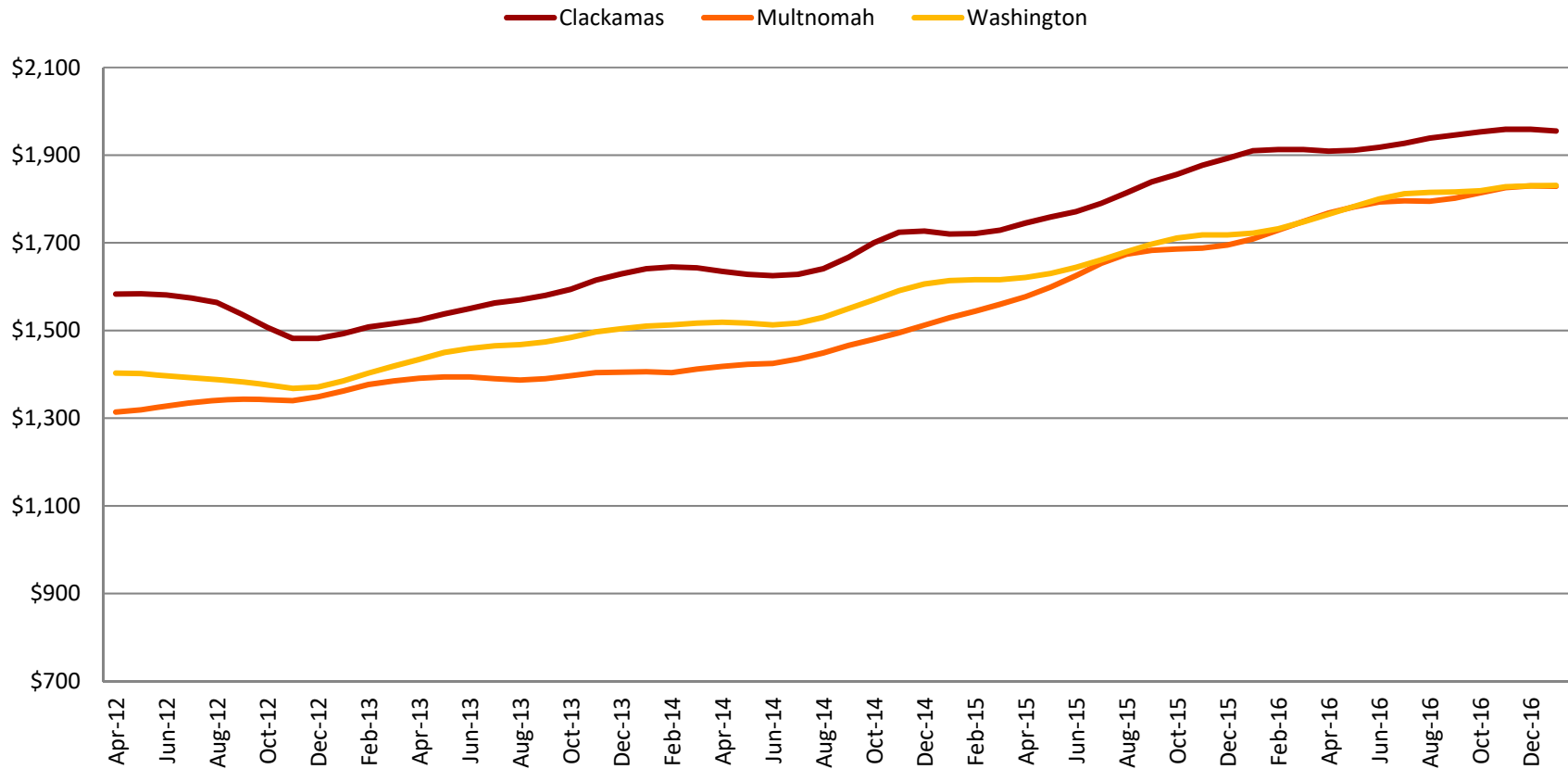
Source: Zillow Rent Index

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Monthly Median Rents, Oregon and Nationally (November 2010- January 2017)

Median Rents, Portland Metro Area

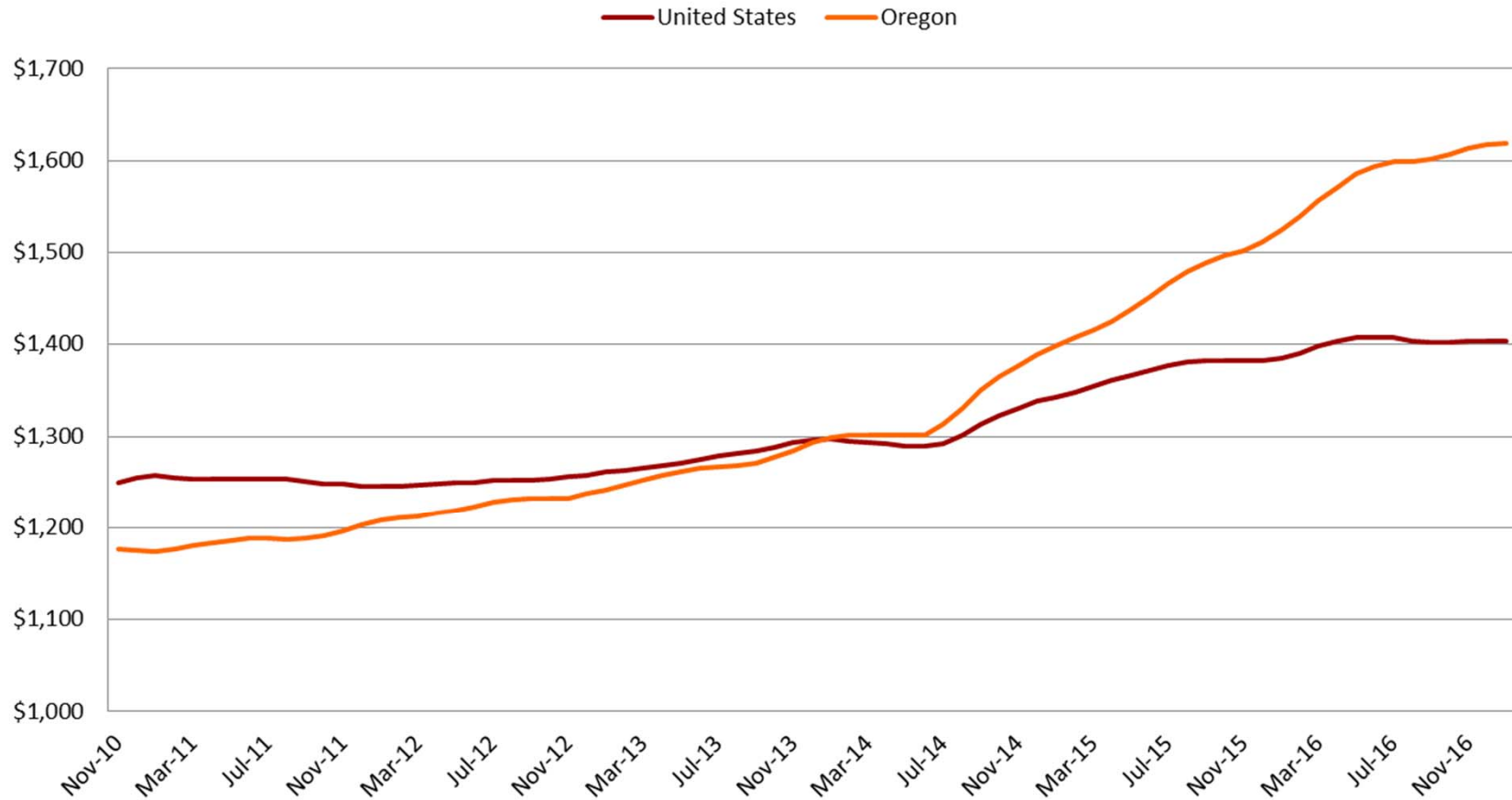


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Monthly Median Rents (Nov. 2010 to Jan. 2017)

Median Rents, Oregon and the U.S.

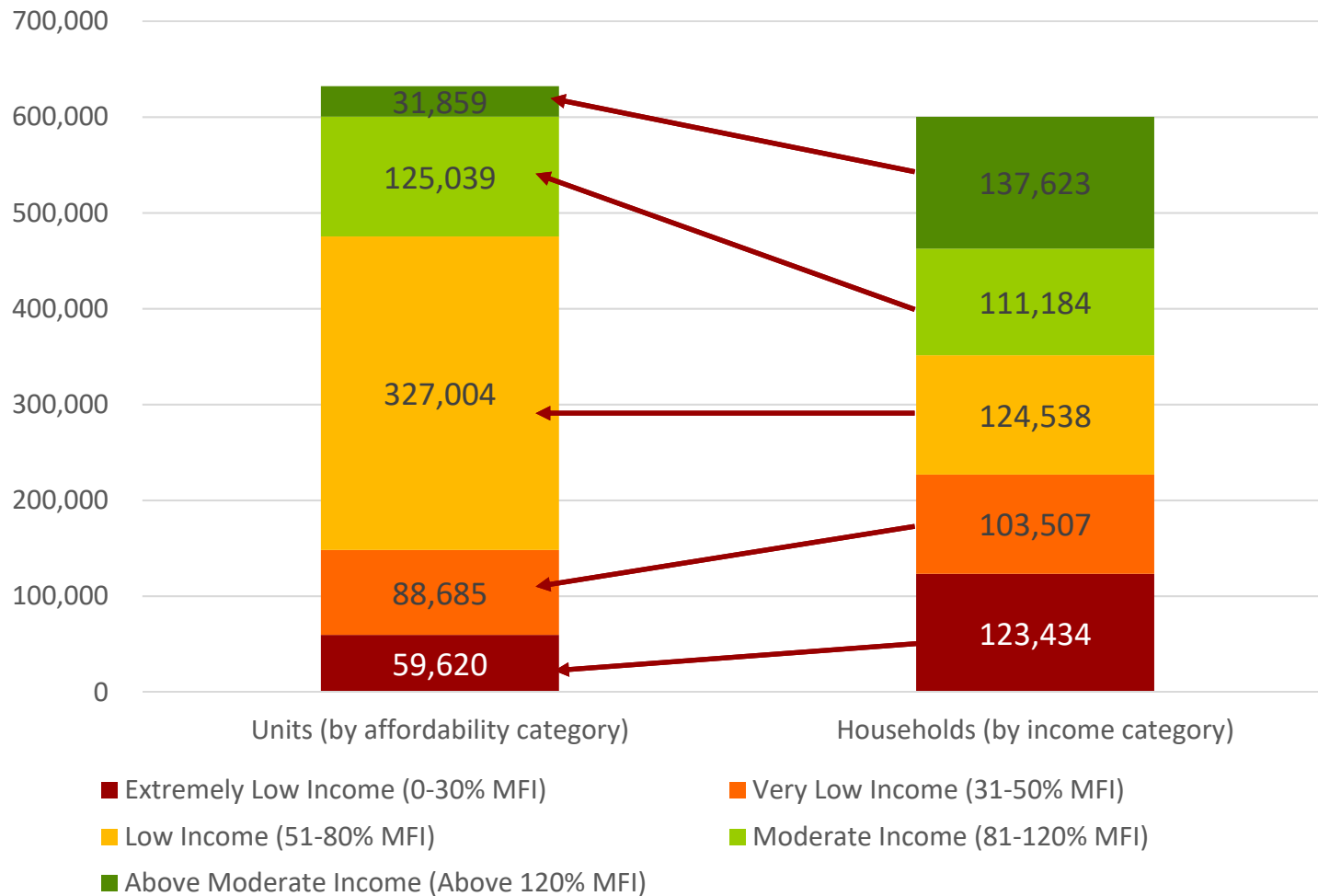


Source: Zillow Rent Index

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Mismatch of Units and Renters by Affordability, 2015



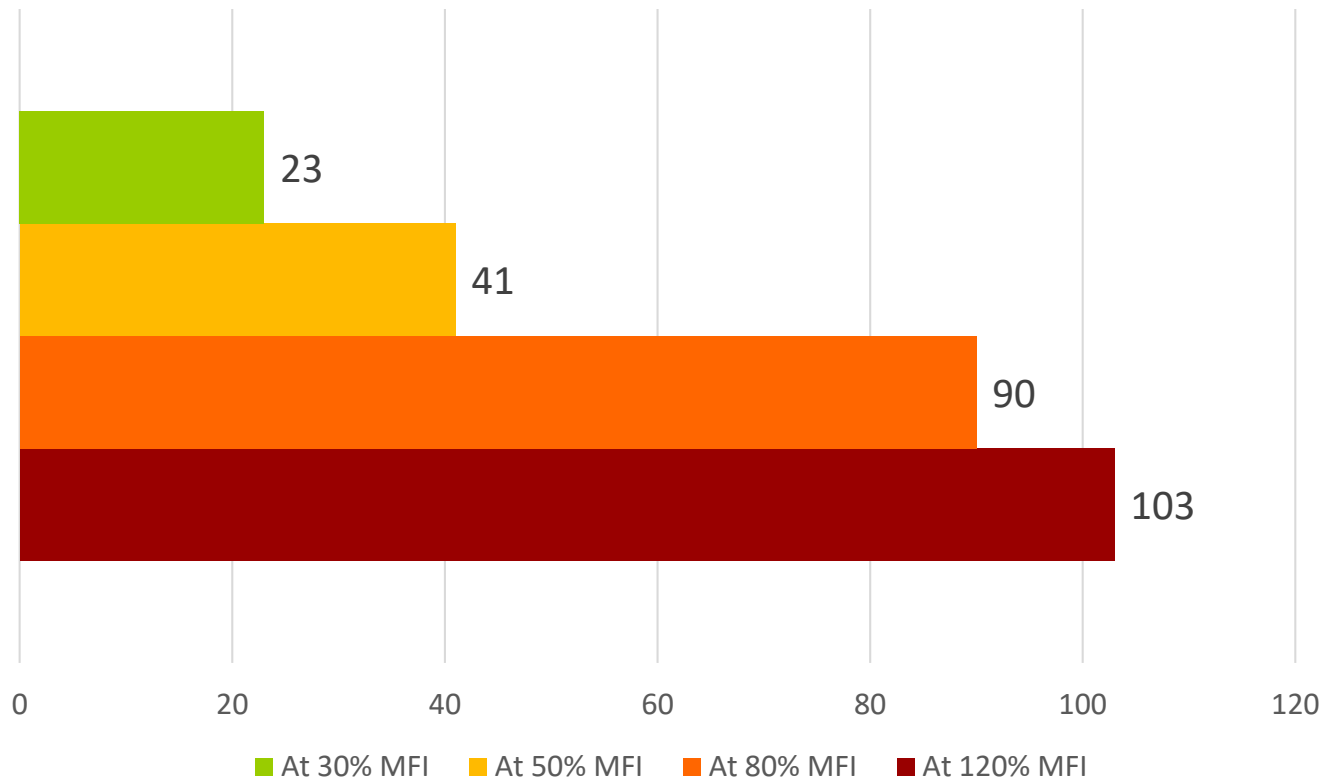
Source: OHCS Analysis of 2015 ACS Microdata (based on methodology created by NLIHC)

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Availability of Affordable Rental Homes

Affordable and Available Rental Homes per 100 Renter Households, 2015

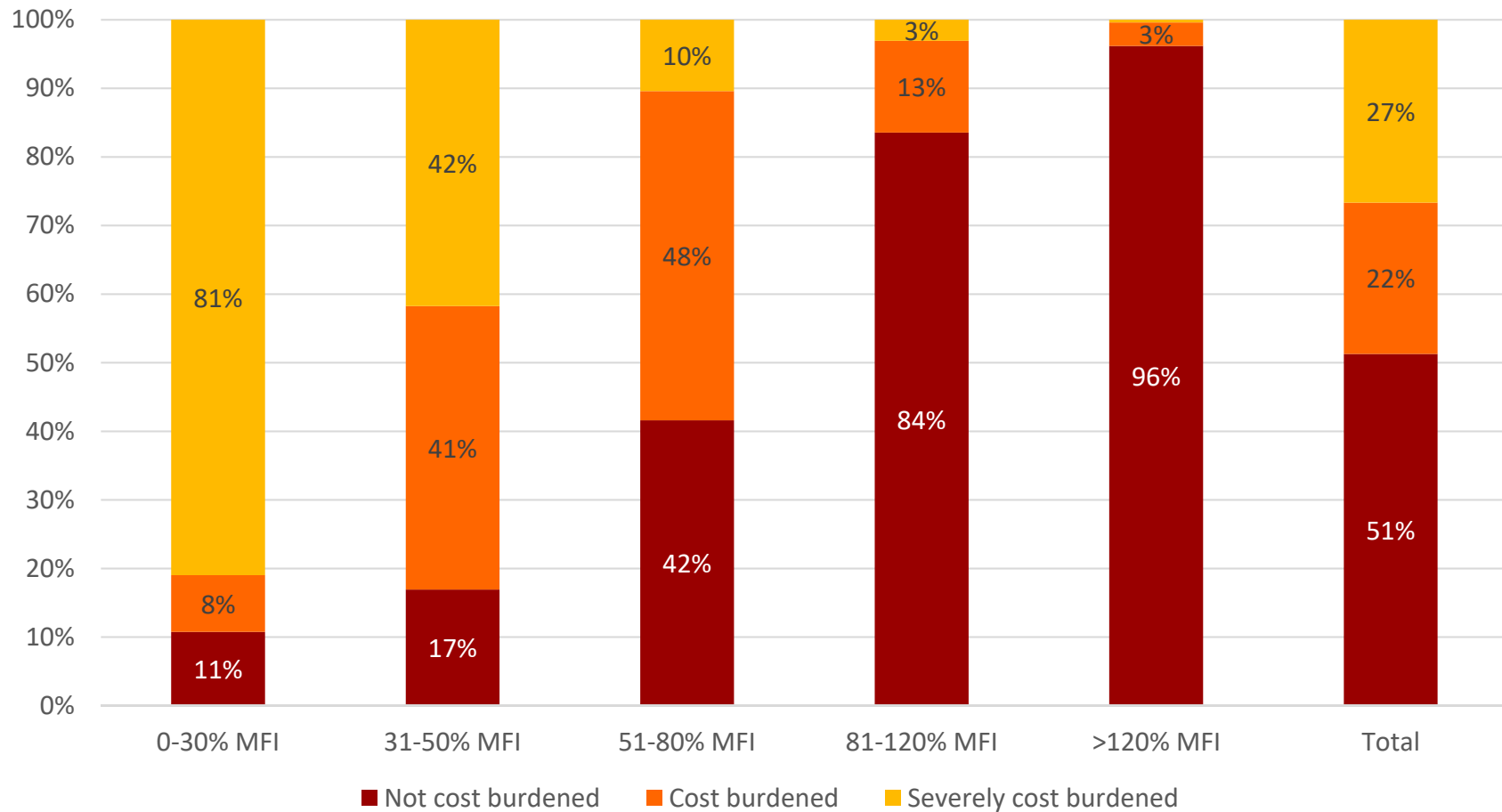


Source: OHCS Analysis of 2015 ACS Microdata (based on methodology created by NLIHC)

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Rent Burden, 2015



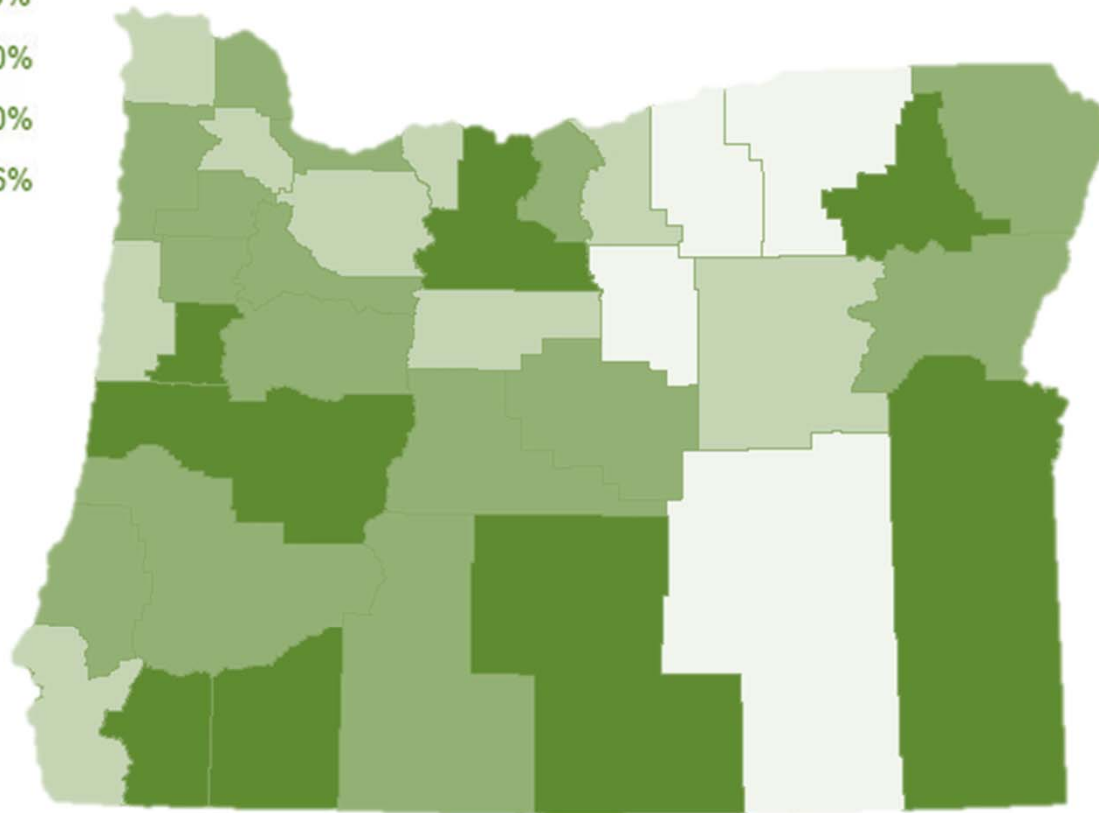
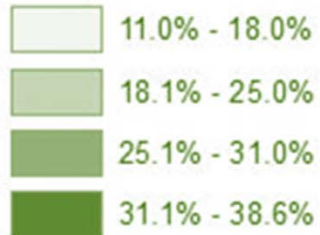
Source: OHCS Analysis of 2015 ACS Microdata (based on methodology created by NLIHC)

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Rent Burden

Percent of Renters with Severe Rent Burdens (50% +)



150,000 renter households are currently “severely rent burdened”, meaning they spend more than half of their income on housing.

Source: U.S. Census Bureau, American Community Survey

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Manufactured homes

290,194

residents or roughly

8%

live in

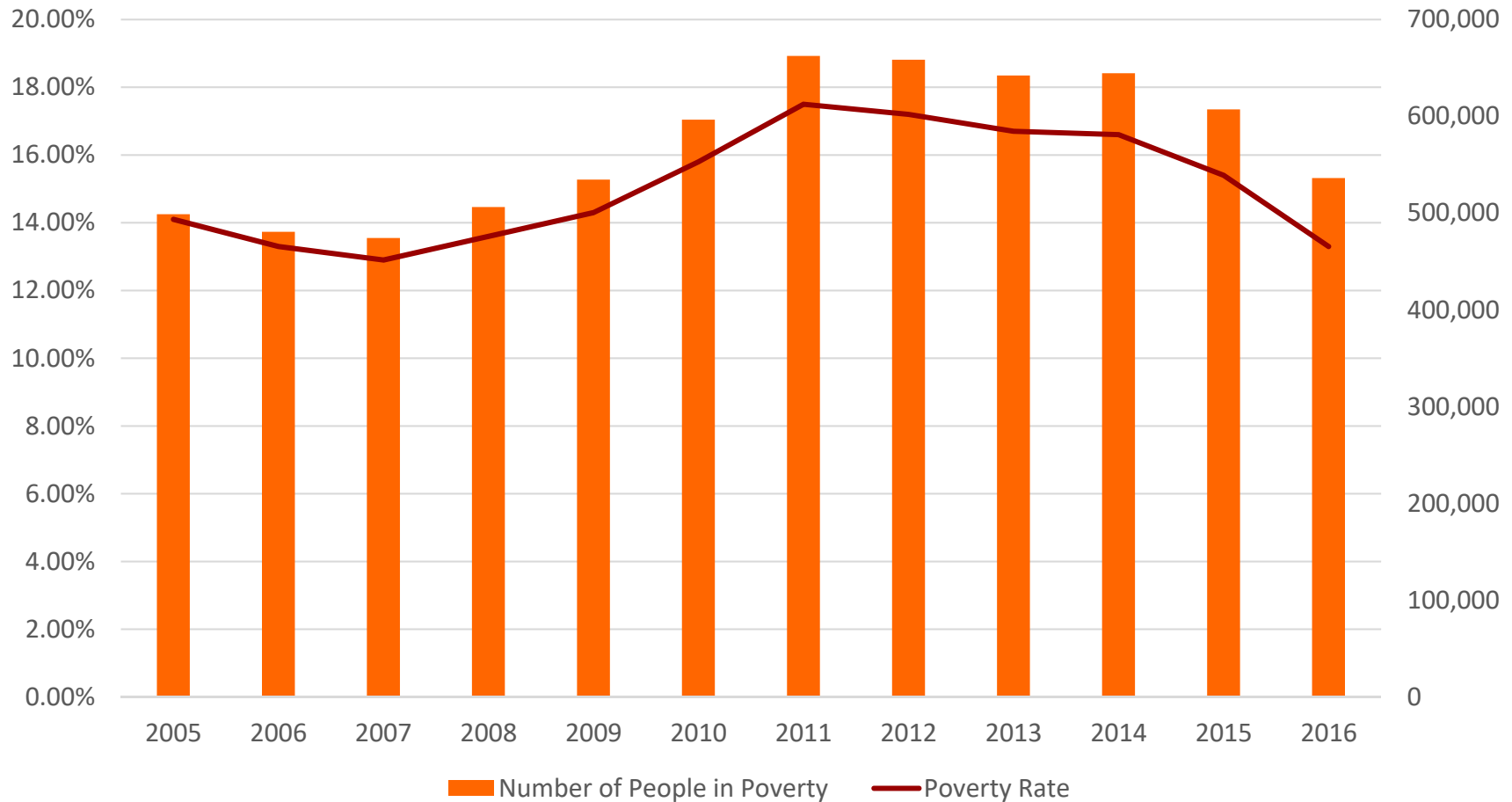
139,127

manufactured homes
in Oregon

**This is comparable to
the share of
manufactured homes
nationwide**



Poverty in Oregon, 2005-2016

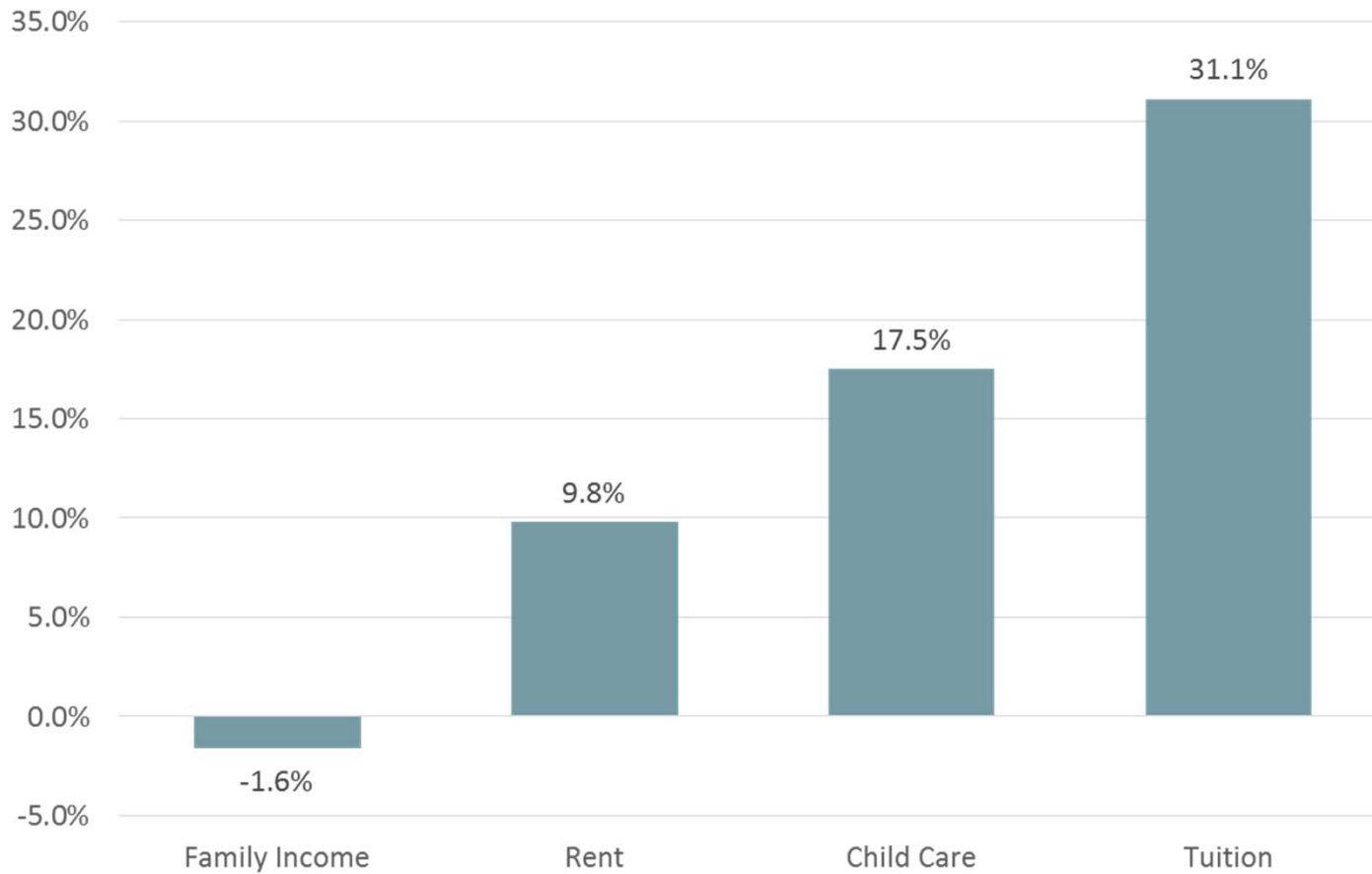


Source: U.S. Census Bureau, American Community Survey

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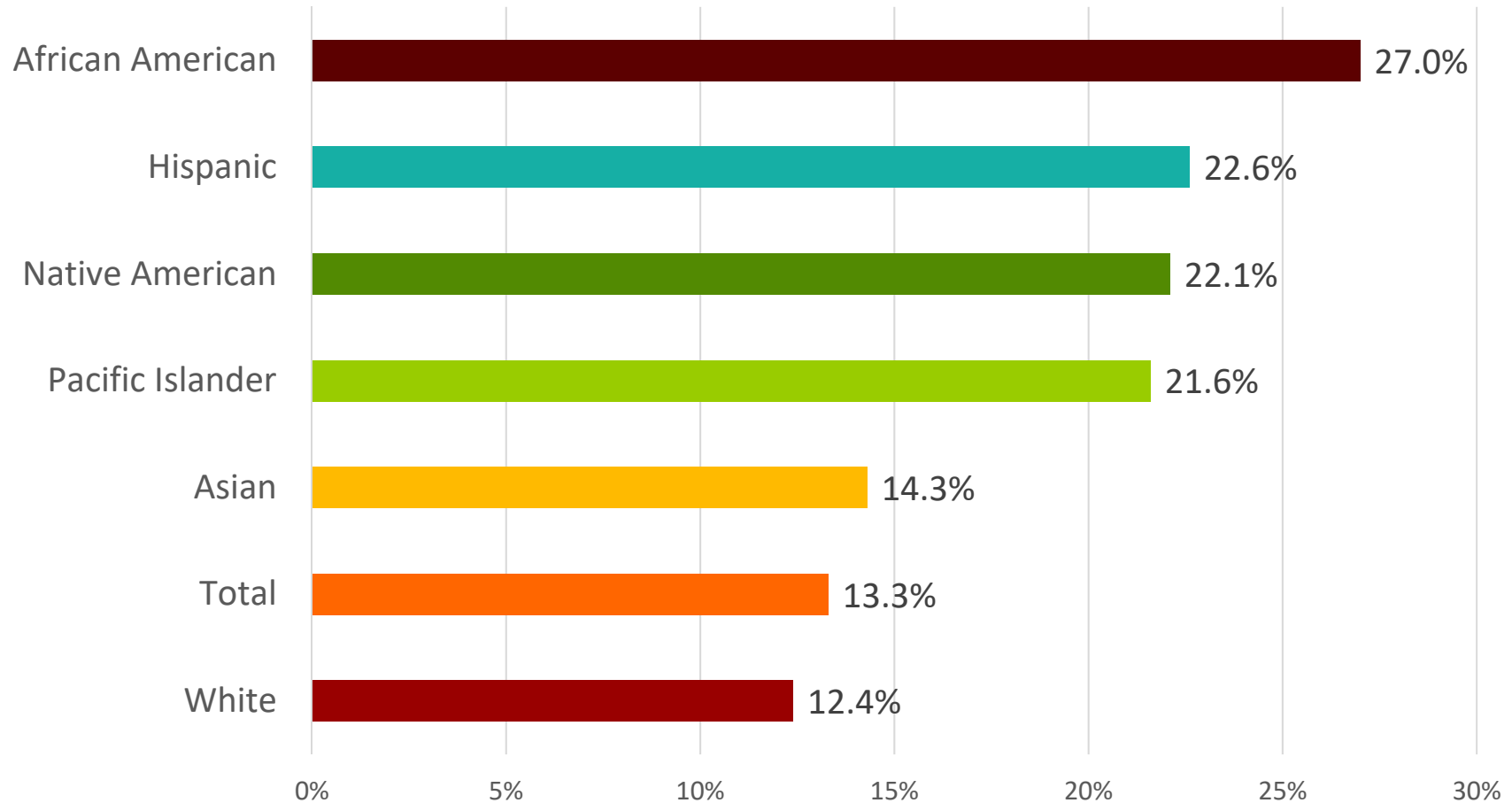
Incomes Stagnant While Expenses Rise Inflation – Adjusted Change 2008- 2015



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Poverty Rates, by Race and Ethnicity, 2016



Source: U.S. Census Bureau, American Community Survey

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Self-Sufficiency Standard for Select Counties and Family Types, 2014

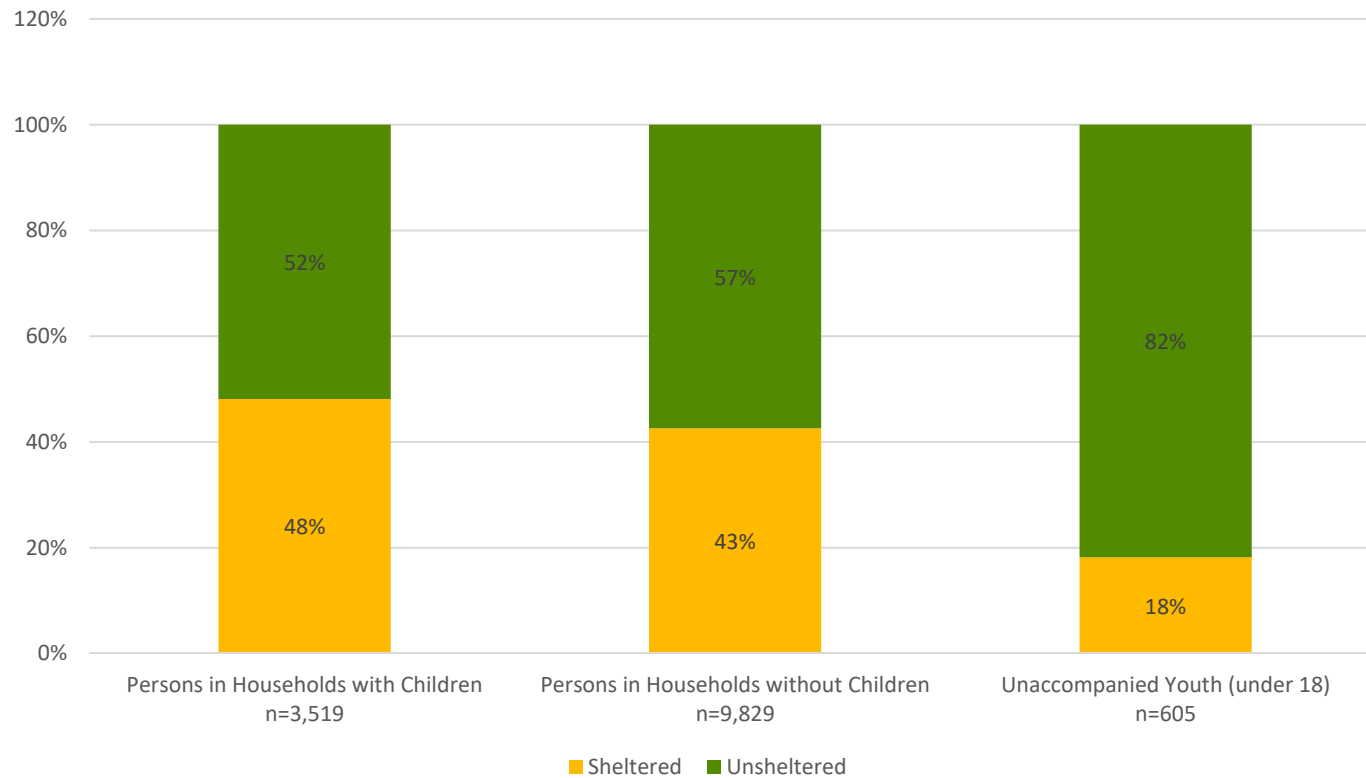
	One Adult	One Adult One Preschooler	One Adult One Preschooler One School-Age	Two Adults One Preschooler One School-Age
Clackamas	\$24,469	\$47,211	\$57,515	\$65,490
Deschutes	\$20,631	\$40,088	\$46,963	\$49,572
Jackson	\$19,728	\$37,497	\$37,691	\$47,587
Klamath	\$19,264	\$27,477	\$33,192	\$41,817
Lane	\$19,892	\$43,125	\$52,950	\$60,005
Marion	\$19,642	\$31,149	\$34,432	\$43,779
Multnomah	\$19,993	\$47,037	\$60,025	\$65,027
Umatilla	\$18,377	\$28,436	\$34,423	\$43,134
Washington	\$24,353	\$47,571	\$58,017	\$65,800

Source: The Center for Women's Welfare, The Self-Sufficiency Standard for Oregon



Point-in-Time Data on Homelessness

2017 Homelessness by Household Type based on Point-in-Time Count



Source: Point-in-Time data from Continuums of Care

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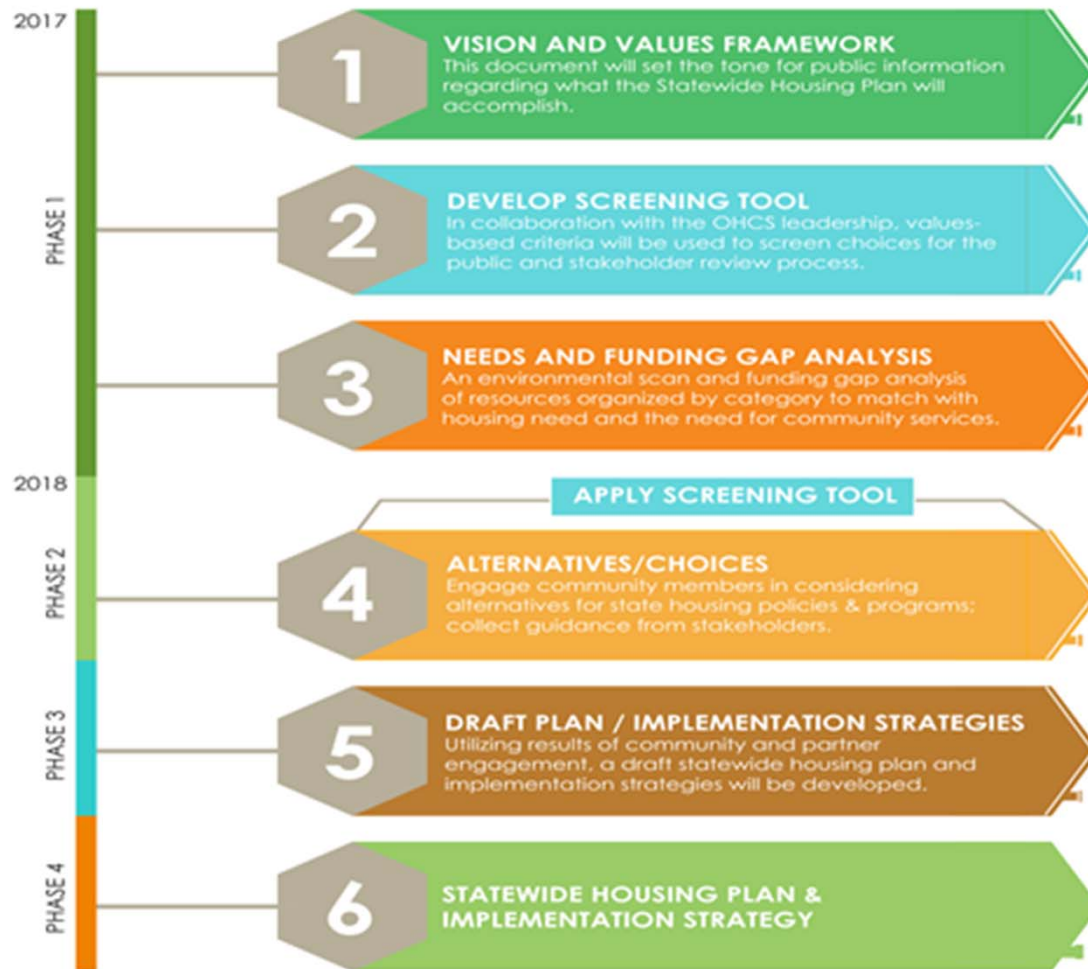
The Process

The Statewide Housing Plan will be developed using the following principles:

- *Equity*
- *Collaboration*
- *Compassion*
- *Effectiveness*
- *Innovation*



The Plan Development Process



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Next Steps

2017

- Continue outreach and review data with partners
- Complete Environmental Scan and Gap Analysis

2018

- Engage community members in considering investment alternatives
- Draft plan

