



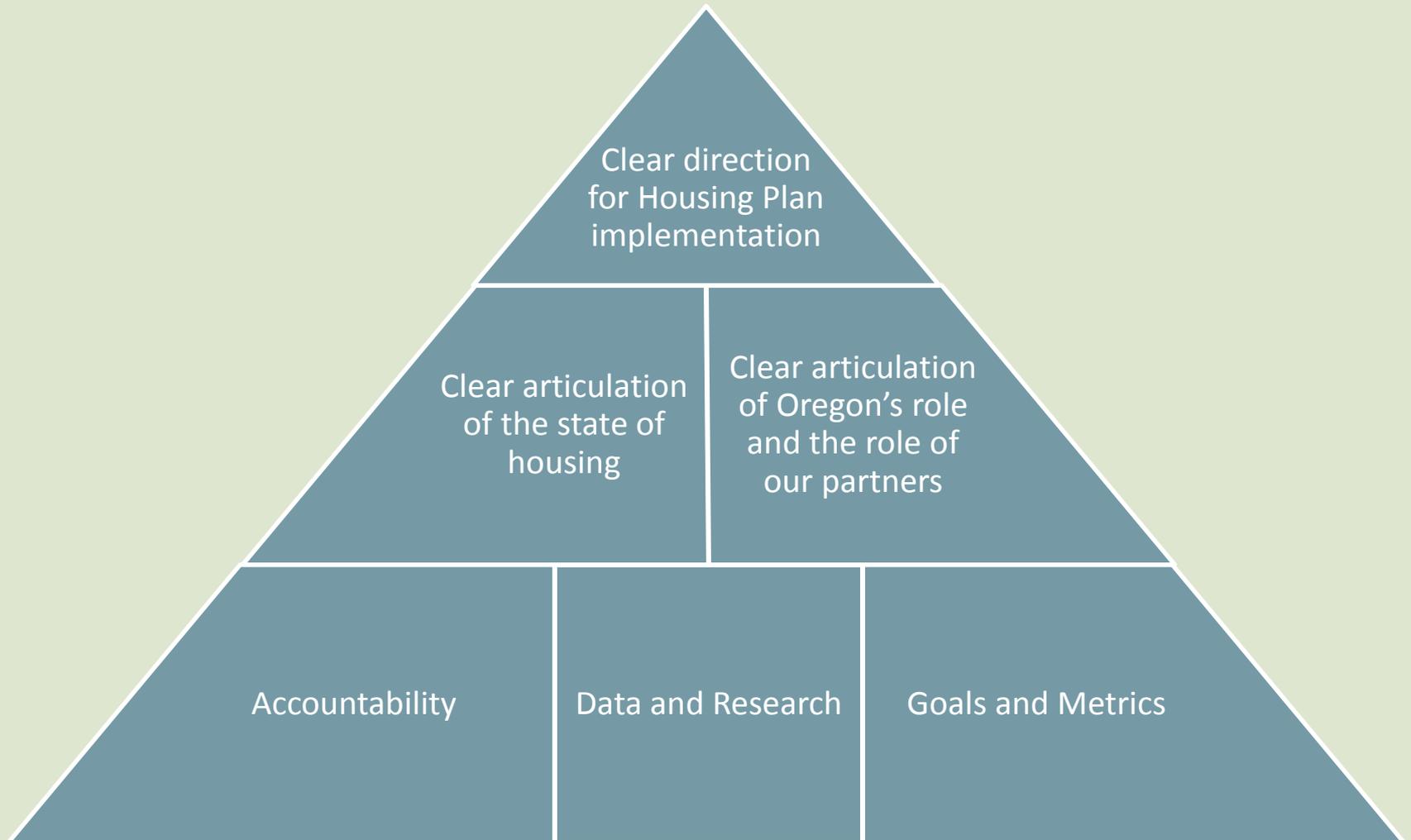
UPDATE ON THE
OREGON STATE HOUSING PLAN

PRESENTED TO: HOUSING STABILITY COUNCIL

PRESENTED BY:
MEGAN BOLTON AND SHOSHANAH OPPENHEIM

STATE HOUSING PLAN
ORS 456.572

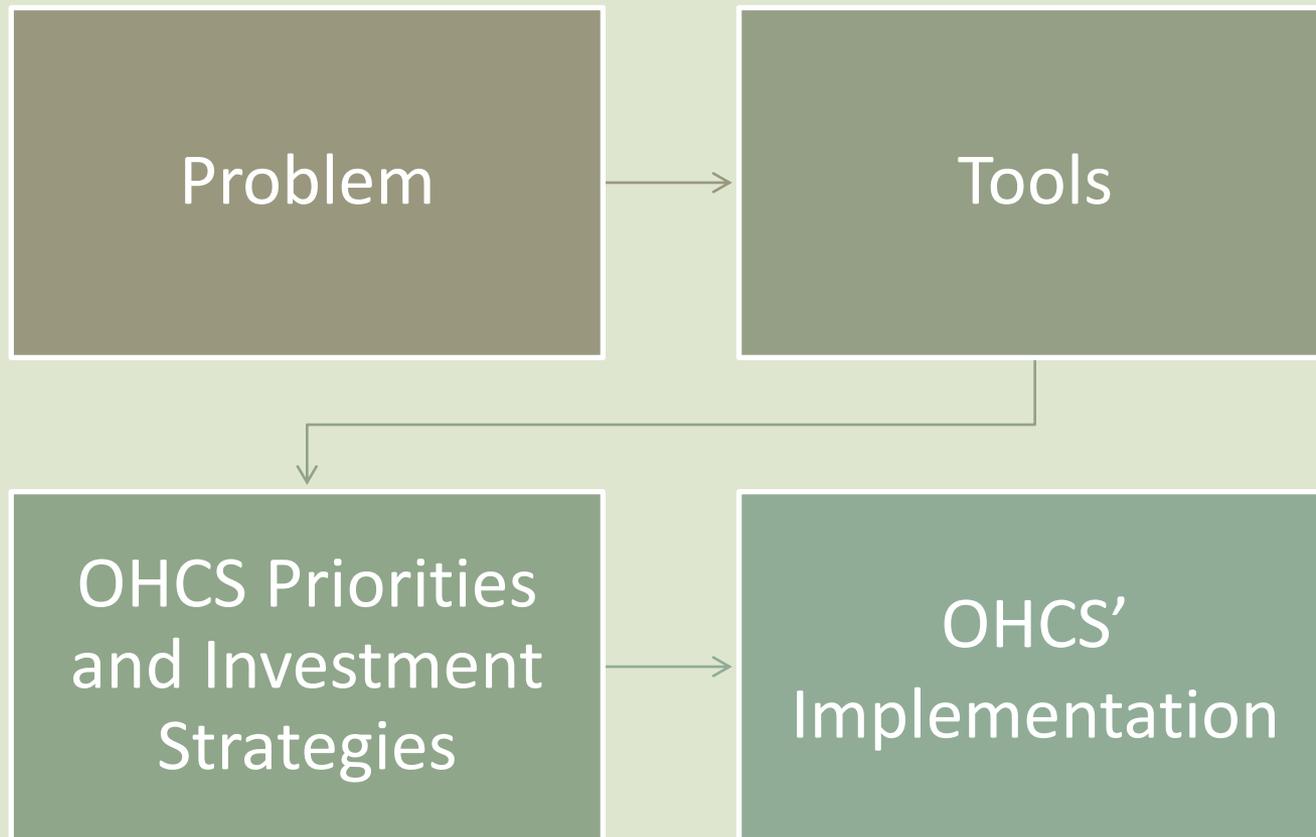
FOUNDATION OF THE STATE HOUSING PLAN



APPROACH

- Five year look based on review of the needs and conditions
- Alignment with other agencies
- Sets agency priorities
- Investment strategy supported by data and needs assessment
- Consider equitable outcomes, overcome barriers, reduce historic and instructional disparities

STATE HOUSING PLAN COMPONENTS



DEMOGRAPHIC INFORMATION, MARKET AND INVENTORY CONDITIONS

- Population trends
- Household composition
- Housing conditions
 - Data for age of buildings, lack of complete kitchens/plumbing, over crowding
- Inventory of assisted housing and public housing

MARKET ANALYSIS

DATA SOURCES

- Data sources used for the Market Analysis & Needs Assessment include:
 - American Community Survey
 - Decennial Census
 - Building Permits Survey
 - Housing Vacancy Survey
 - Local RMLS data
 - CoreLogic
 - Fair Market Rents
 - OHCS Inventory of Affordable Housing (compiled from 30+ sources)
 - Location Affordability Index
 - HUD's CHAS data

MARKET ANALYSIS OVERVIEW

- Population, Demographics, and Household Composition
- Housing Production
- Homeownership Rates; Foreclosure and Delinquency Rates
- Vacancy Rates
- Housing Values and Home Sales
- Rental Costs
- Housing Conditions

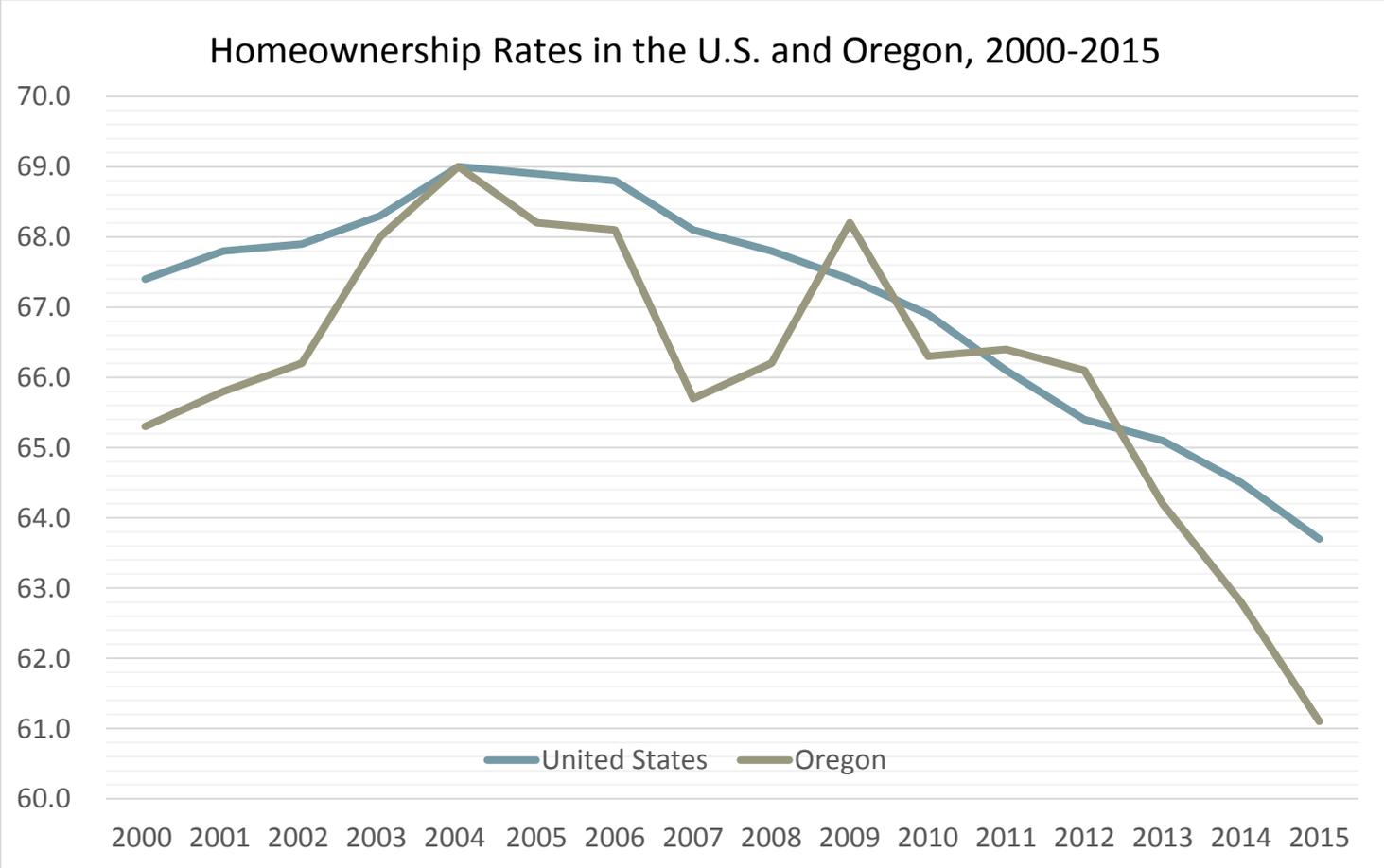
POPULATION DEMOGRAPHICS

- Oregon's population is now over 4 million, and was the 10th fastest growing state from 2014 to 2015.
 - More than three-fourths of growth due to migration
- Population is aging: 16% of population is over age 65, compared to 12.8% in 2000; expected to rise to 18.5% by 2020.
- Rate of growth among people of color was 63% from 2000 to 2014, compared to a growth rate of 7% among the white population.

HOUSEHOLD COMPOSITION

- Families make up 63% of all households, but families, especially married-couple families with children are declining.
- From 2000 to 2014, the number of married-couple families increased by 5%, while nonfamily households increased by 25%.
- Household growth practically came to a halt during the Great Recession as a result of:
 - High unemployment rates
 - High student debt
 - Tighter credit standards for obtaining a mortgage
 - Rising rents
- Recent estimates indicate household growth is on the rise due to strengthening economy.

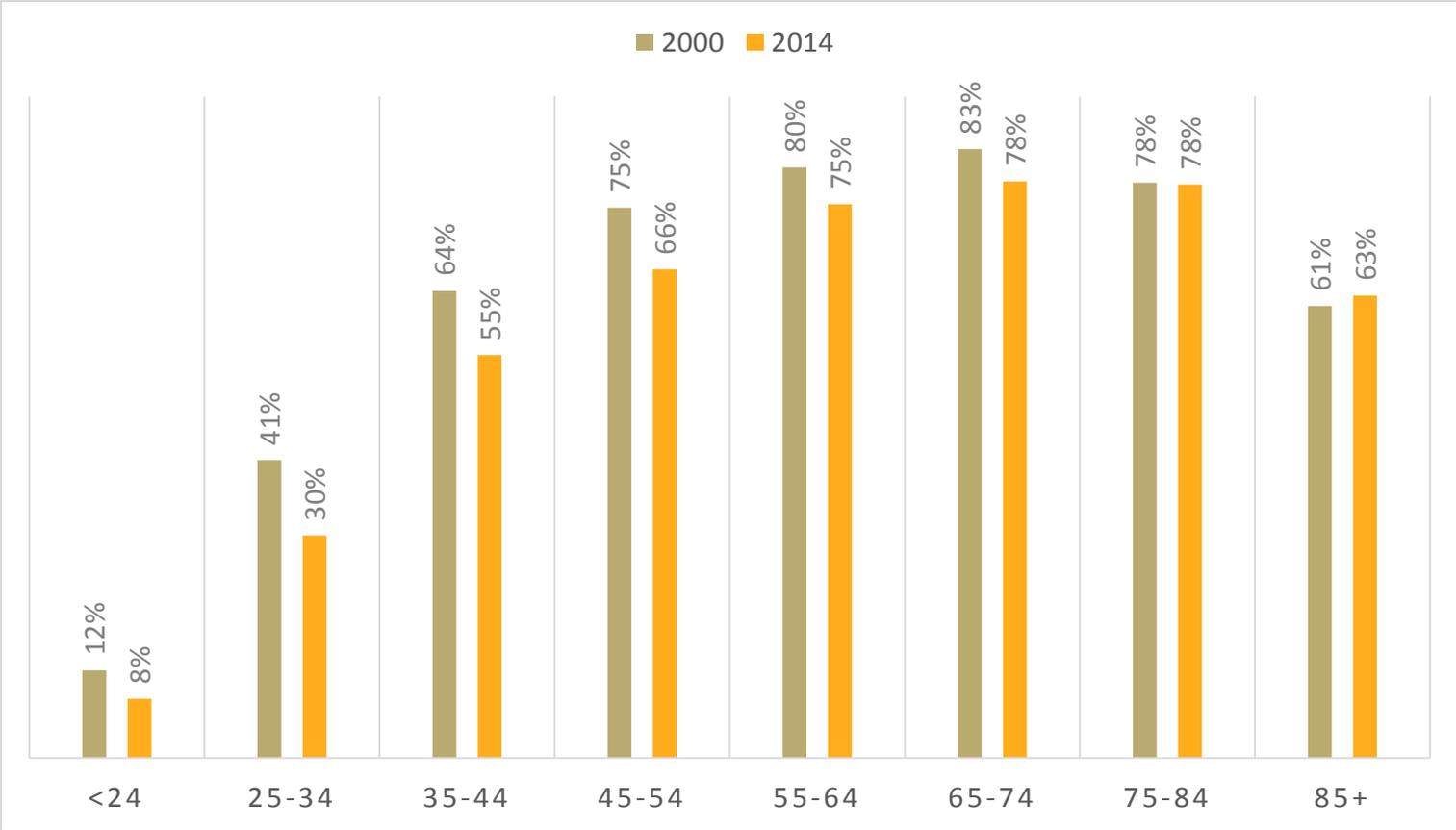
HOMEOWNERSHIP RATES DECLINING



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

HOMEOWNERSHIP RATES DECLINING AMONG MOST AGE GROUPS

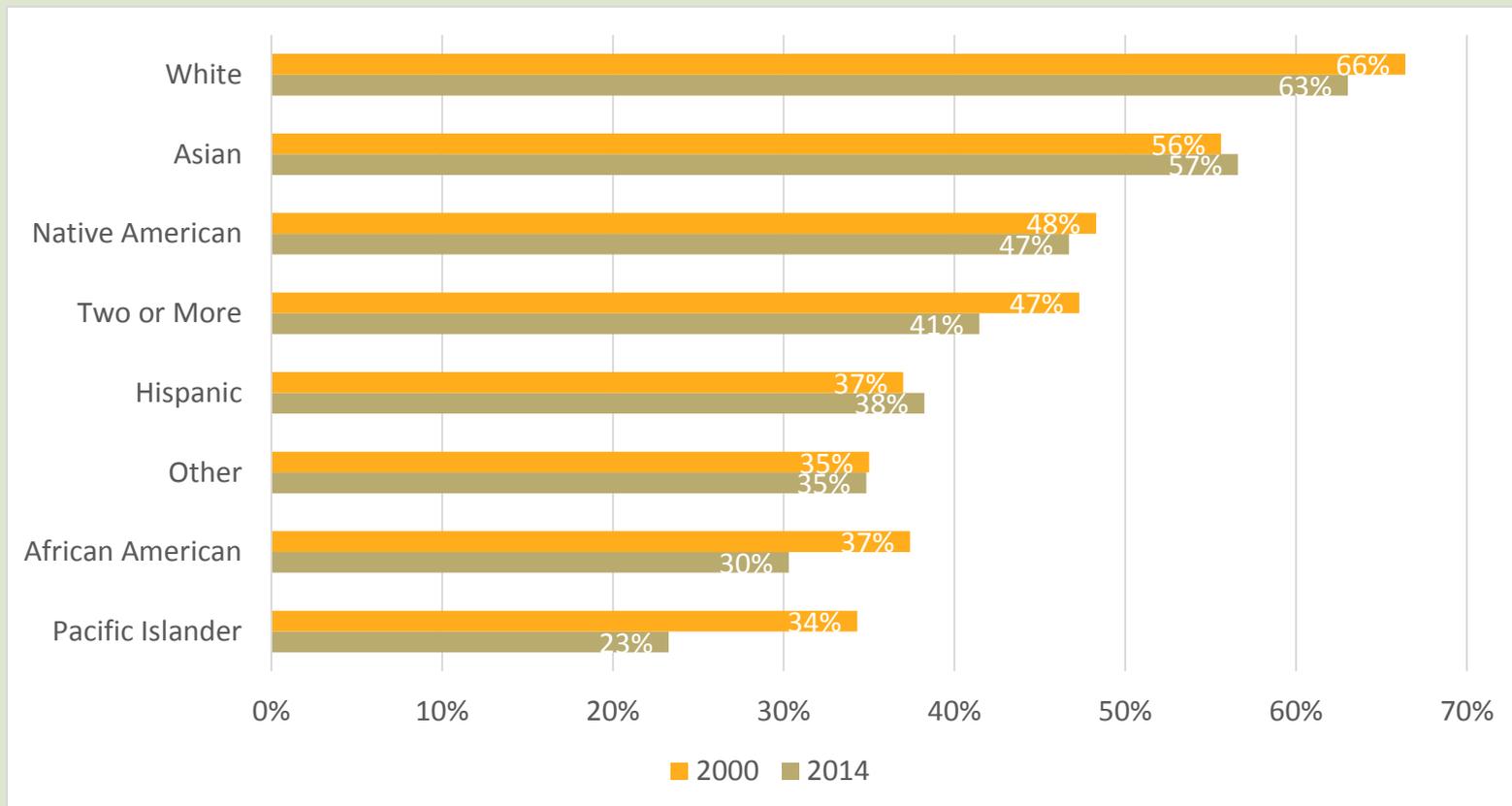
Homeownership Rates by Age of Householder, 2000 and 2014



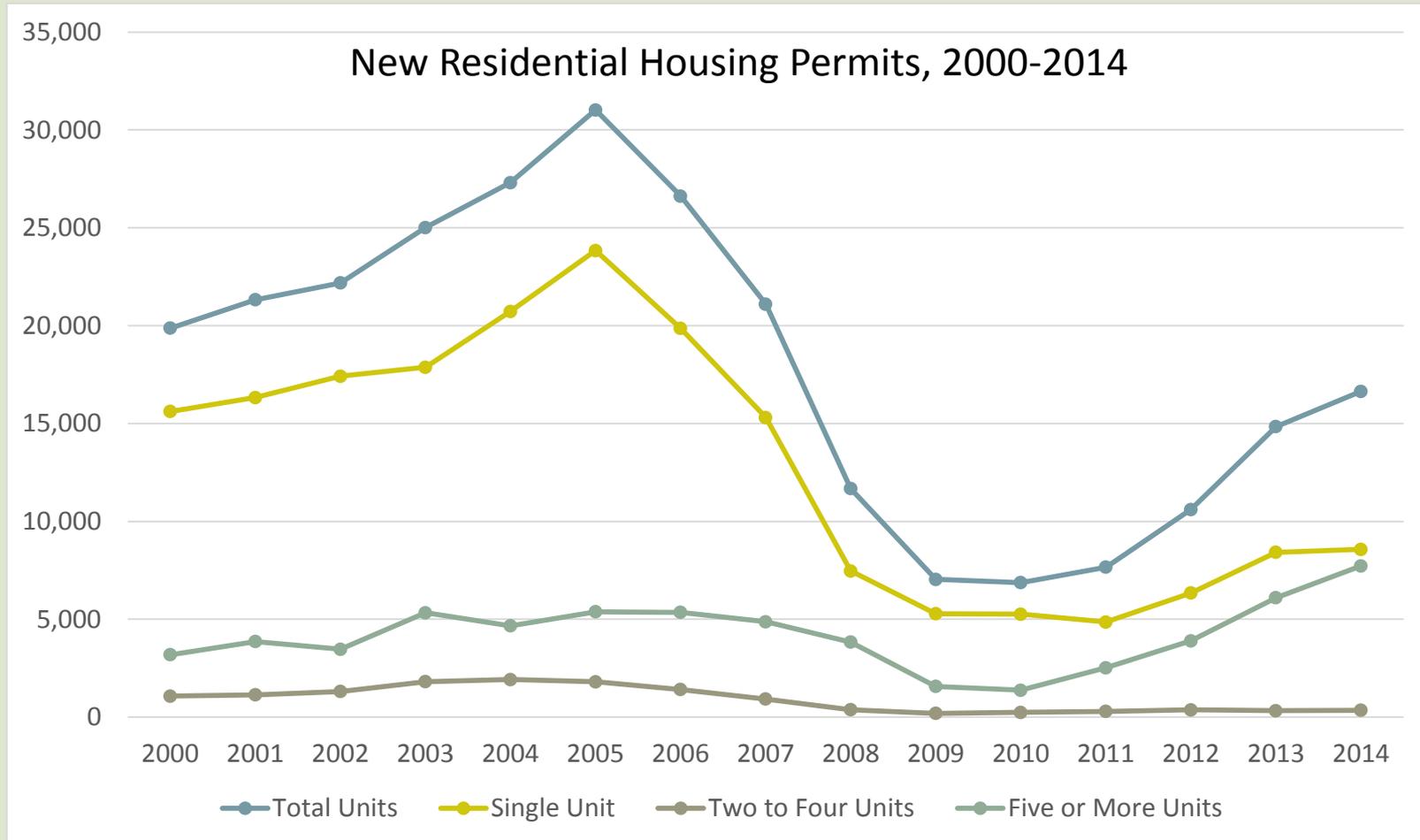
Source: U.S. Census Bureau – 2000 Decennial Census, 2014 1-Year American Community Survey estimates

HOMEOWNERSHIP RATES LOWER FOR PEOPLE OF COLOR

Homeownership Rates by Race & Ethnicity of Households, 2000 and 2014

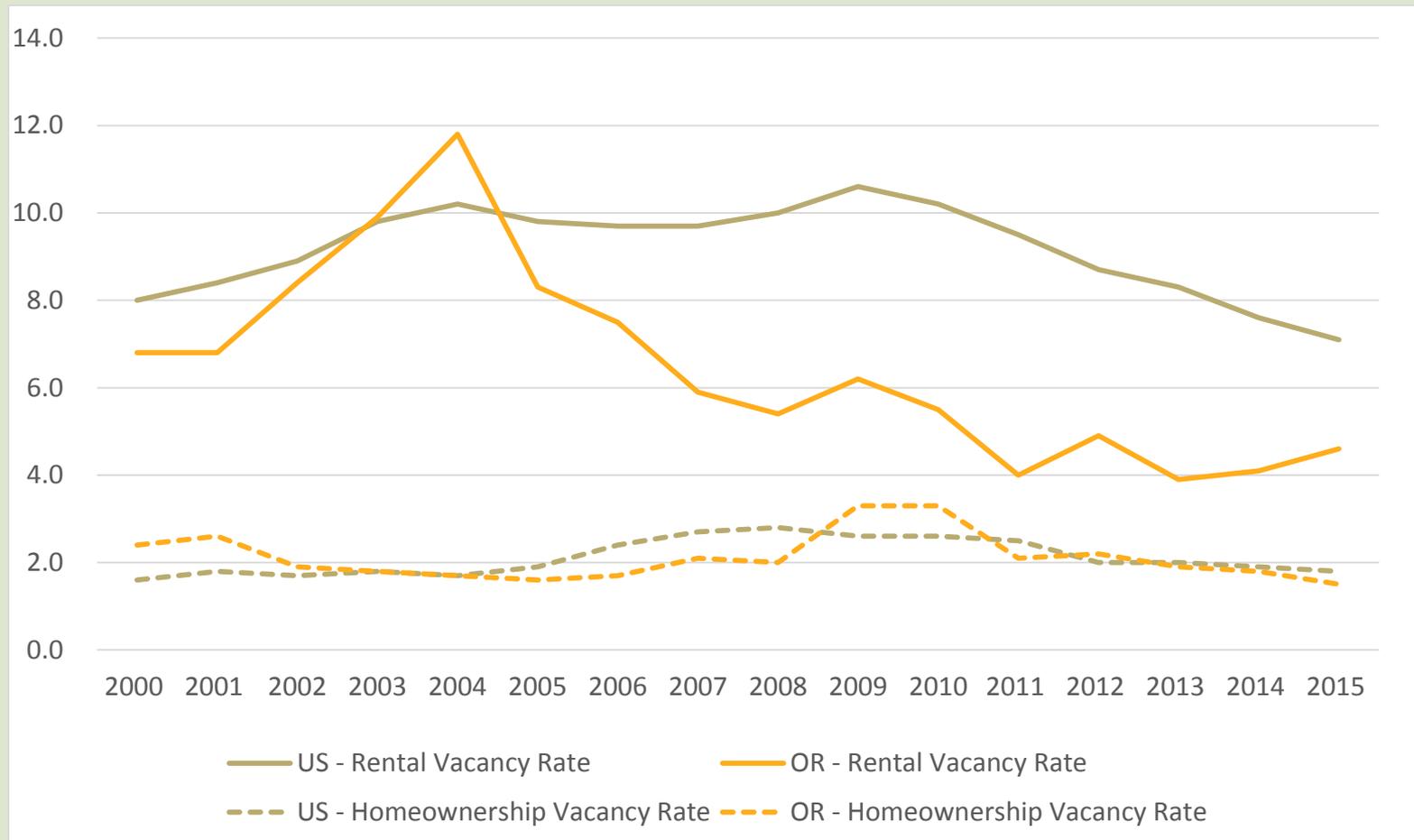


HOUSING PRODUCTION



Source: U.S. Census Bureau – Building Permits Survey

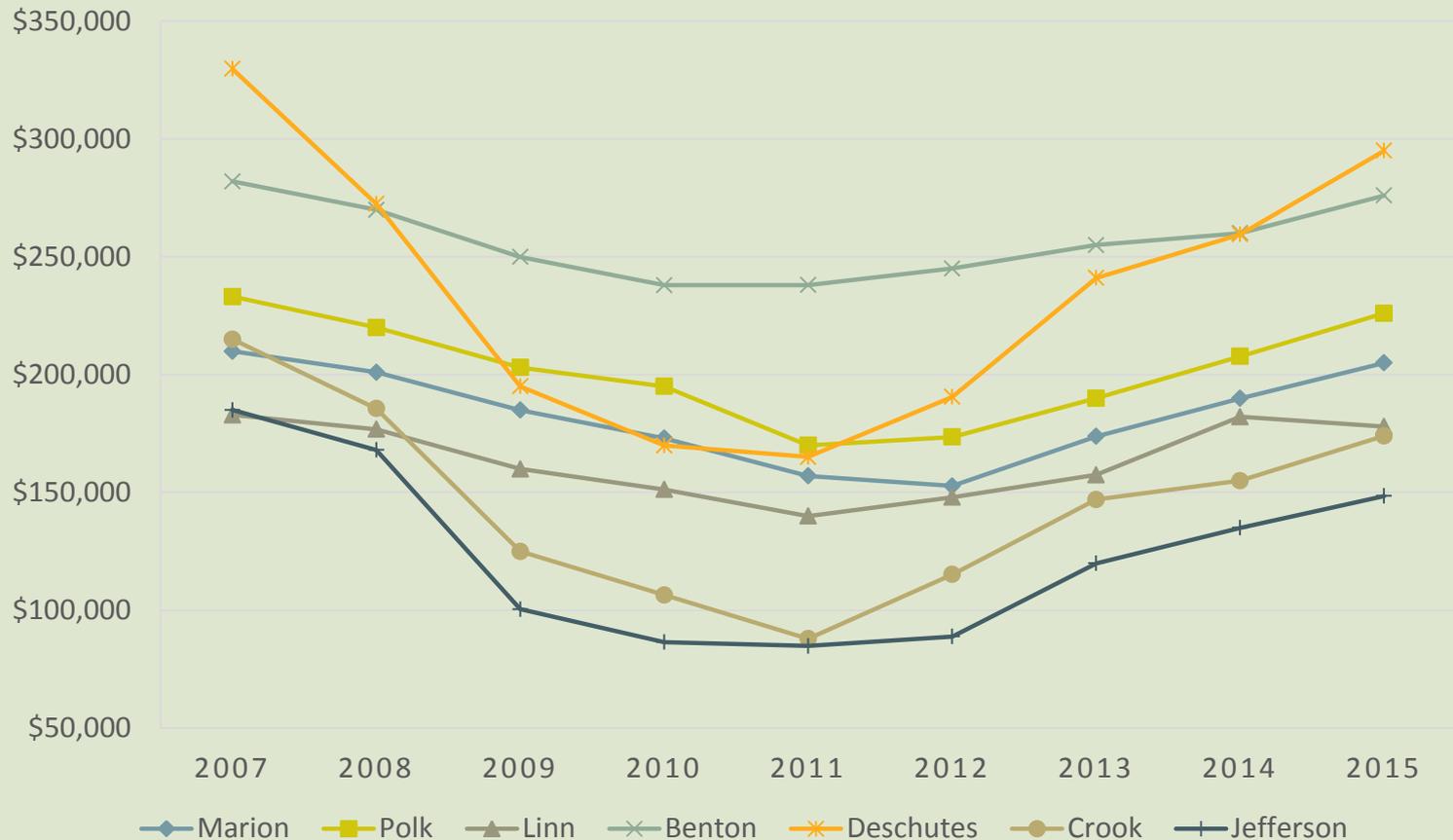
RENTAL AND HOMEOWNERSHIP VACANCY RATES, 2000-2015



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

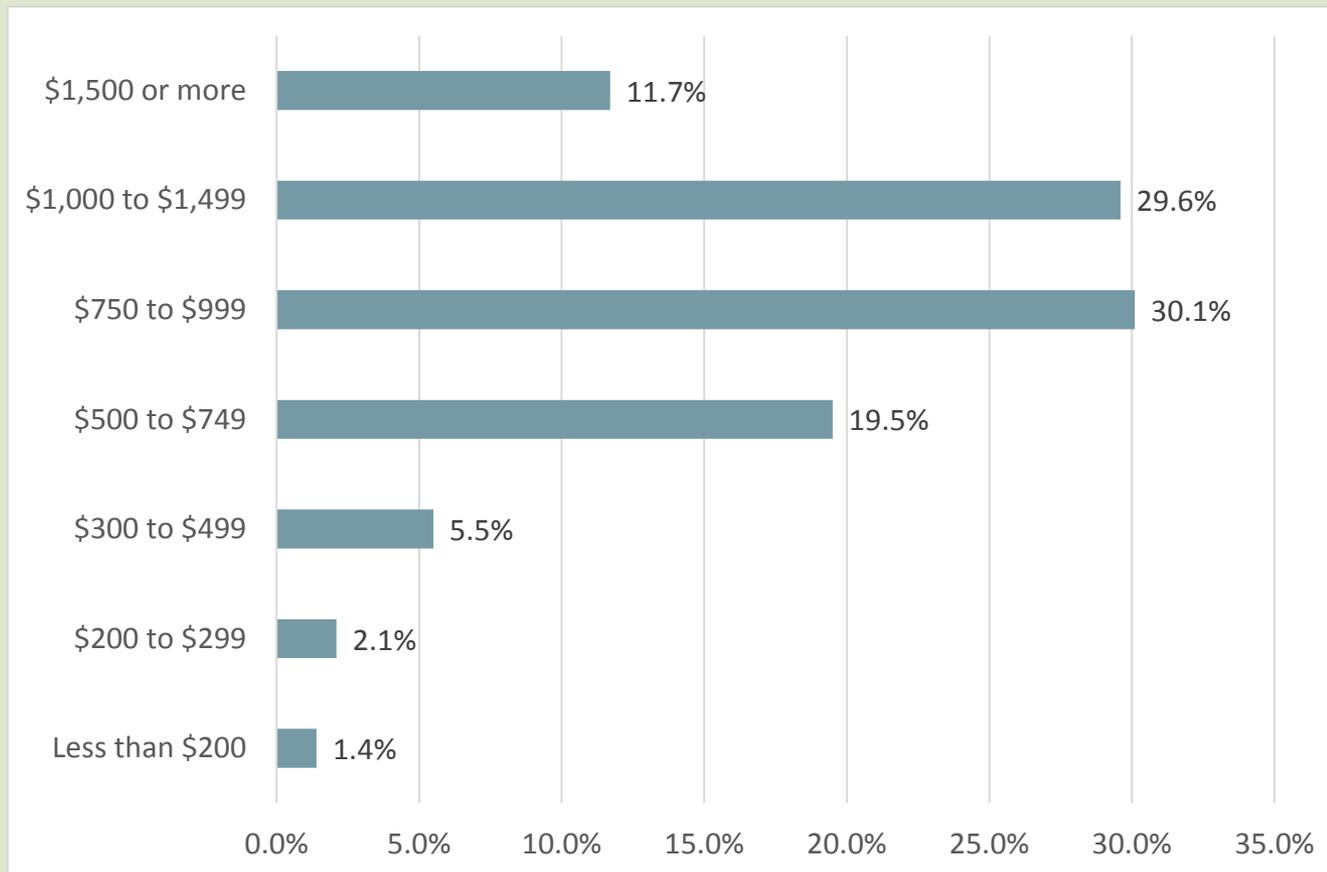
HOME SALES PRICES RISING AGAIN

MEDIAN SALES PRICE IN SELECT COUNTIES, 2007-2014



Source: OHCS analysis of custom data from RMLS Administrators

GROSS RENTS, 2014

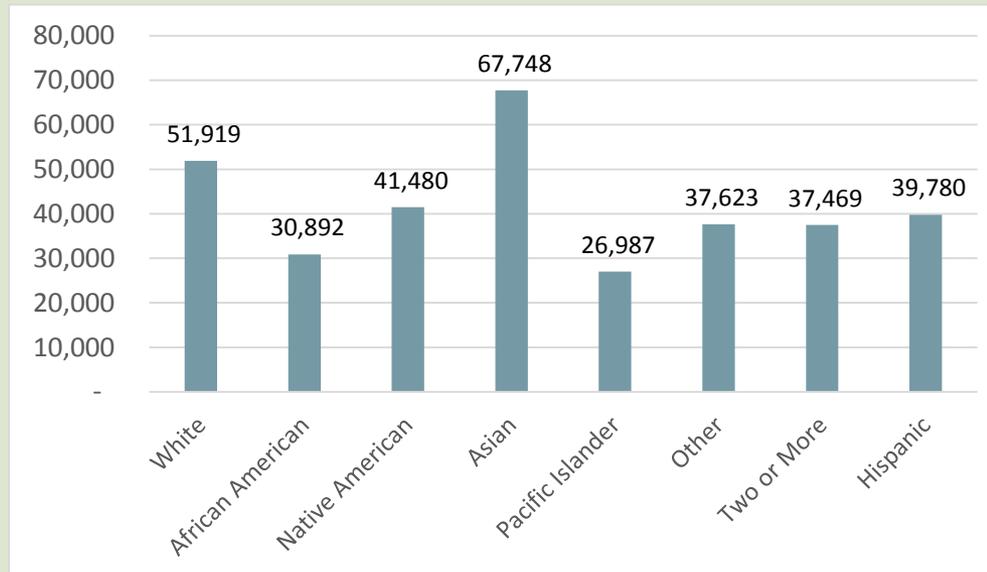


Source: U.S. Census Bureau – 2014 1-Year American Community Survey estimates

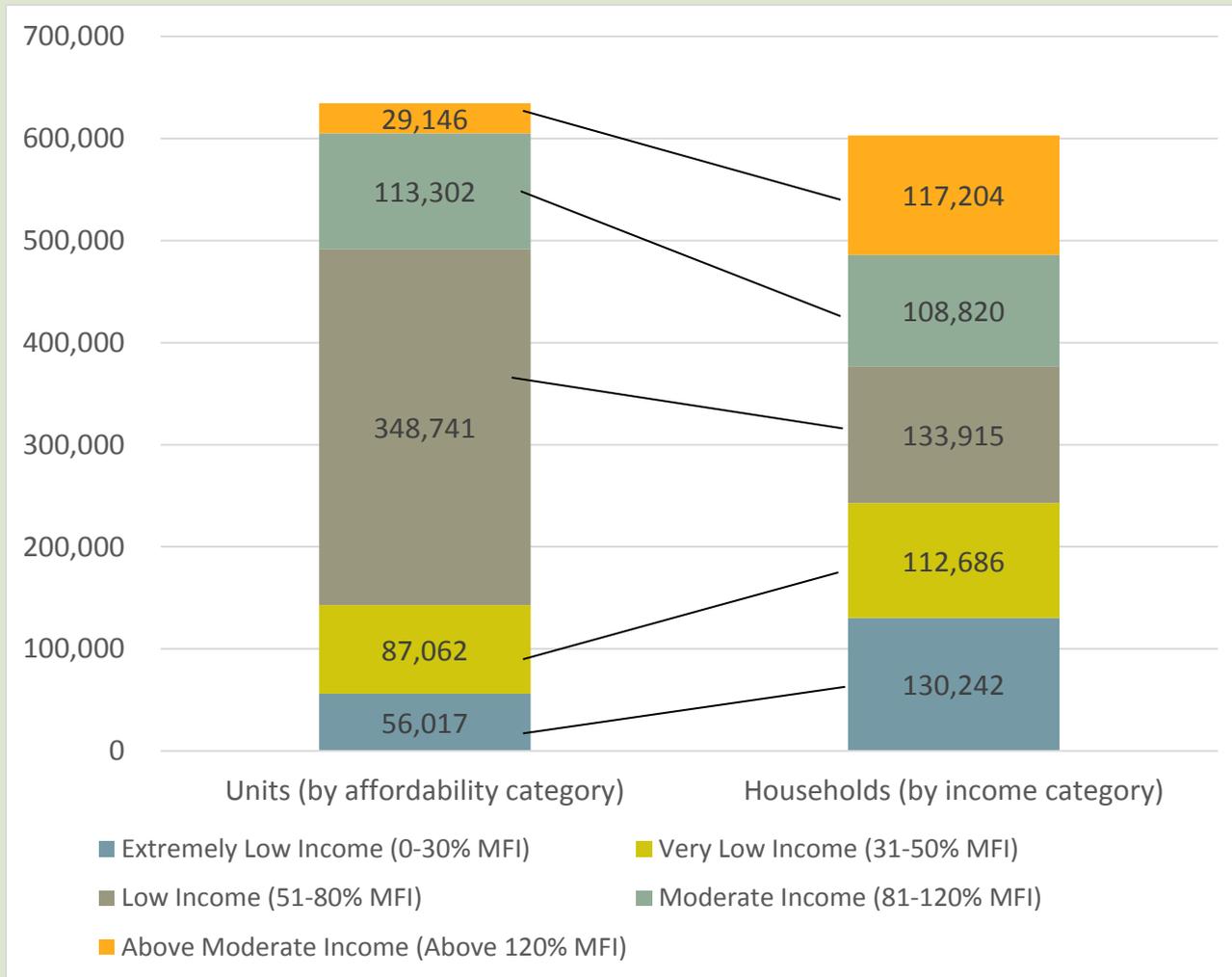
NEEDS ASSESSMENT

HOUSEHOLD INCOME & POVERTY

- Median Household Income was \$51,075 in 2014, just 1% higher than in 2010.
- The poverty rate increased from 15.8% in 2010 to 16.7% in 2014.
- Owners have higher median household income than renters and people of color have disproportionately lower median incomes than white households (see graph below):

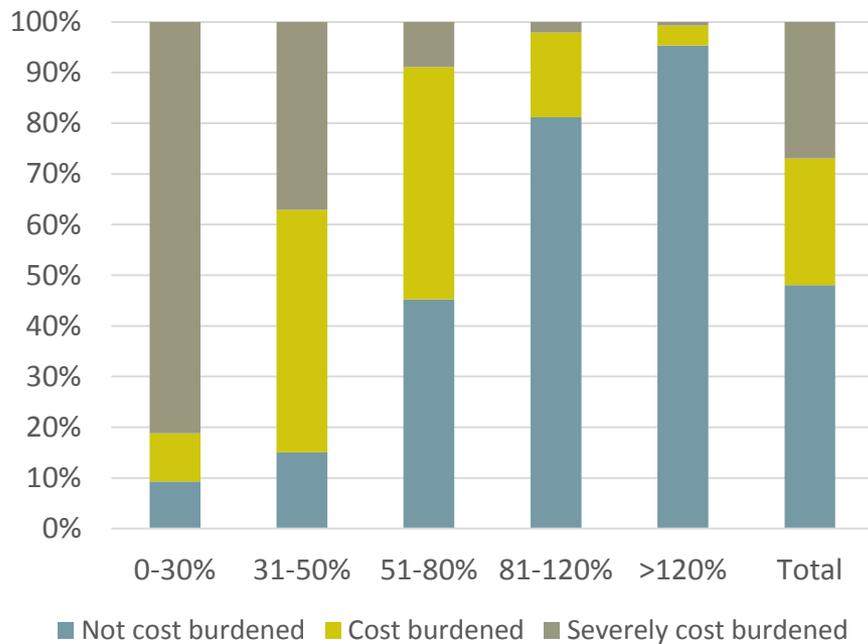


GAP OF AFFORDABLE UNITS

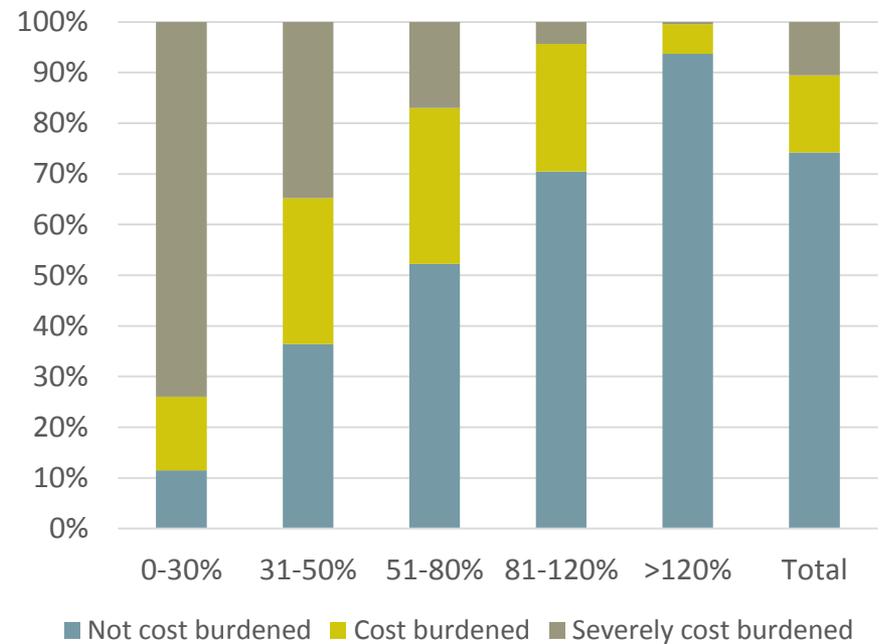


HOUSING COST BURDEN

Cost Burden Among Renters, 2014



Cost Burden Among Owners, 2014



INVENTORY OF AFFORDABLE HOUSING

- Oregon Affordable Housing Inventory (OAHI) includes data on all properties with some form of local, state, or federal subsidy
- There are 3,036 unique properties in Oregon containing 70,548 units of rental housing available to households at or below 80% of median income.
- The bulk of units are located in Multnomah County (38%) and Washington County (12%).
- There are 12,061 units covered by a HUD project-based contract and 44% of these have contract expirations between now and 2020.

OTHER DATA INCLUDED IN THE NEEDS ASSESSMENT

- Data from the Location Affordability Index on housing and transportation costs
- Information on the homeless population from Point-in-Time counts, the Department of Education, and the Housing Inventory Count.
- Data on special needs populations, including:
 - People with physical and developmental disabilities
 - People with mental illness
 - People with alcohol and/or drug addictions
 - Domestic violence survivors
 - People released from incarceration
 - People with HIV/AIDS

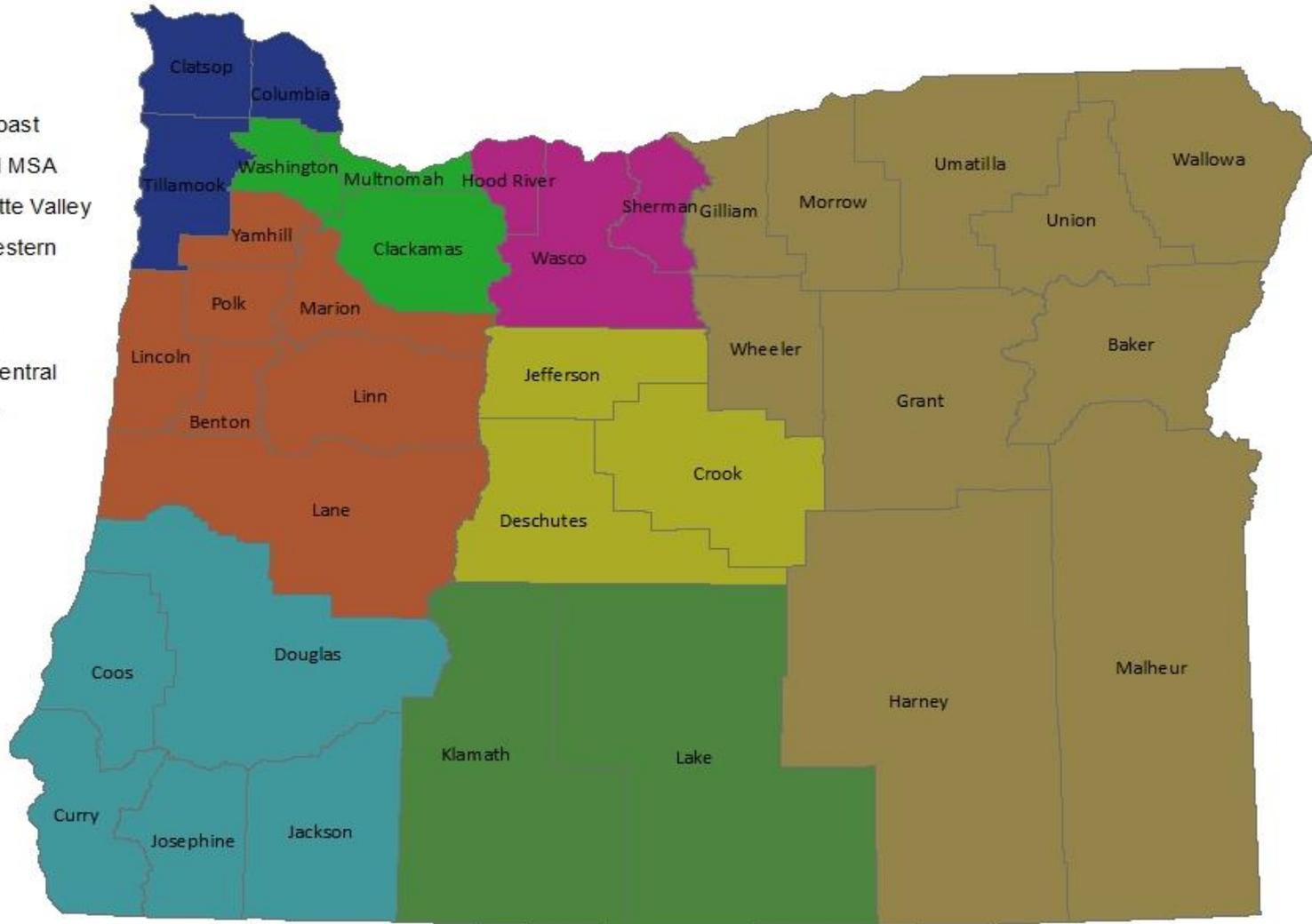
REGIONAL DATA

Regional Breakdown for Statewide Housing Plan

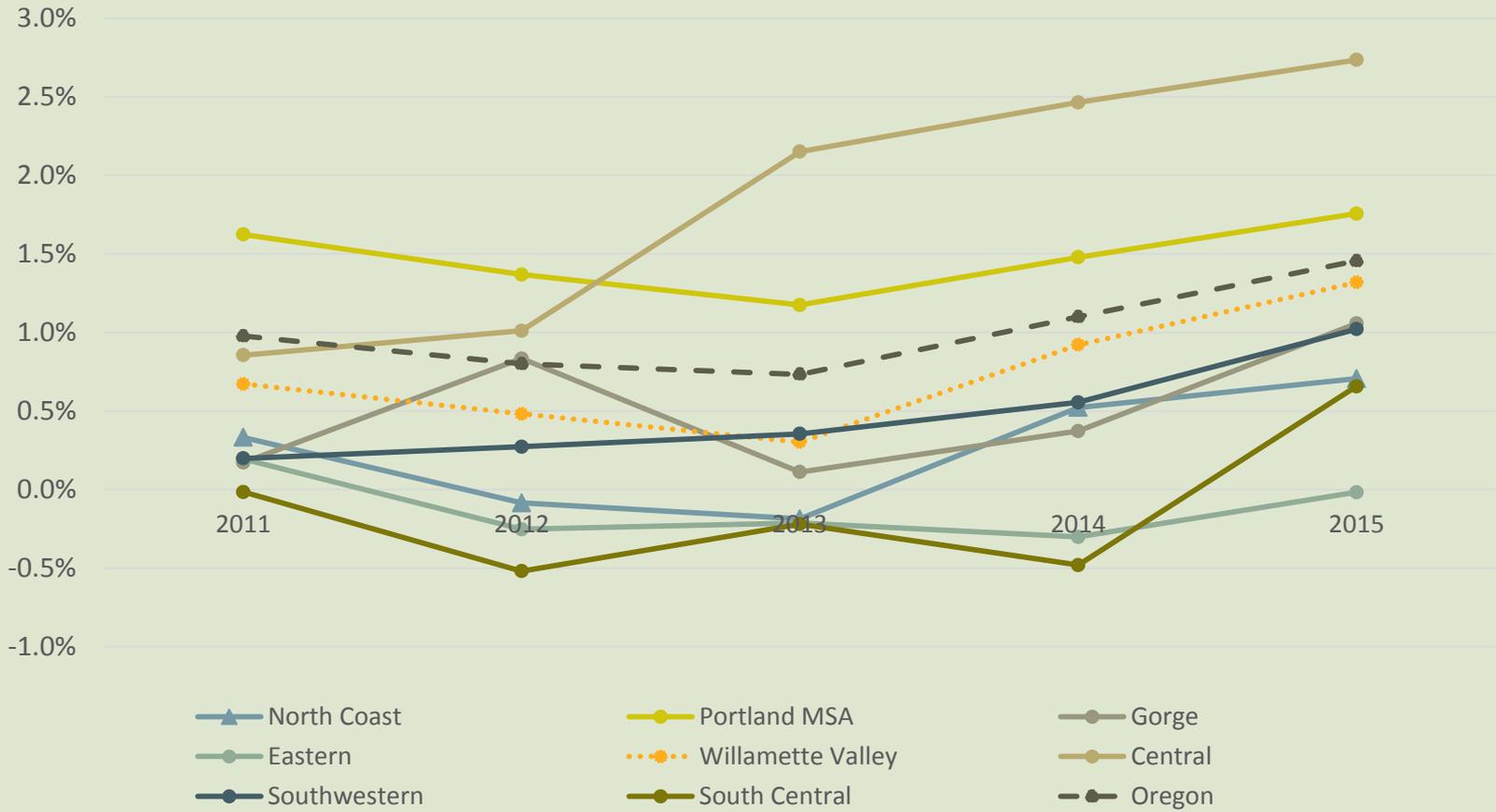
Legend

Region

- North Coast
- Portland MSA
- Willamette Valley
- Southwestern
- Gorge
- Central
- South Central
- Eastern

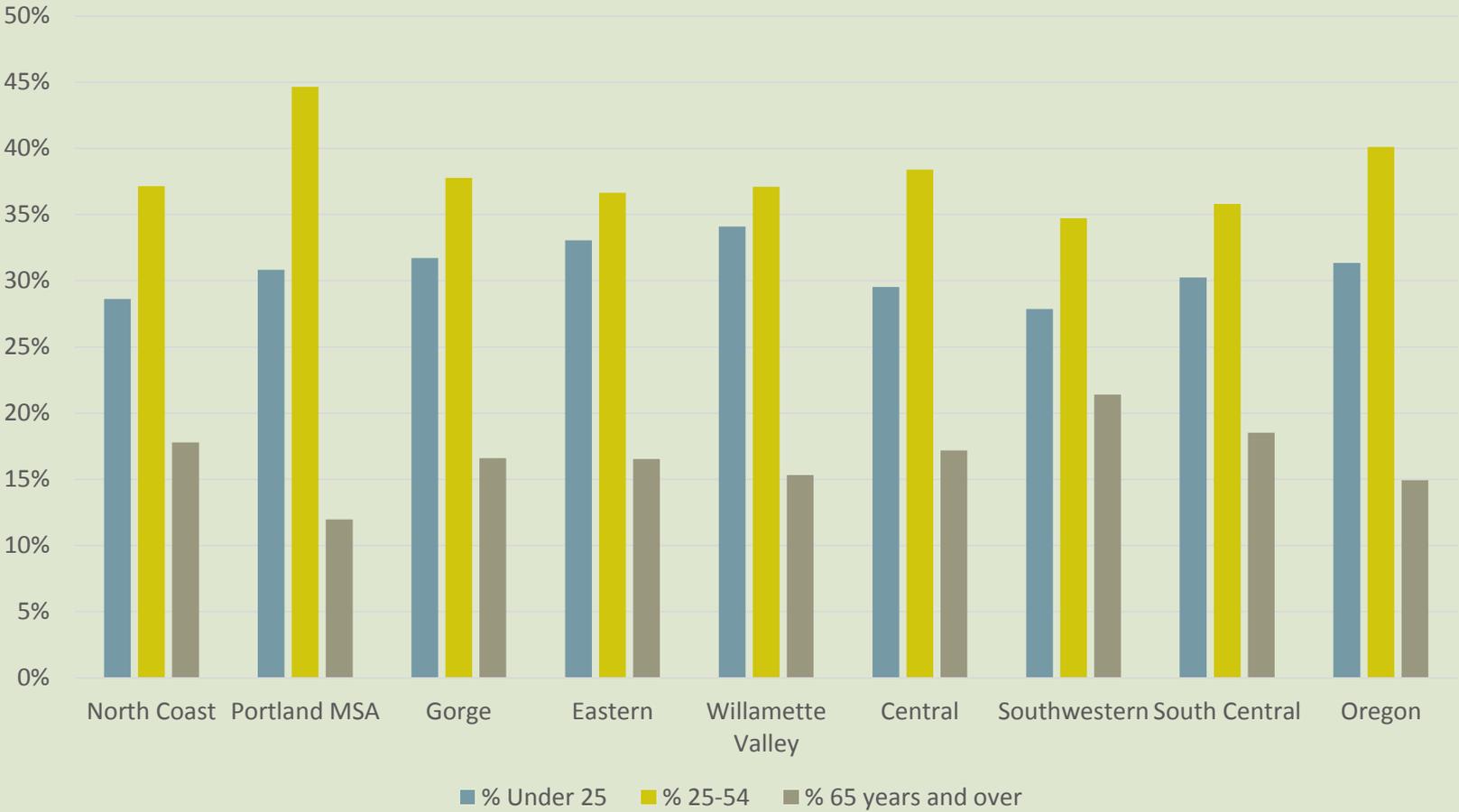


ANNUAL POPULATION CHANGE BY REGION, 2011-2015



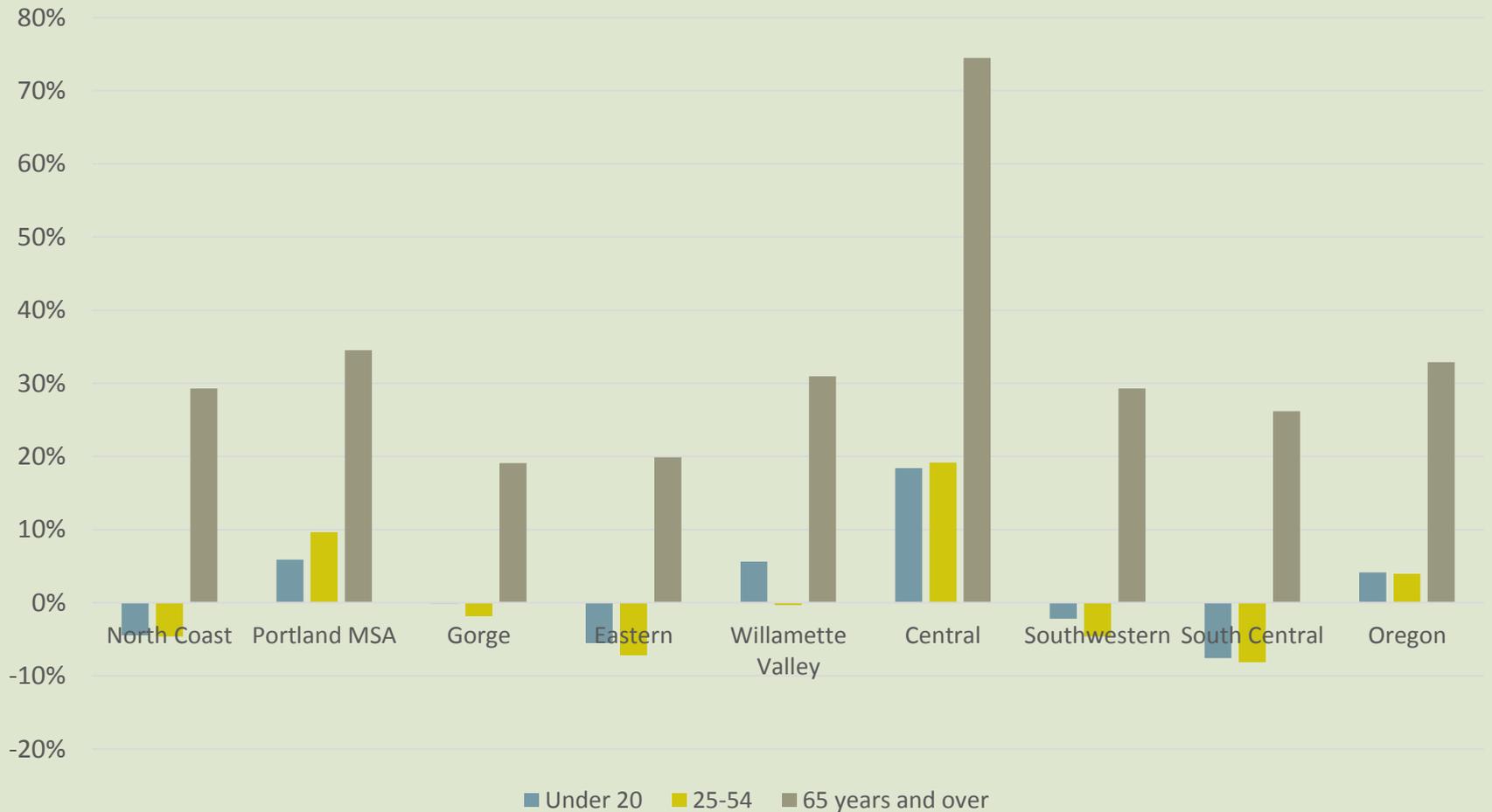
Source: U.S. Census Bureau – 2015 Annual Population Estimates

POPULATION BY AGE, BY REGION, 2014



Source: U.S. Census Bureau – 2014 5-year American Community Survey estimates

CHANGE IN POPULATION BY AGE, 2000 TO 2014



Source: U.S. Census Bureau – 2014 5-year American Community Survey estimates

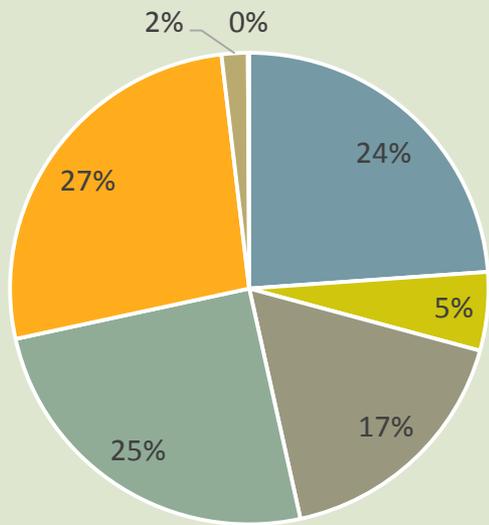
PERCENT OF POPULATION THAT IS NONWHITE, 2000 AND 2014



Source: U.S. Census Bureau – 2014 5-year American Community Survey estimates

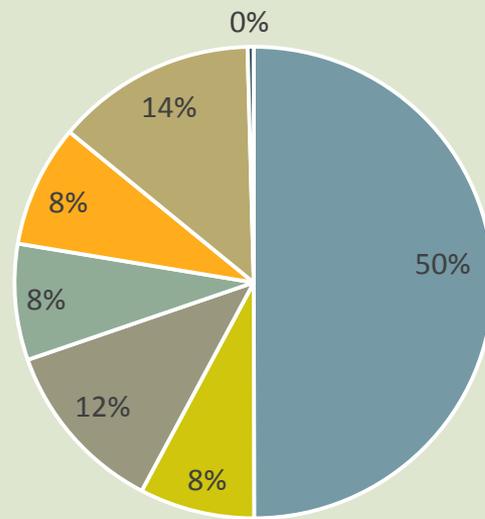
RENTAL STOCK BY NUMBER OF UNITS IN PROPERTY, 2014

Portland MSA



- 1, detached
- 1, attached
- 2 to 4 units
- 5 to 19 units
- 20 or more units
- Mobile Home
- Boat, RV, van, etc.

South Central OR

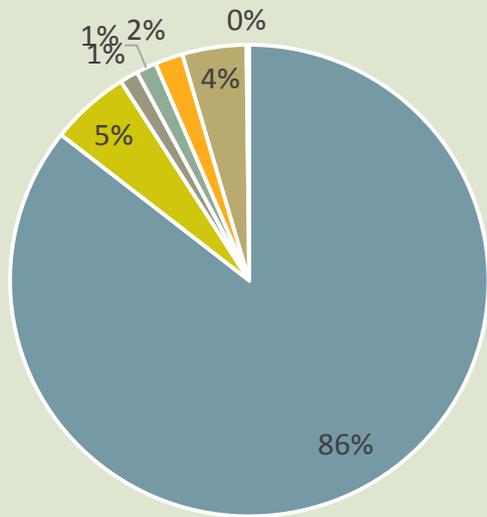


- 1, detached
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- 5 to 19 units
- 20 or more units
- Mobile Home
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Source: U.S. Census Bureau – 2014 5-year American Community Survey estimates

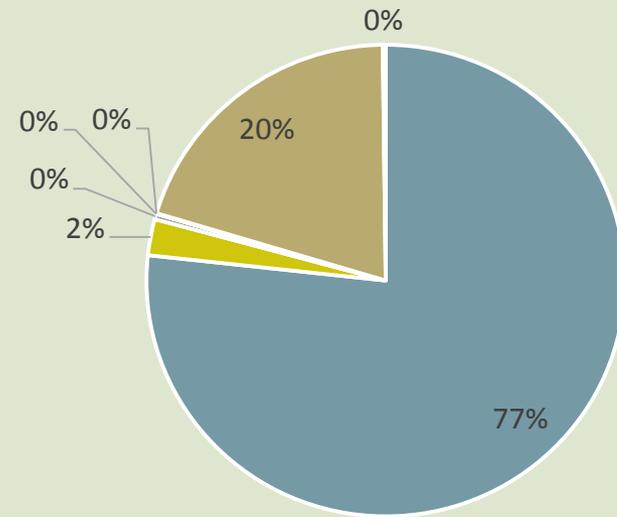
OWNER-OCCUPIED STOCK BY NUMBER OF UNITS IN PROPERTY, 2014

Portland MSA



- 1, detached
- 1, attached
- 2 to 4 units
- 5 to 19 units
- 20 or more units
- Mobile Home
- Boat, RV, van, etc.

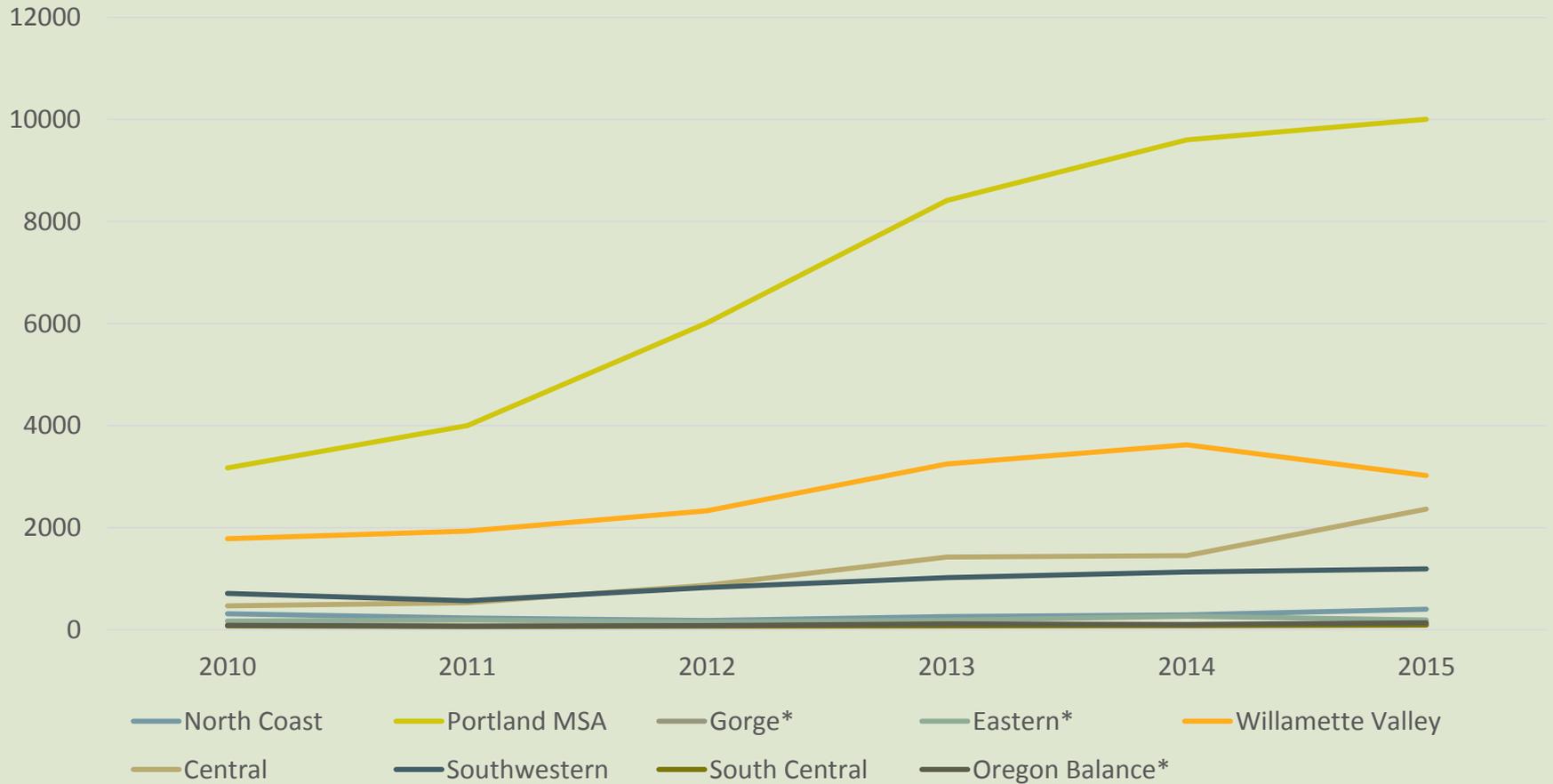
South Central OR



- 1, detached
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- 20 or more units
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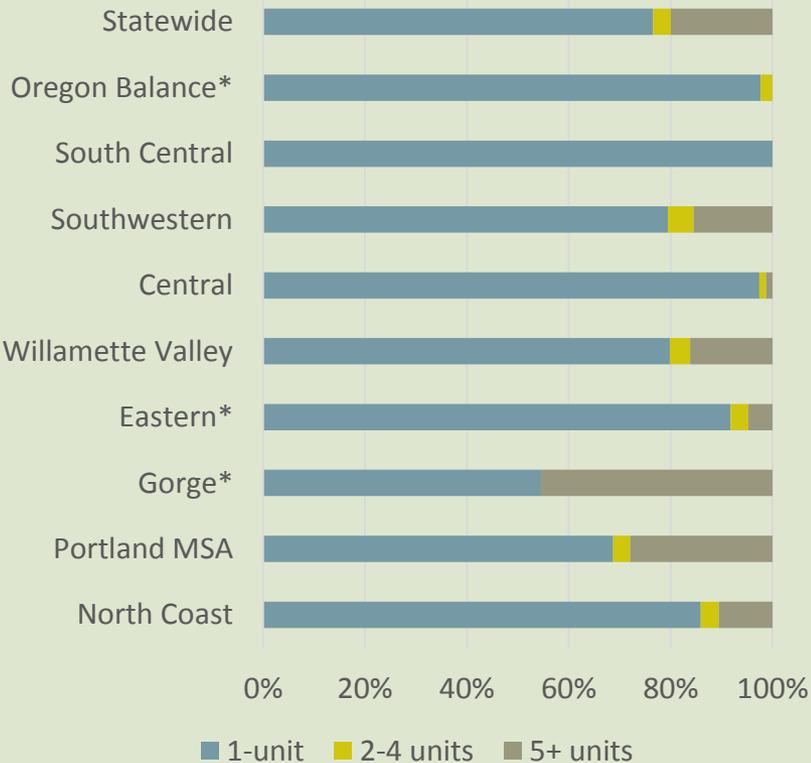
Source: U.S. Census Bureau – 2014 5-year American Community Survey estimates

NUMBER OF BUILDING PERMITS, 2010-2015

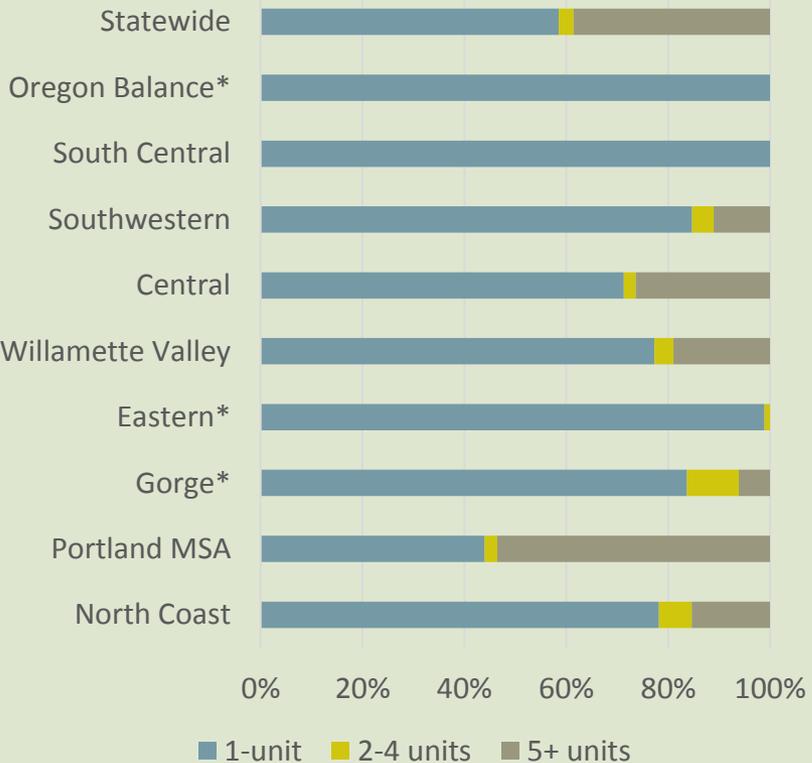


PERCENT OF RESIDENTIAL PERMITS BY NUMBER OF UNITS

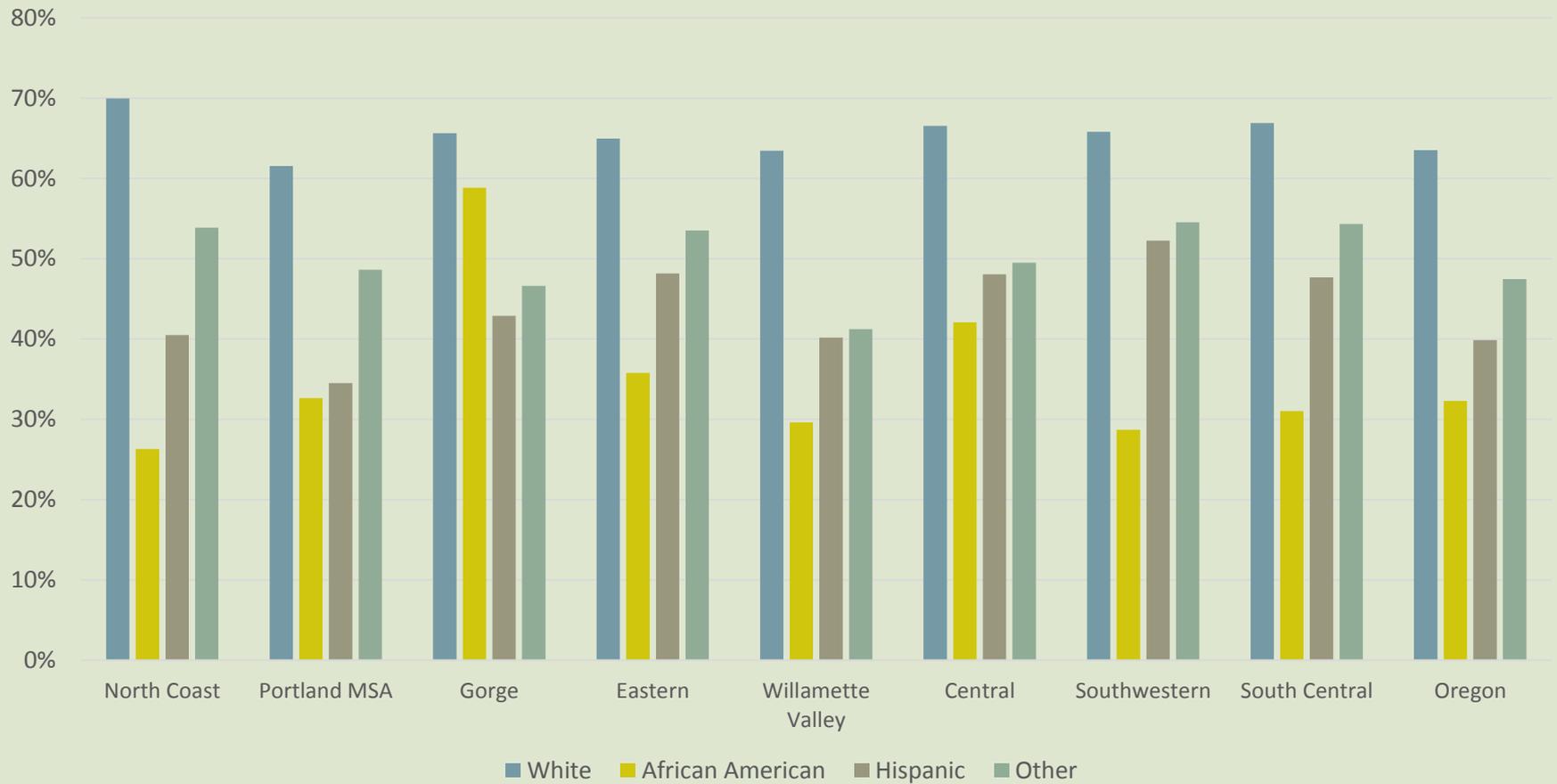
2010



2015



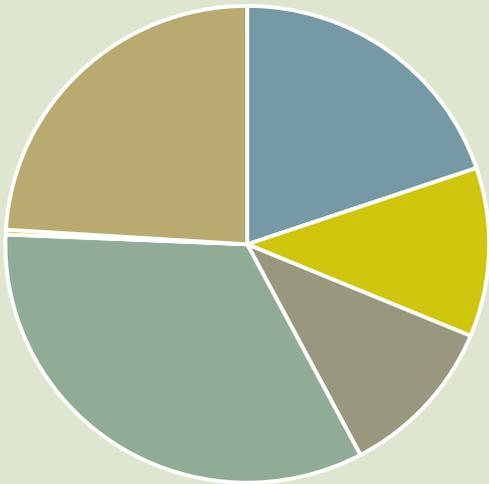
HOMEOWNERSHIP RATES BY RACE/ETHNICITY, 2014



Source: U.S. Census Bureau – 2014 5-year American Community Survey estimates

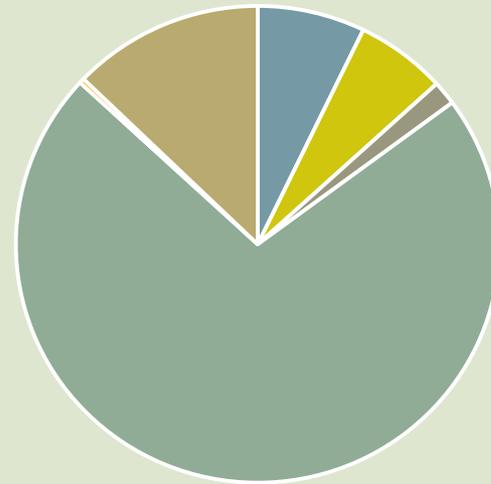
VACANT UNITS, BY TYPE, 2014

Willamette Valley



- For rent
- For sale only
- Rented or sold, not occupied
- For seasonal, recreational, or occasional use
- For migrant workers
- Other vacant

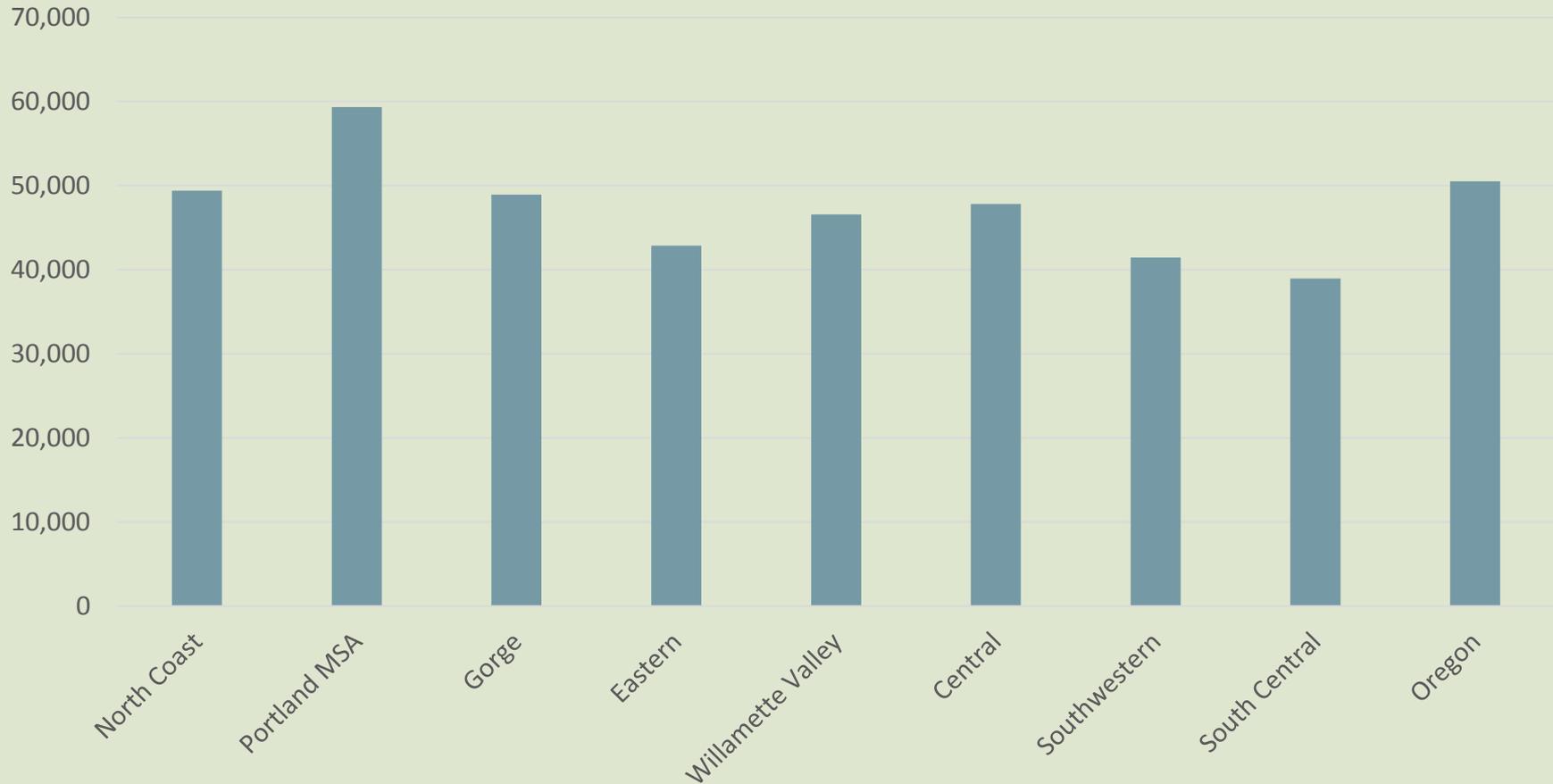
North Coast



- For rent
- For sale only
- Rented or sold, not occupied
- For seasonal, recreational, or occasional use
- For migrant workers
- Other vacant

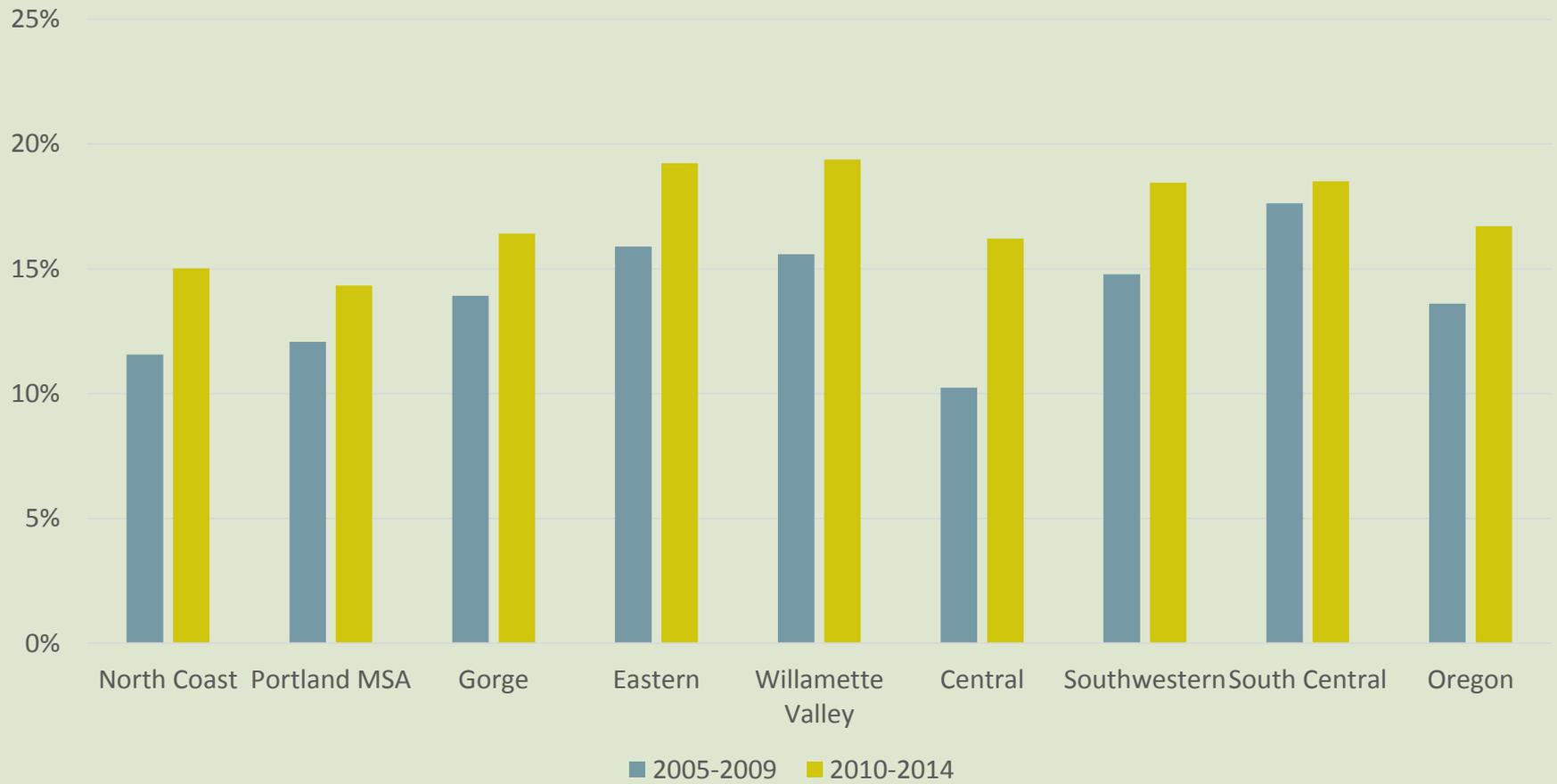
Source: U.S. Census Bureau – 2014 5-year American Community Survey estimates

MEDIAN HOUSEHOLD INCOME, 2014



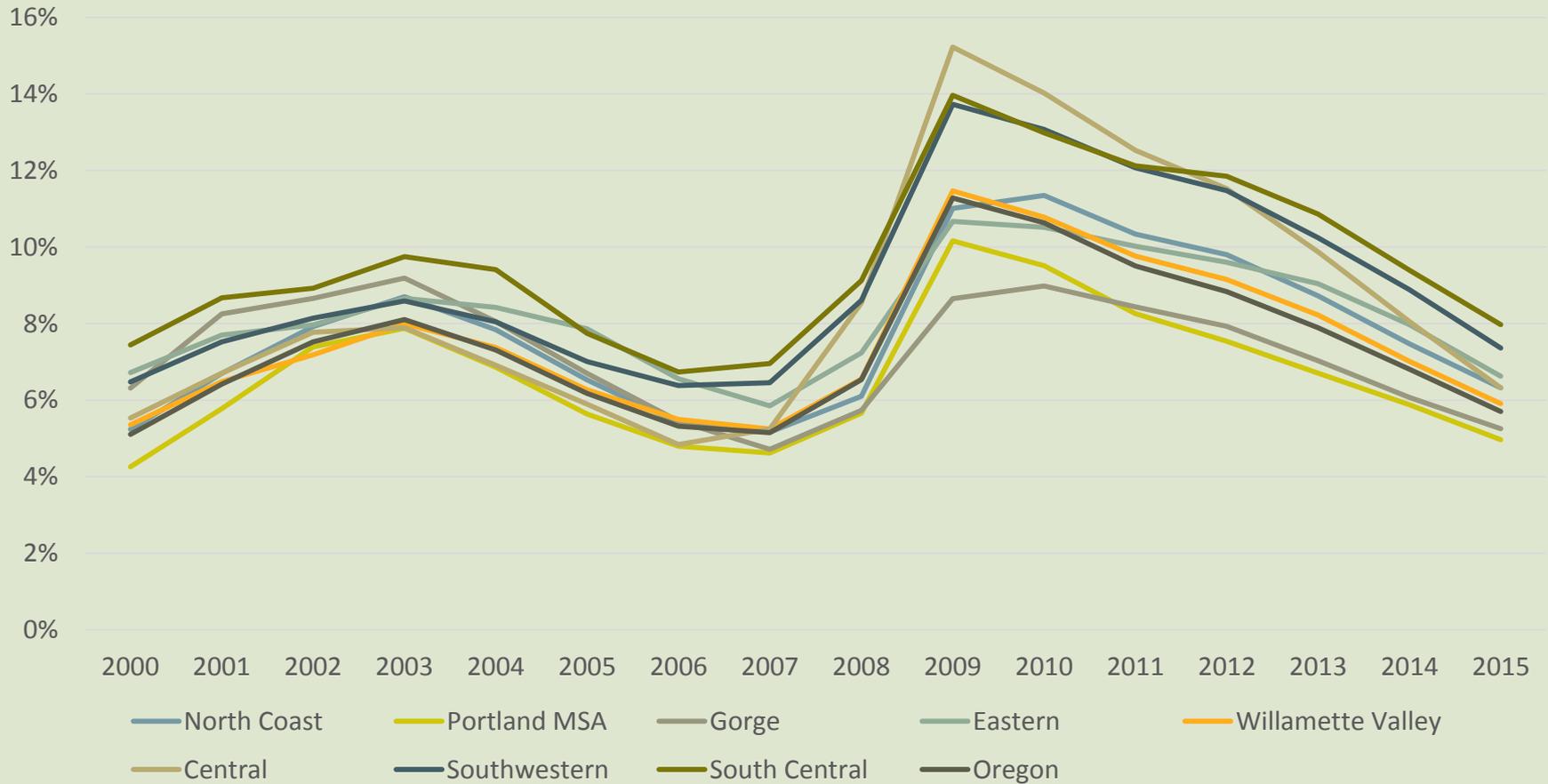
Source: U.S. Census Bureau – 2014 5-year American Community Survey estimates

POVERTY RATES, 2009 AND 2014

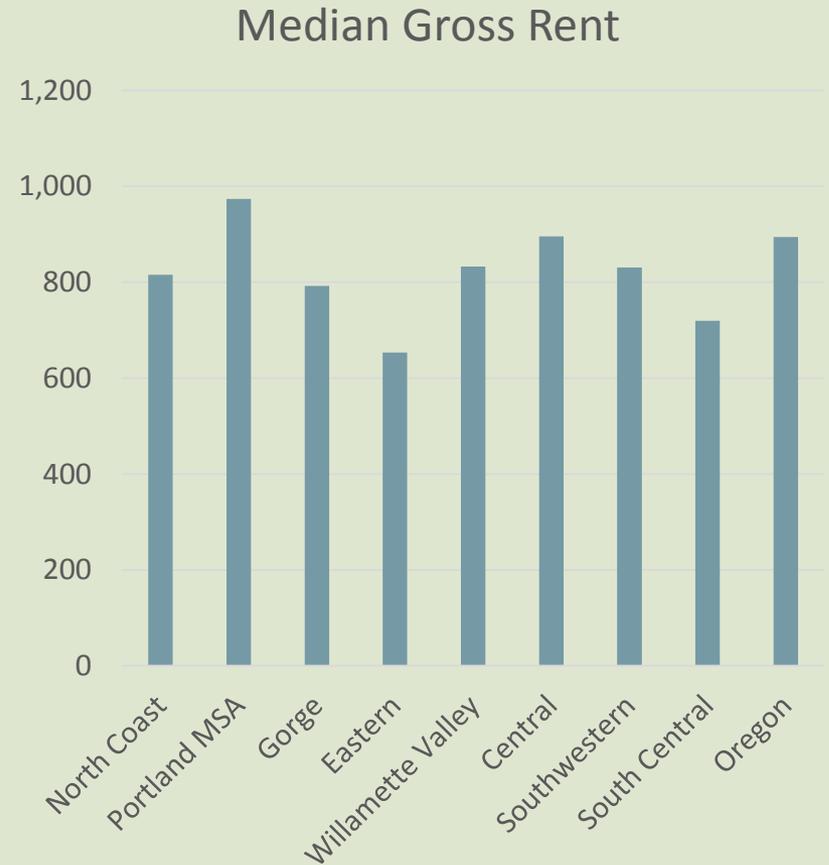
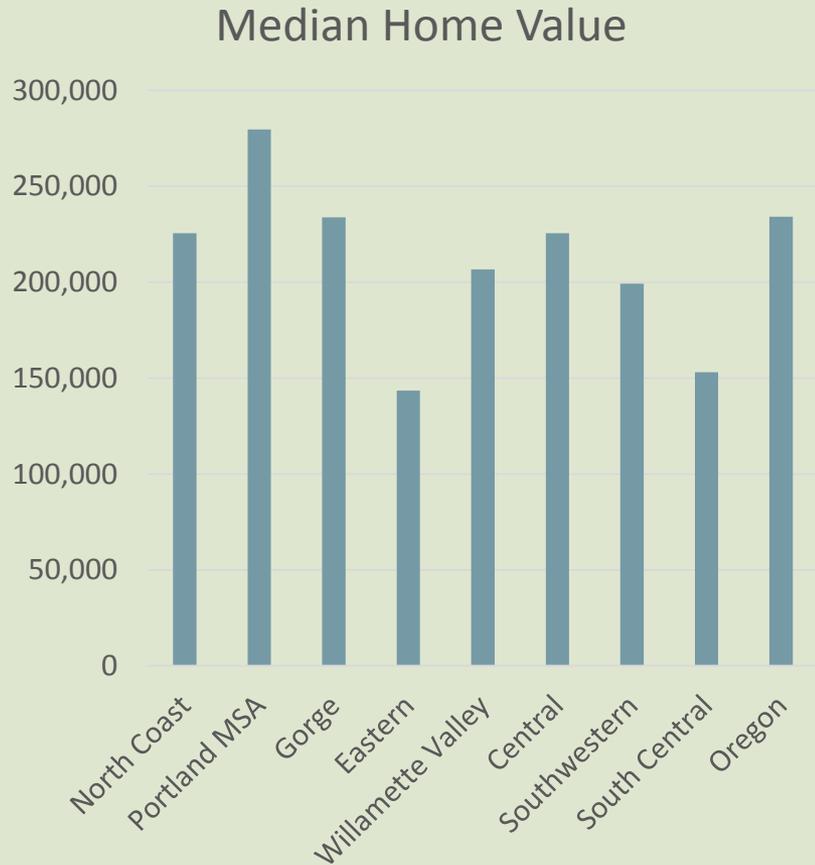


Source: U.S. Census Bureau – 2014 5-year American Community Survey estimates

UNEMPLOYMENT RATES, 2000-2015

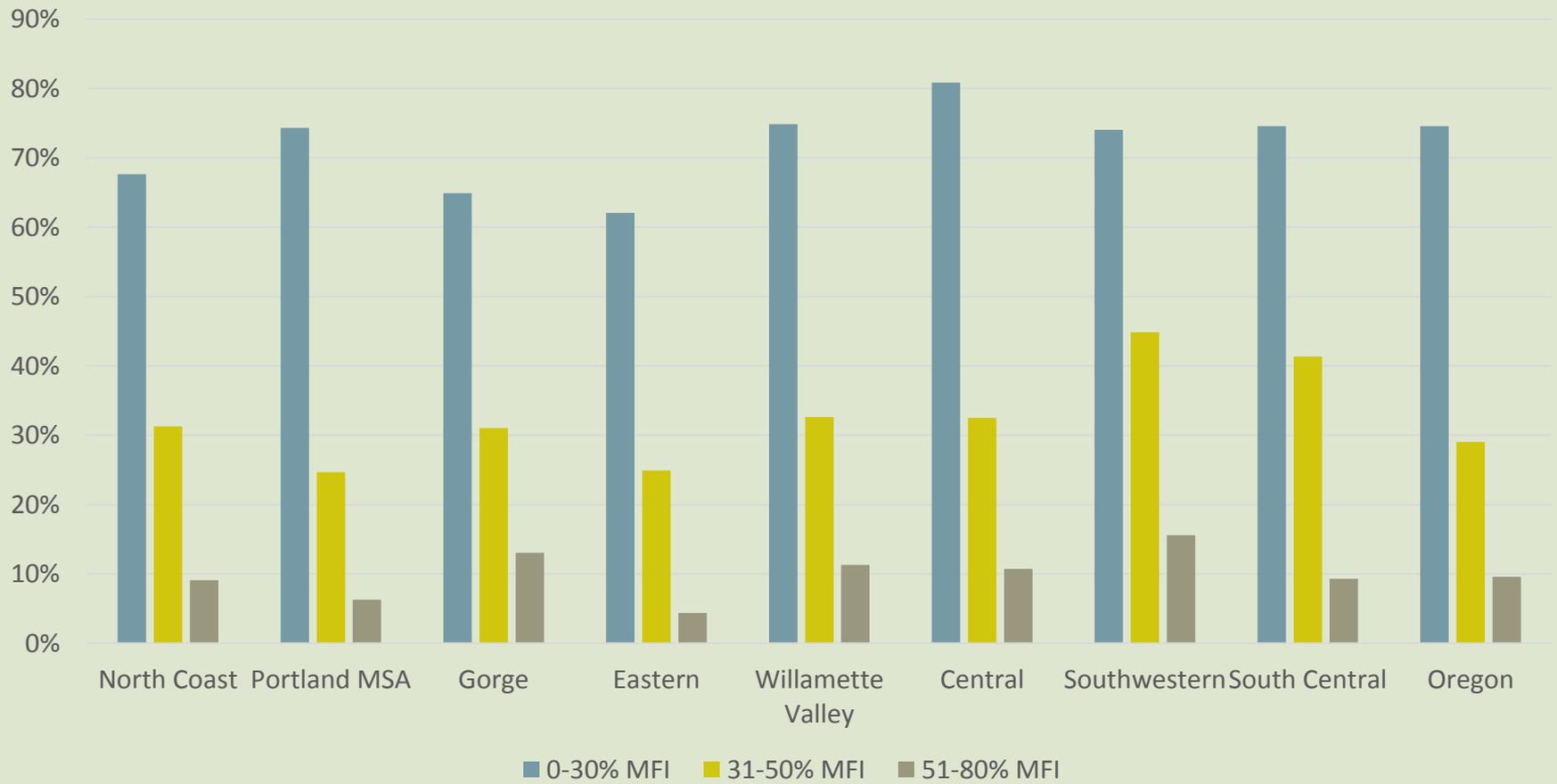


MEDIAN HOME VALUES AND GROSS RENTS, 2014



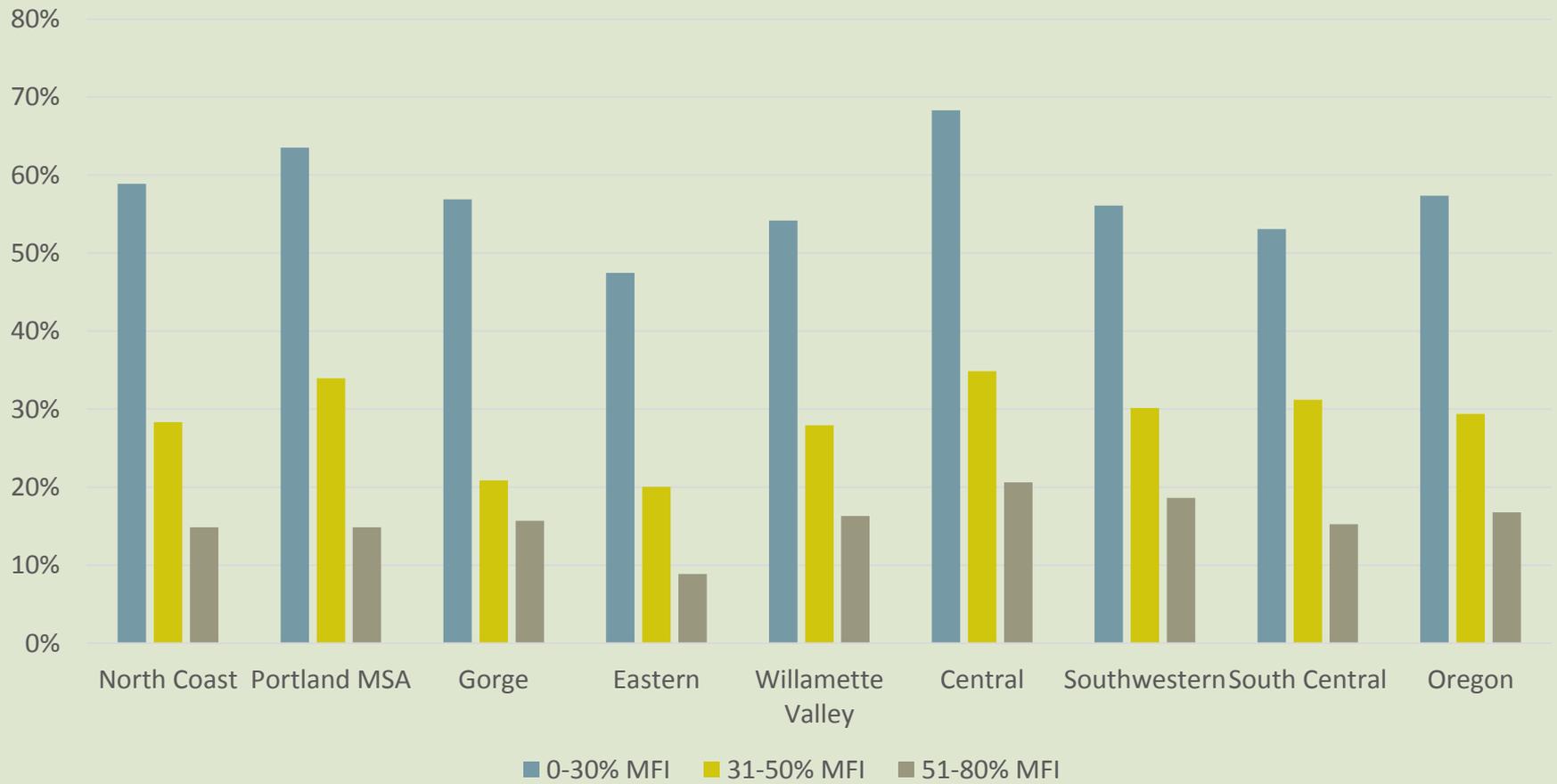
Source: U.S. Census Bureau – 2014 5-year American Community Survey estimates

RENTER HOUSEHOLDS WITH SEVERE HOUSING BURDEN, BY INCOME (2014)



Source: U.S. Census Bureau – 2014 5-year American Community Survey estimates

OWNER HOUSEHOLDS WITH SEVERE HOUSING BURDEN, BY INCOME (2014)



Source: U.S. Census Bureau – 2014 5-year American Community Survey estimates

NEXT STEPS

NEXT STEPS

- Establish Project Team
- Establish Schedule and Scope
- Determine resources
- Report back after gap analysis

QUESTIONS