

STATE HOUSING COUNCIL



**LIFT PROGRAM
POLICY SUBCOMMITTEE
MEETING #1**

SEPTEMBER 16, 2015

Oregon Housing and Community Services

Recent Trends



- As of 2014, Oregon was the 13th fastest growing state in the country.
- Housing markets are tightening all across the state, and rental vacancy rates in particular are very low. This has driven rents up.
- Job growth and incomes have remained stagnant, with most new job growth limited to low wage sectors
- Federal resources for housing assistance are declining, putting more pressure on states to ensure residents are stably housed.

Housing Affordability



- The National Low Income Housing Coalition determined that in Oregon, someone would need to earn \$16.61 per hour to afford a two-bedroom apartment at average rents (\$864 per month).
- More than one in four Oregonians pay more than 50% of their income towards rent, and one in two pay more than 30% of their income towards rent.

Need: Shortage of affordable housing



131,000 renter households in Oregon are considered “Extremely Low Income”



There are only 53,000 rental units affordable to those households



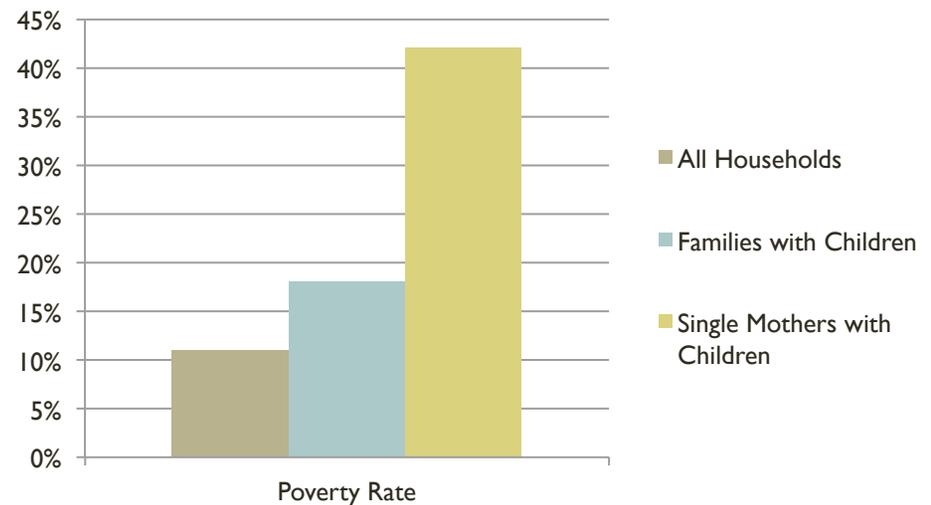
Only one in four eligible households receive a federal housing subsidy nationwide



Family Housing Need



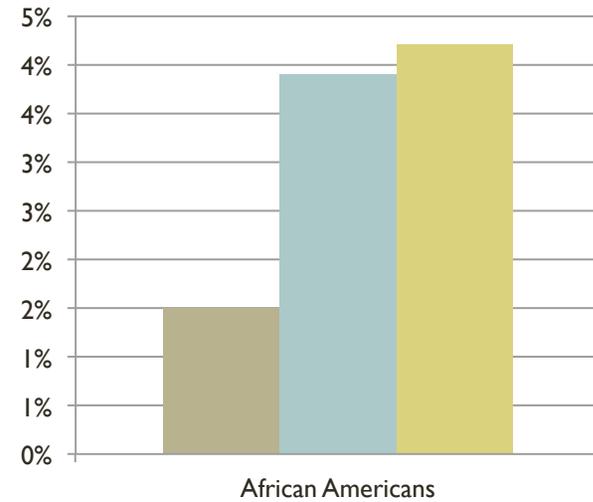
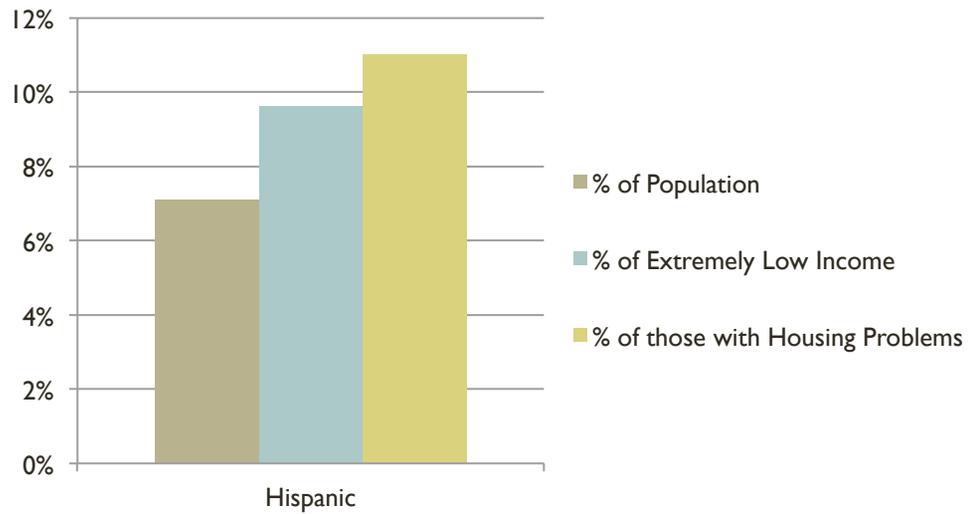
- Severe Housing Burdens:
 - Three in four (77%) extremely low income families with children spend more than half of their income on housing
- Lower Incomes:
 - 43% of families with children considered low income
 - Over-represented in poverty populations



Communities of Color



- Over represented among those with housing problems and extremely low incomes



Rural Housing Issues



- Both housing and wages are lower in rural Oregon
 - \$14.48/hour income required for a 2 bedroom apartment
 - HUD AMI lower in rural Oregon
- Higher transportation costs
 - Longer distance traveled to work
- Substandard Housing
 - Challenges finding housing to use vouchers
 - Old or deteriorated housing stock