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homeforward

Multnomah County

CITY OF GRESHAM



FAIR HOUSING ADVOCACY COUNCIL (FHAC)

Fair Housing Assessment: Data Analysis Meeting #2

Summary and Next Steps: Meeting #2

1. Review: Demographic and Geographic Analysis
2. Fair Housing Assessment Findings
3. Break for Dinner
4. Indices (Indicators of Access to Opportunity)
5. Housing Problems
6. Summary and Next Steps

REVIEW

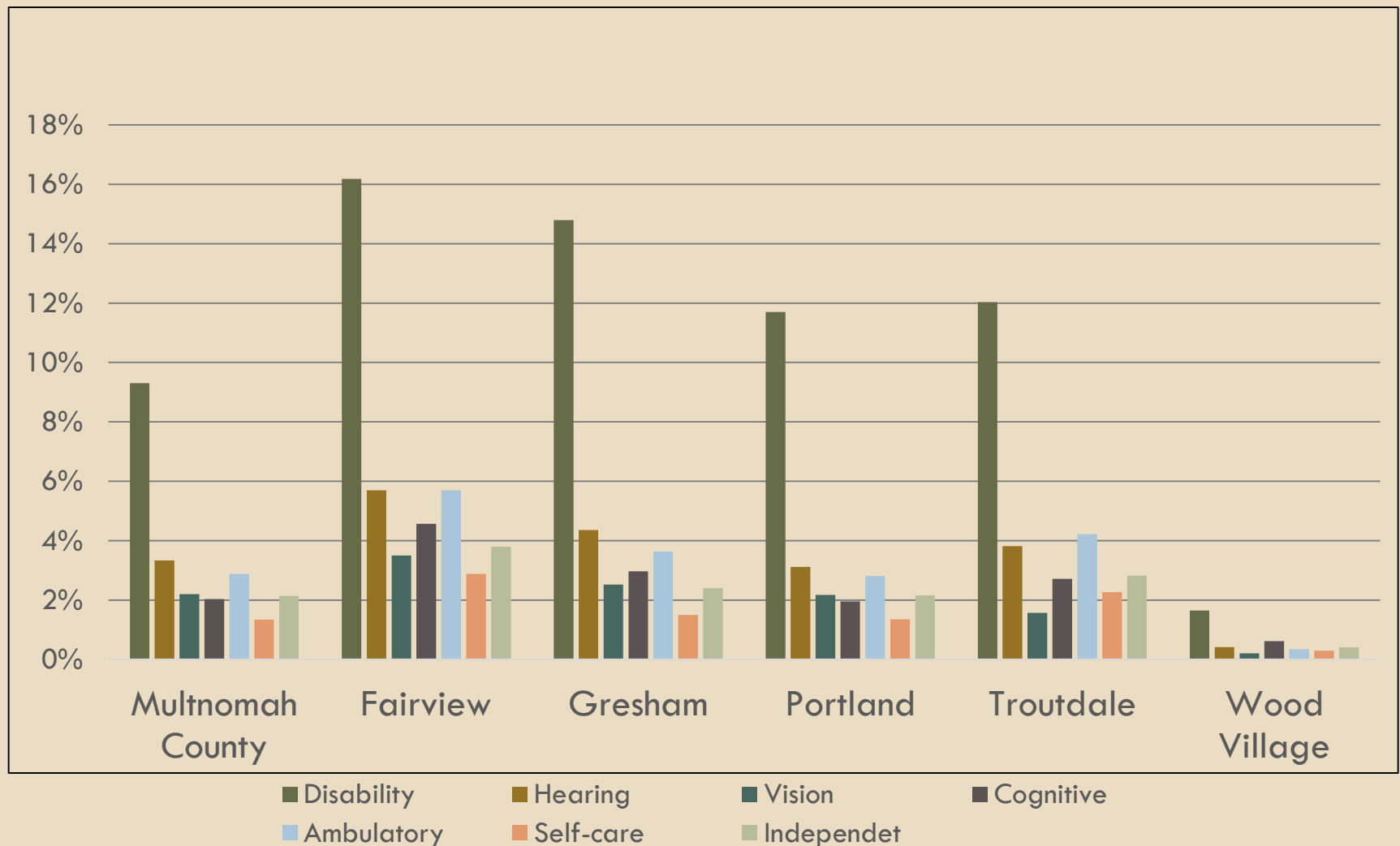


Analysis

4

- To what extent are populations in Multnomah County segregated by race or other protected classes.
- Which areas are places where poverty and racial groups are concentrated?
- Does source of income limit housing choice? When is it further limited by membership in a protected class?
- What are the key determinants of segregation?

Disability Status and Type



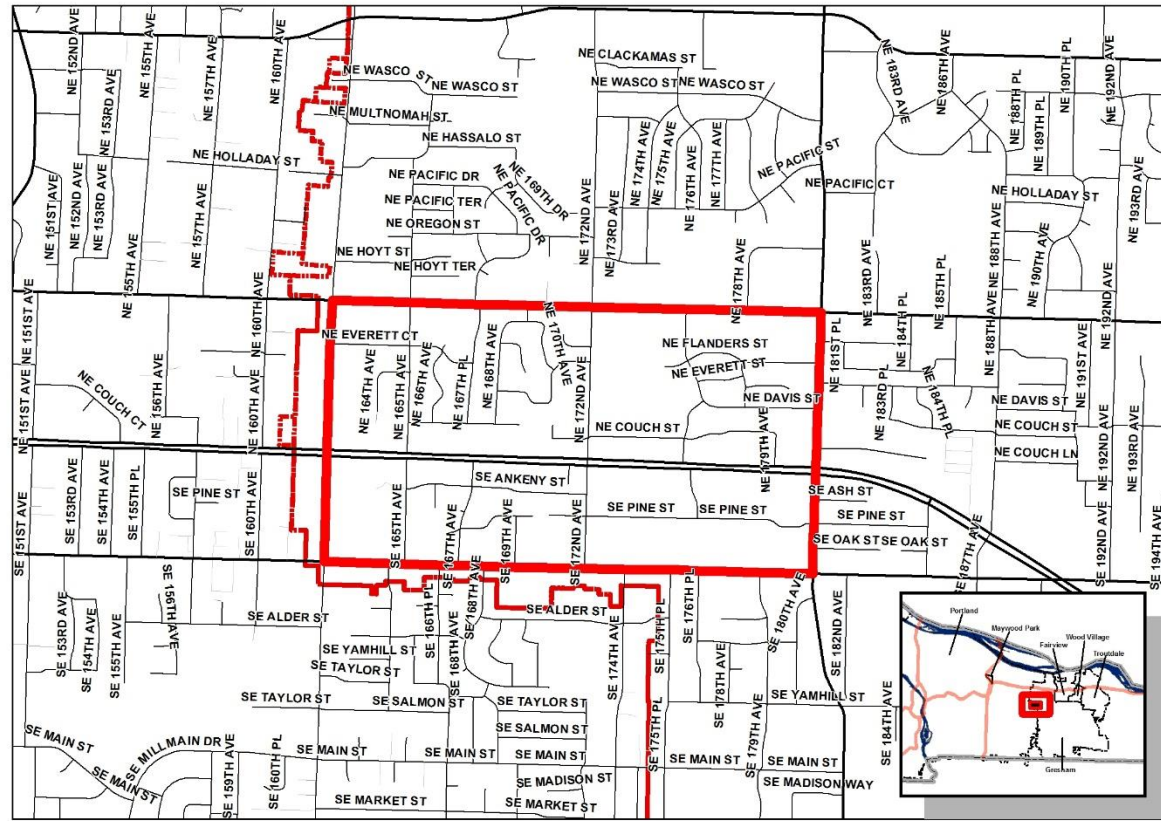
Racially/Ethnically-Concentrated Areas of Poverty (R/ECAP) Detail

6

Boundaries:

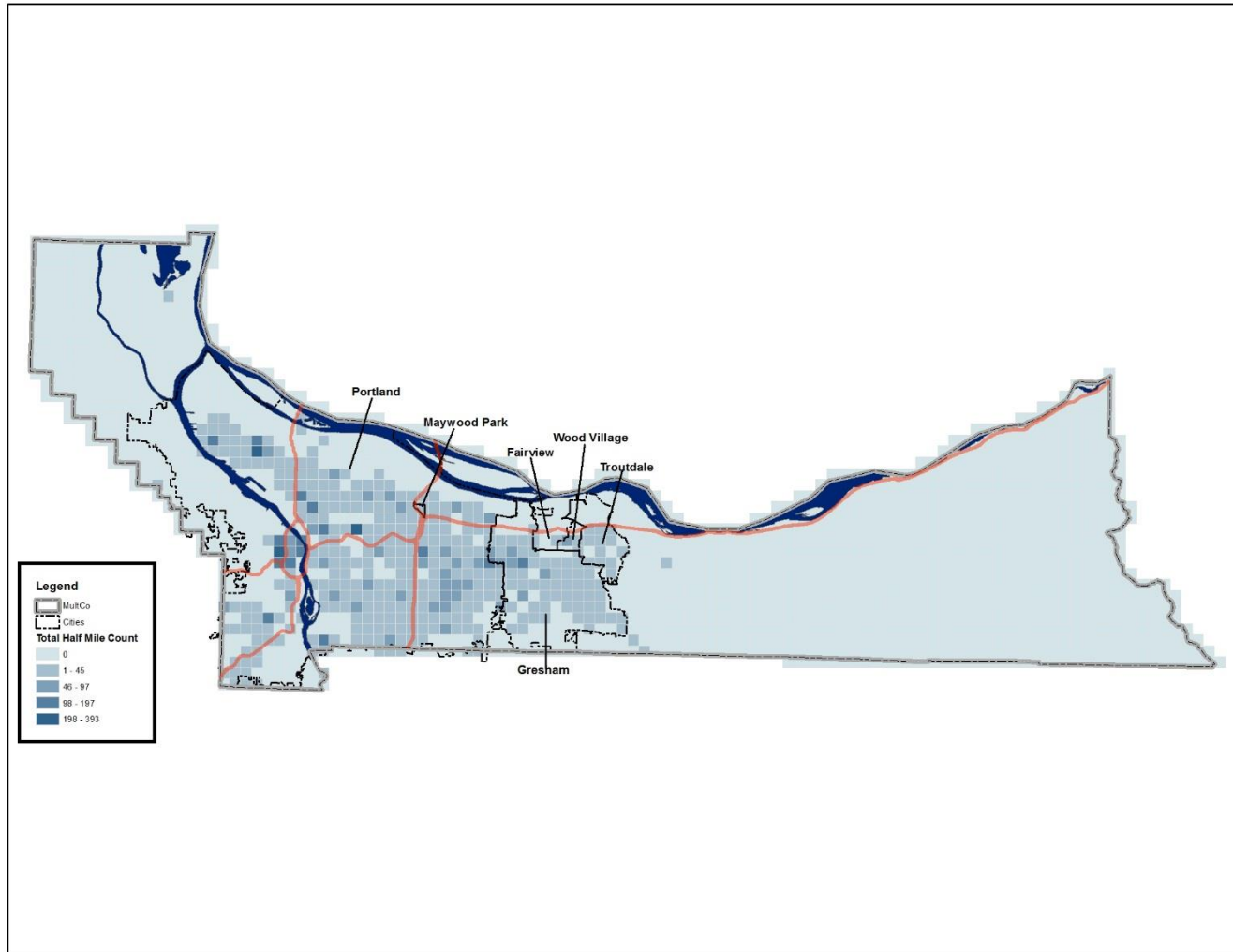
- North – Glisan
- South – Stark
- West – 162nd
- East – 181st

RECAP - Census Tract 96.06



Total Housing Vouchers

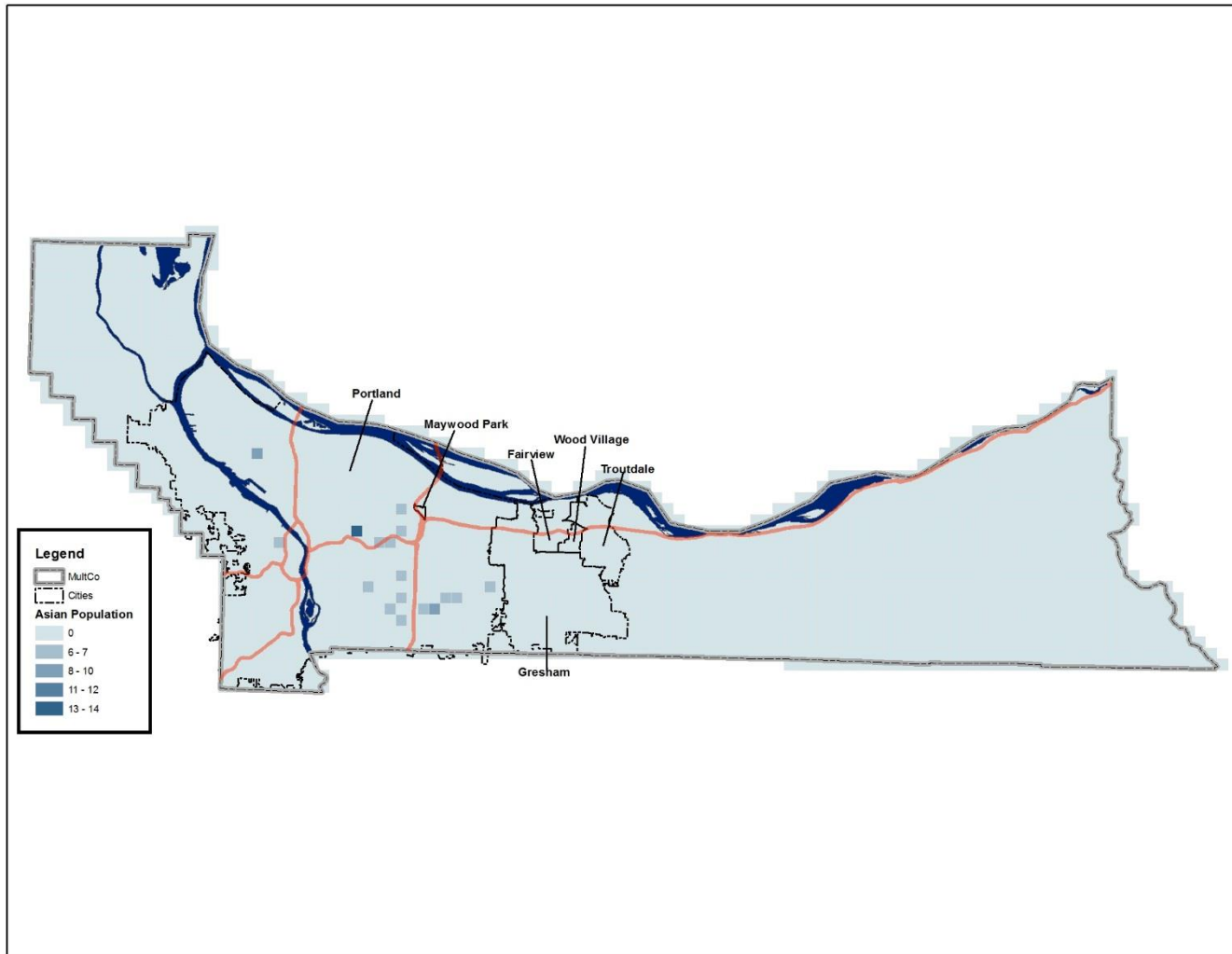
7



Source: Home Forward Voucher Data

Total Housing Vouchers – Asian Population

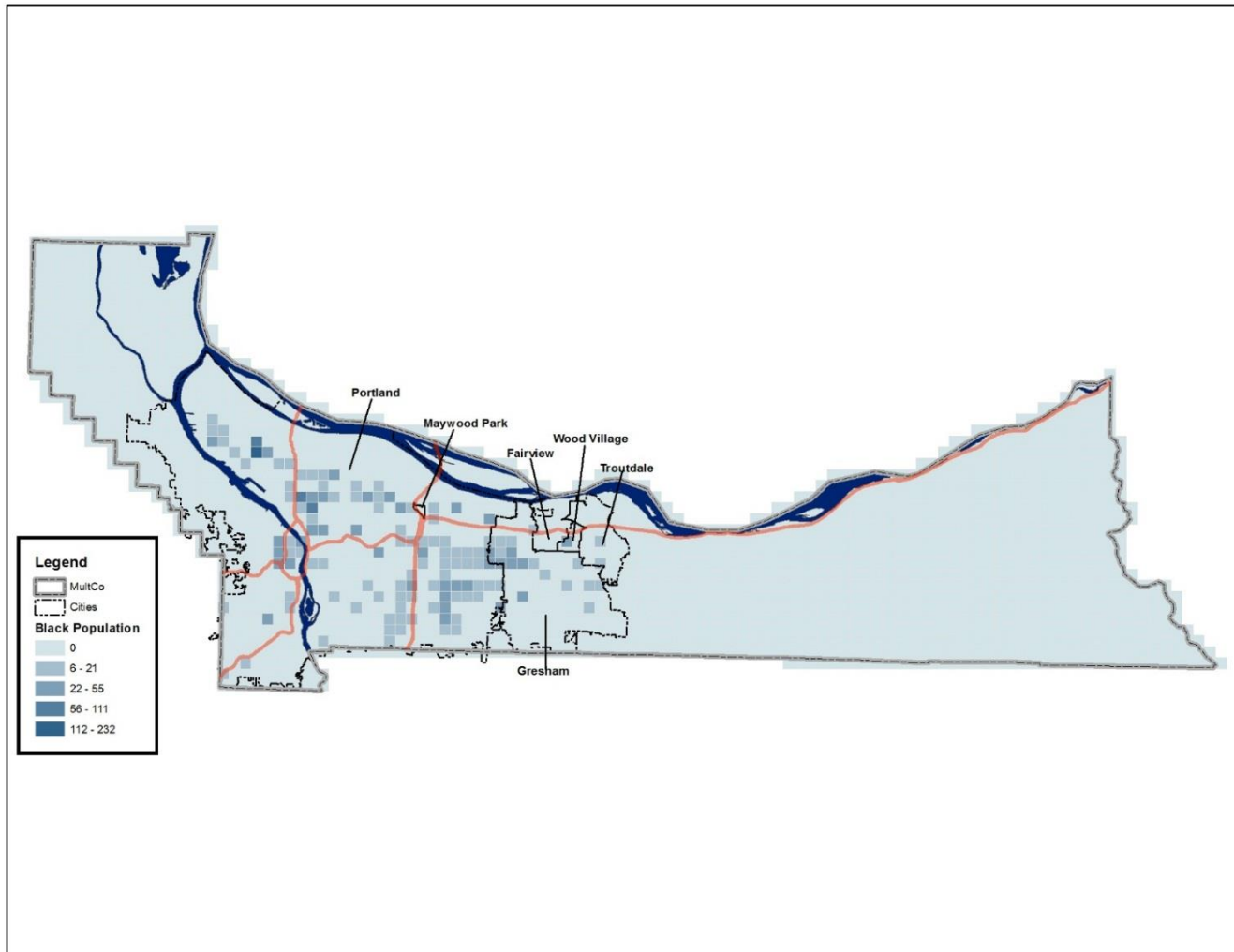
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Source: Home Forward Voucher Data

Total Housing Vouchers – Black/African American Population

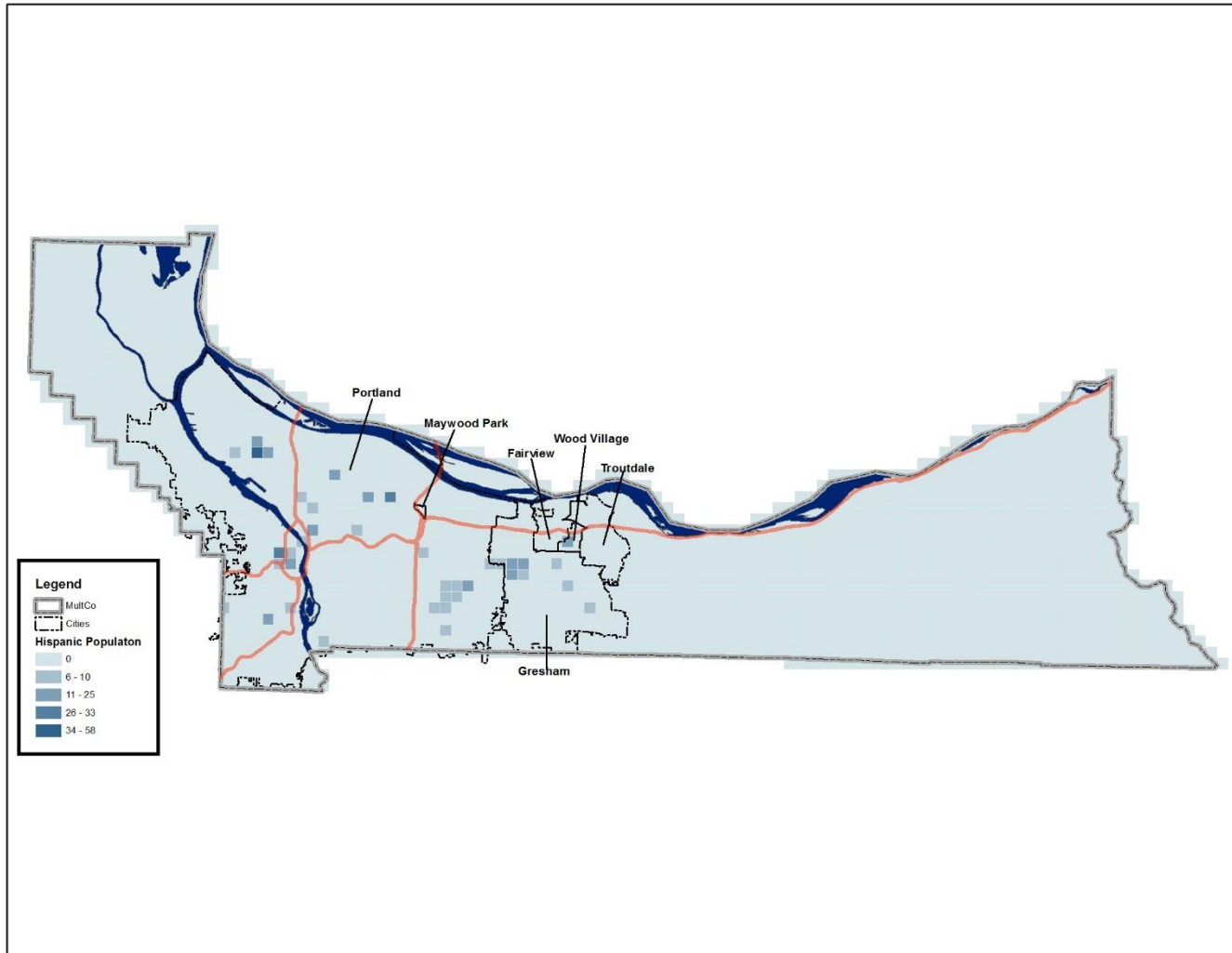
9



Source: Home Forward Voucher Data

Total Housing Vouchers – Hispanic Population

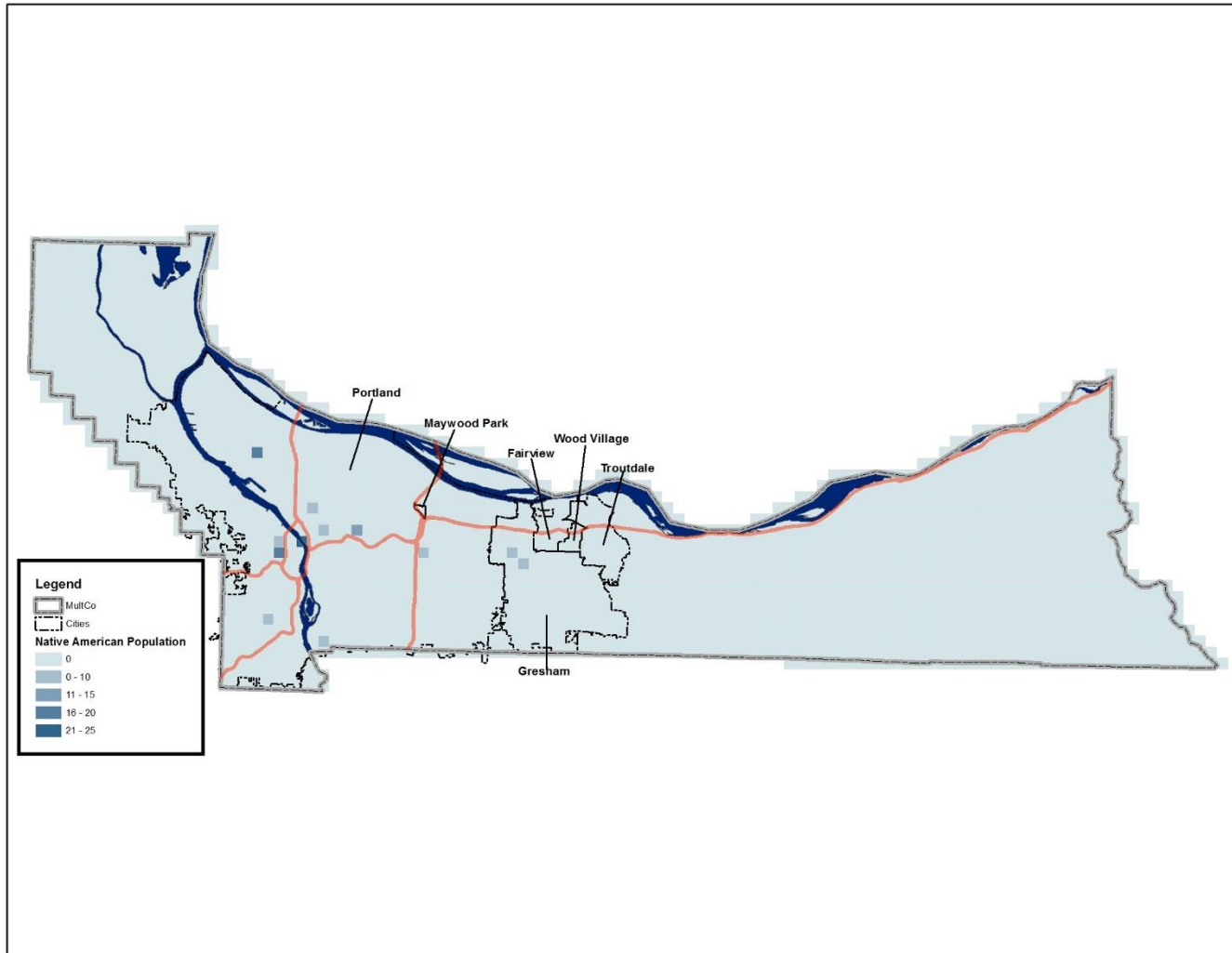
10



Source: Home Forward Voucher Data

Total Housing Vouchers – Native American Population

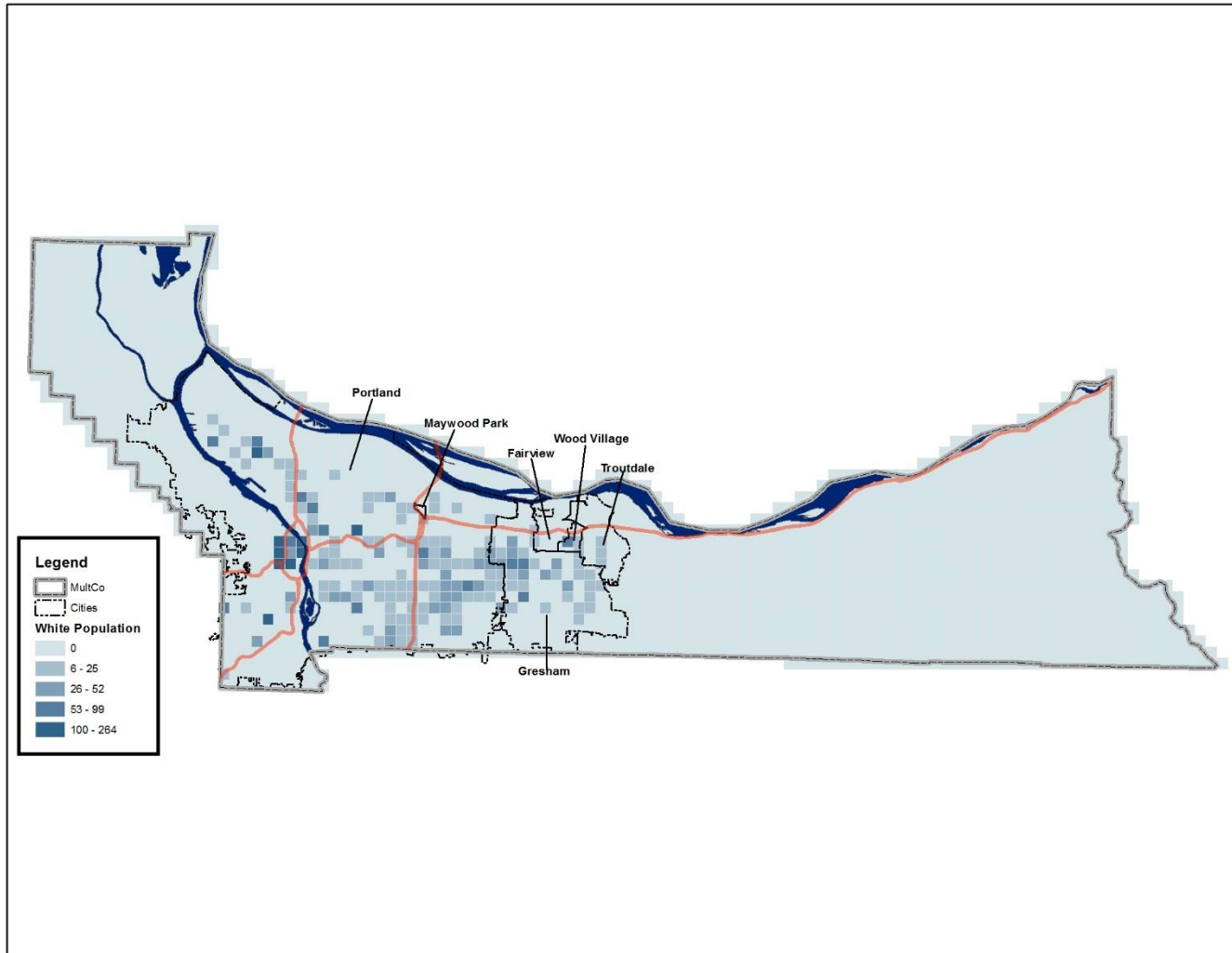
11



Source: Home Forward Voucher Data

Total Housing Vouchers – White Population

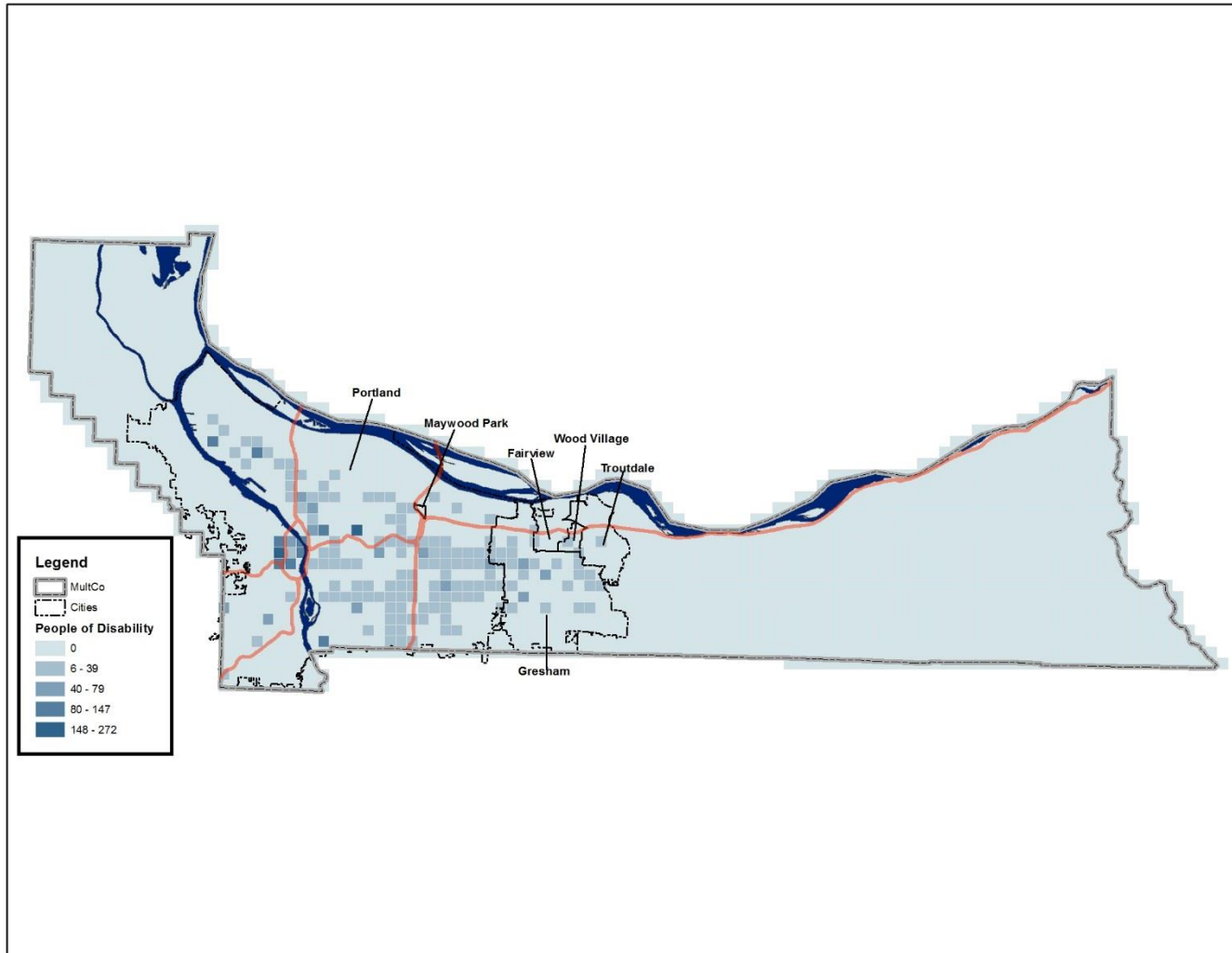
12



Source: Home Forward Voucher Data

Total Housing Vouchers – Persons with Disability

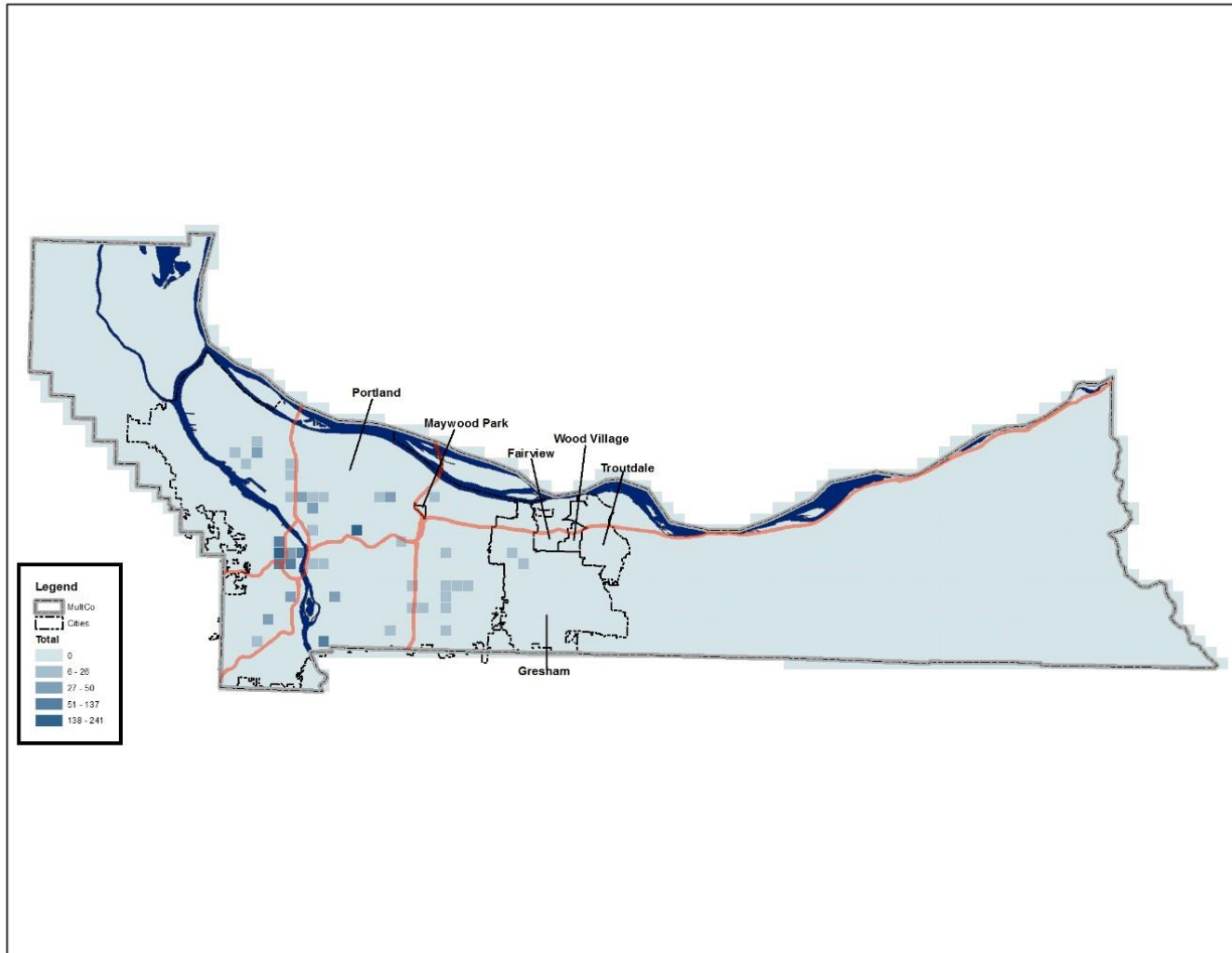
13



Source: Home Forward Voucher Data

Project Based Section 8 – Total Population

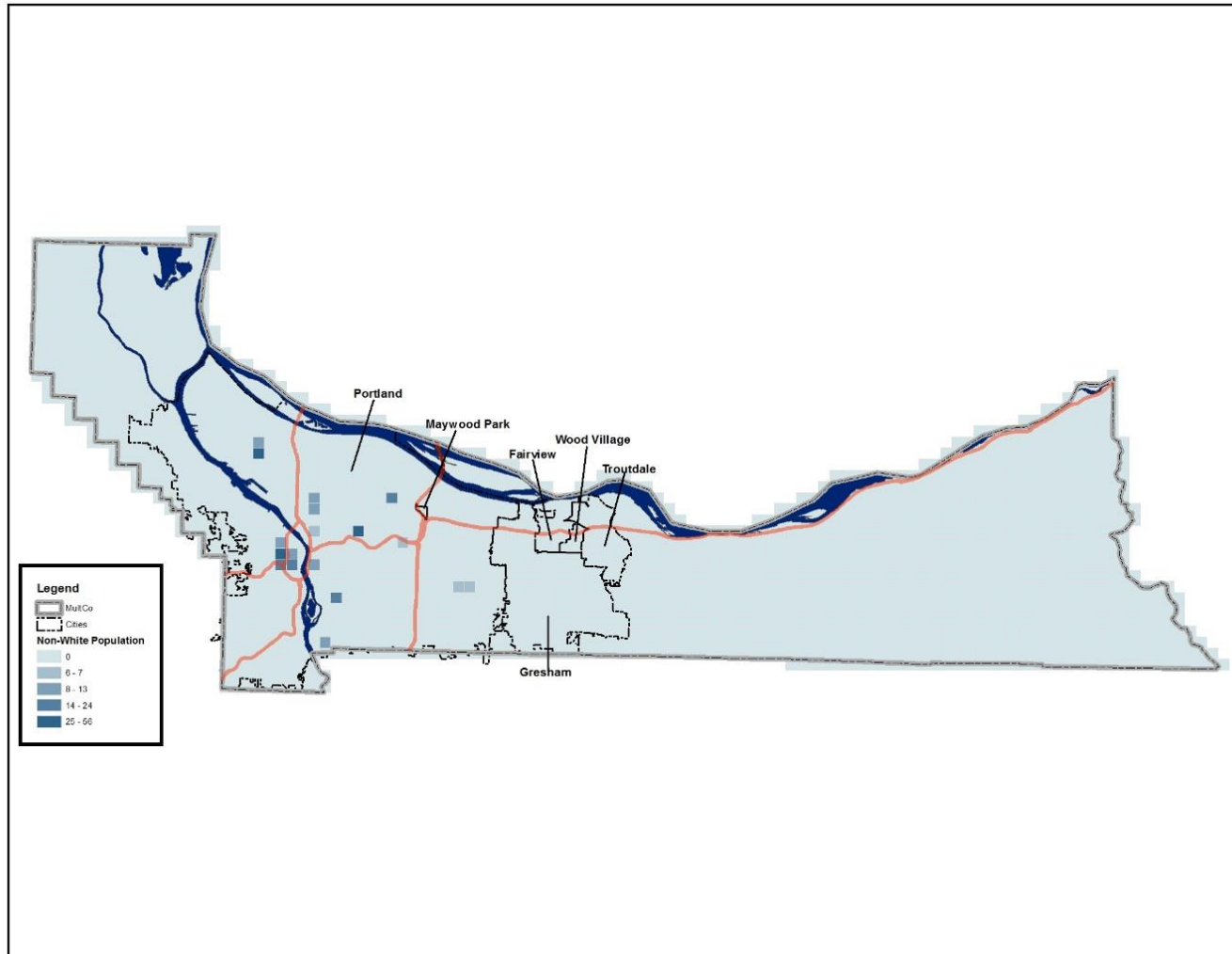
14



Source: Home Forward Voucher Data

Project Based Section 8 – Non-White Population

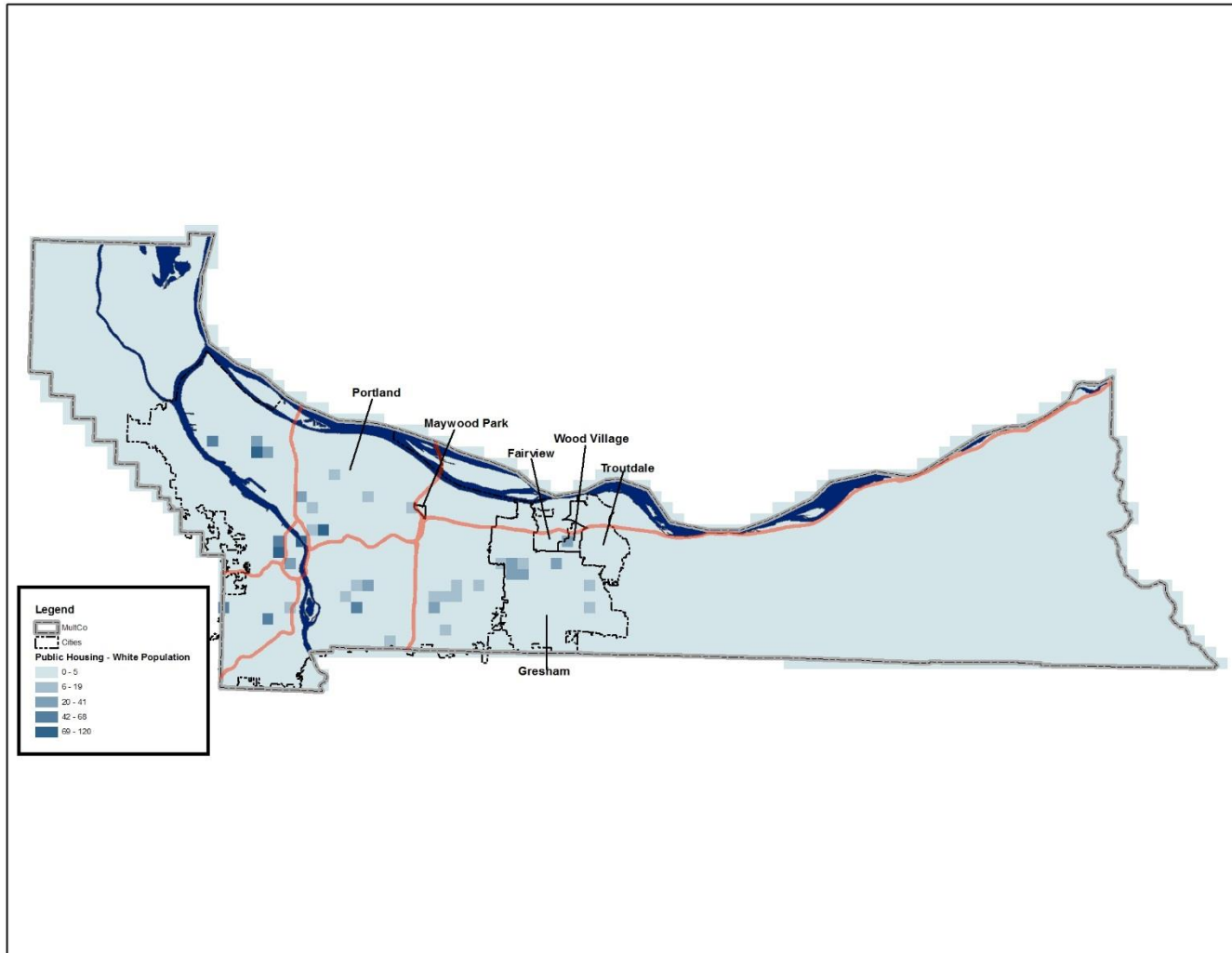
15



Source: Home Forward Voucher Data

Project Based Section 8 – White Population

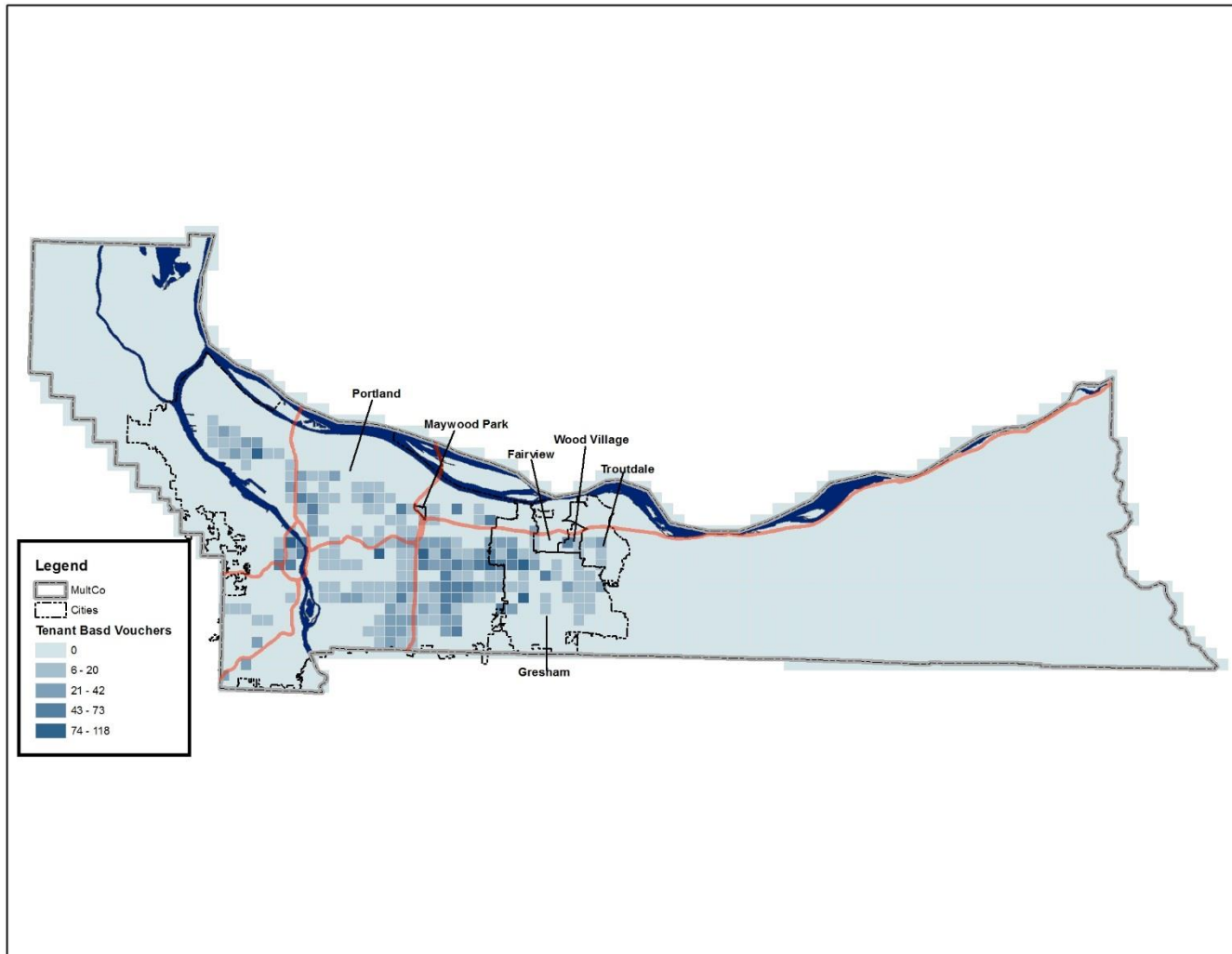
16



Source: Home Forward Voucher Data

Tenant Based Vouchers— Total Population

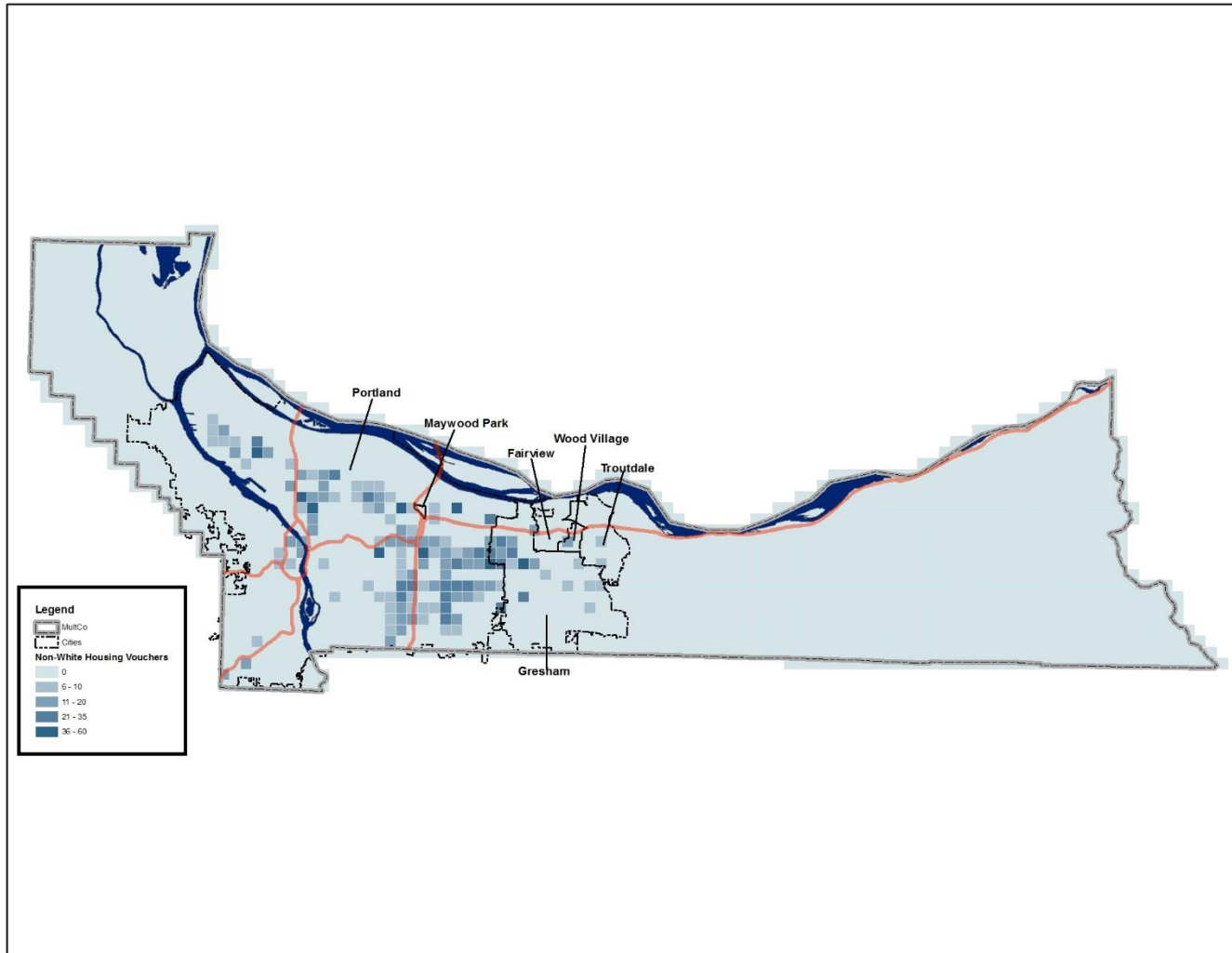
17



Source: Home Forward Voucher Data

Tenant Based Vouchers— Non-White Population

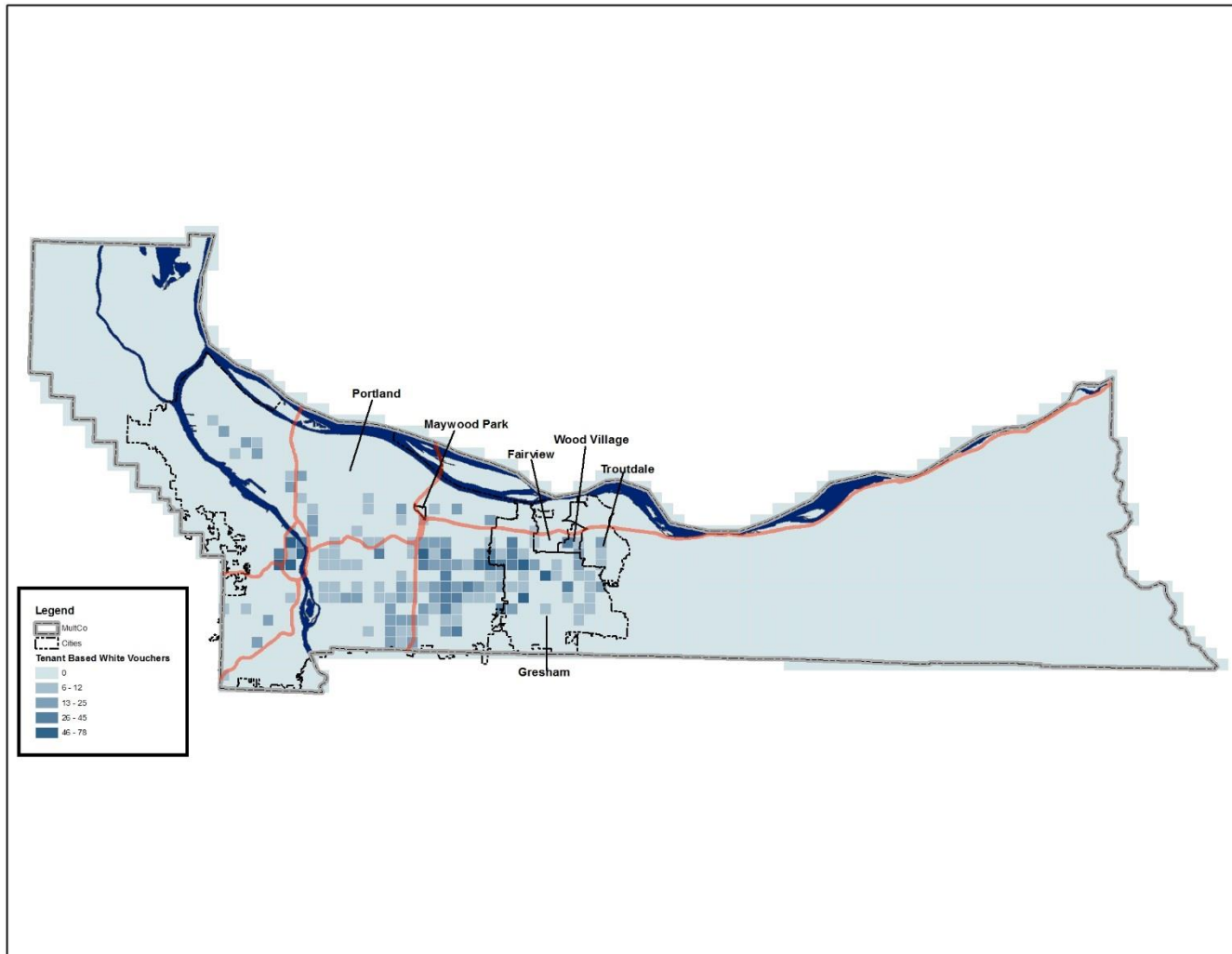
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Source: Home Forward Voucher Data

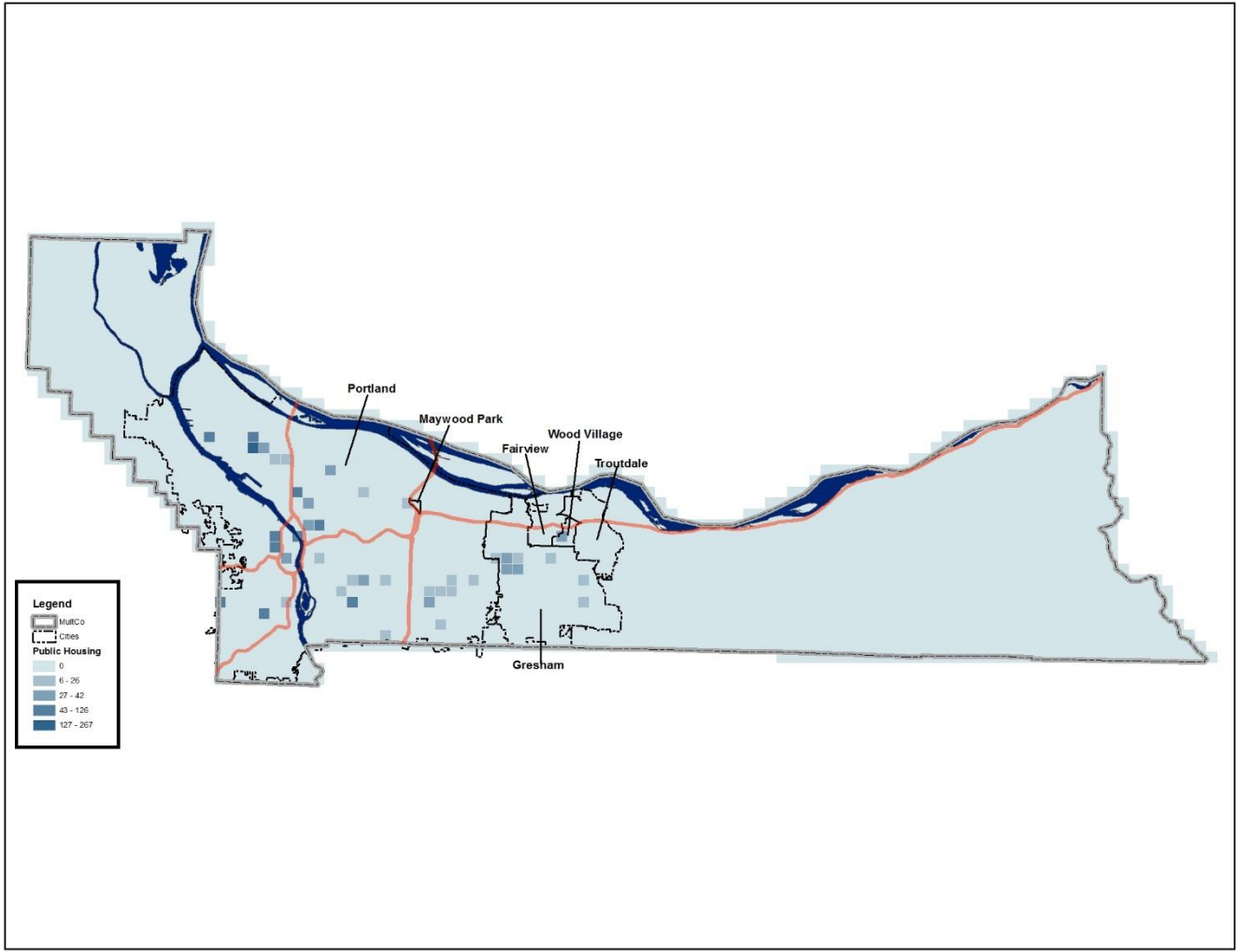
Tenant Based Vouchers— White Population

19



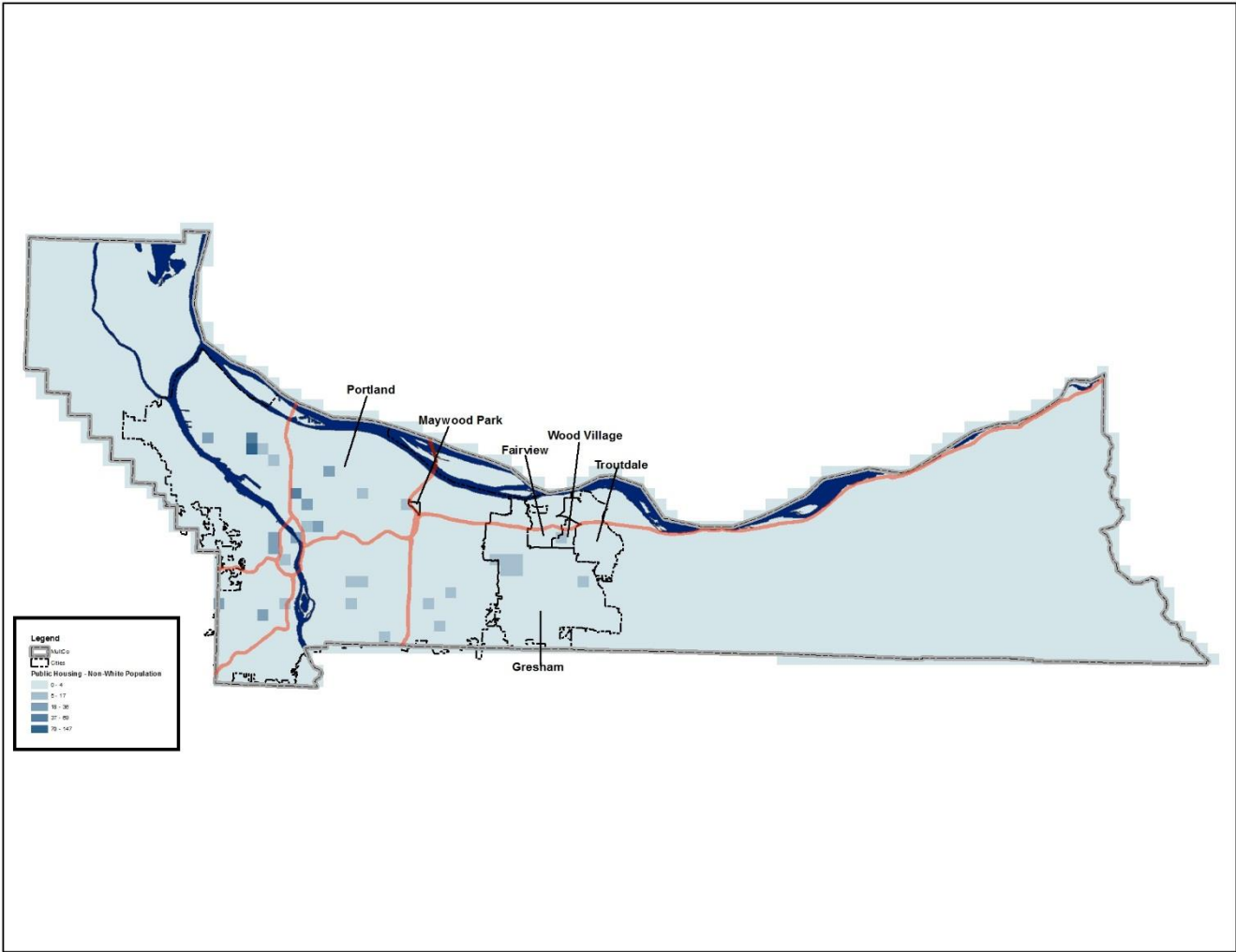
Source: Home Forward Voucher Data

Public Housing – Total Population



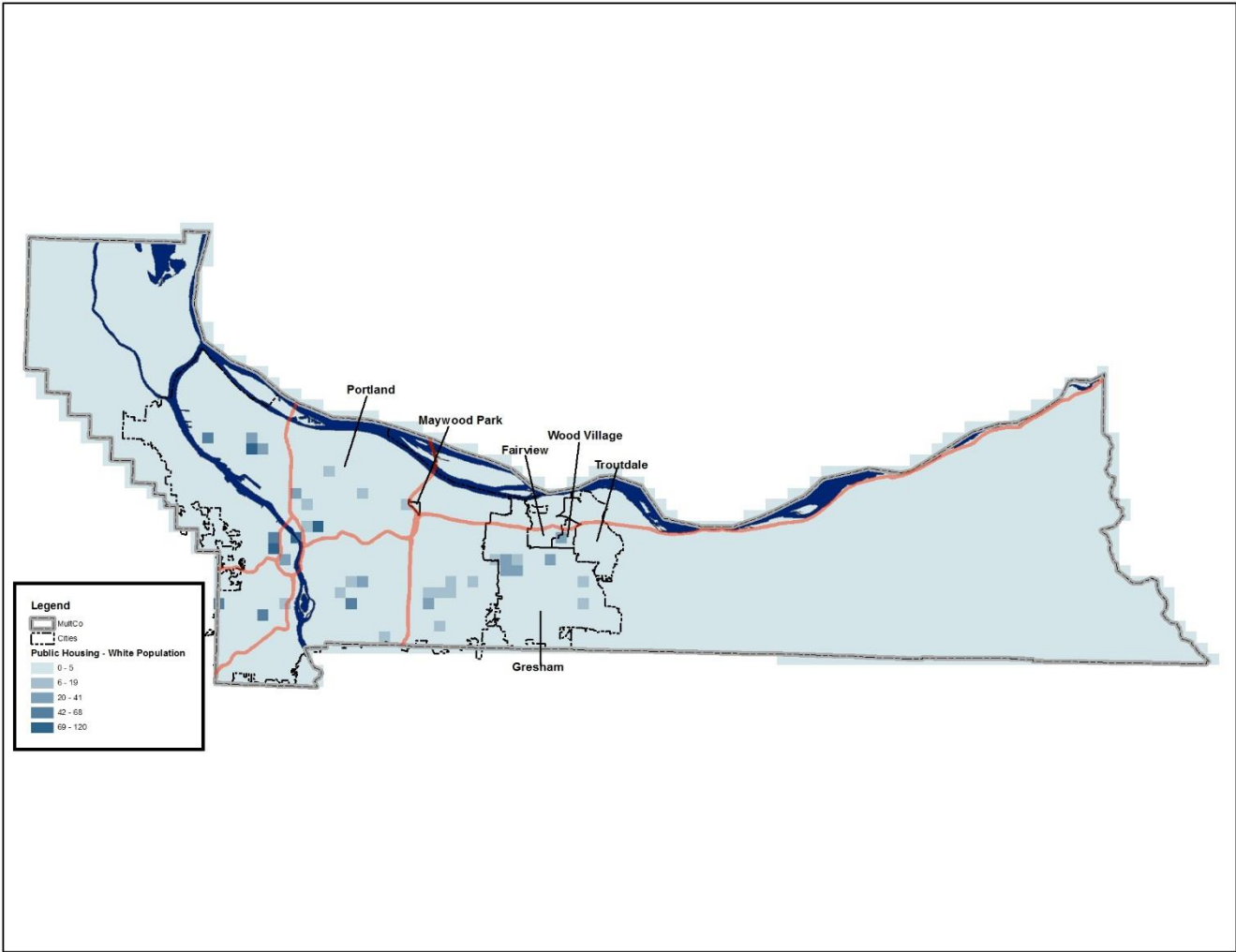
Source: Home Forward Voucher Data

Public Housing – Non-White Population



Source: Home Forward Voucher Data

Public Housing— White Population



Source: Home Forward Voucher Data

Analysis

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- To what extent are populations in Multnomah County segregated by race or other protected classes.
- Which areas are places where poverty and racial groups are concentrated?
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- What are the key determinants of segregation?

INDICATORS OF ACCESS TO OPPORTUNITY

HUD Community Asset Indices

25

- Neighborhood School Proficiency Index
 - 4TH grade reading and math scores
- Transit Trips Index
 - Likelihood of a 3-person family at 50% MFI using transit
- Job Access Index
 - Job location weighted by employment size and labor supply
- Labor Market Participation Index
 - Employment, labor force participation and education level
- Environmental Health Hazard Exposure Index
 - Air quality measures

Indices by Race/Ethnicity

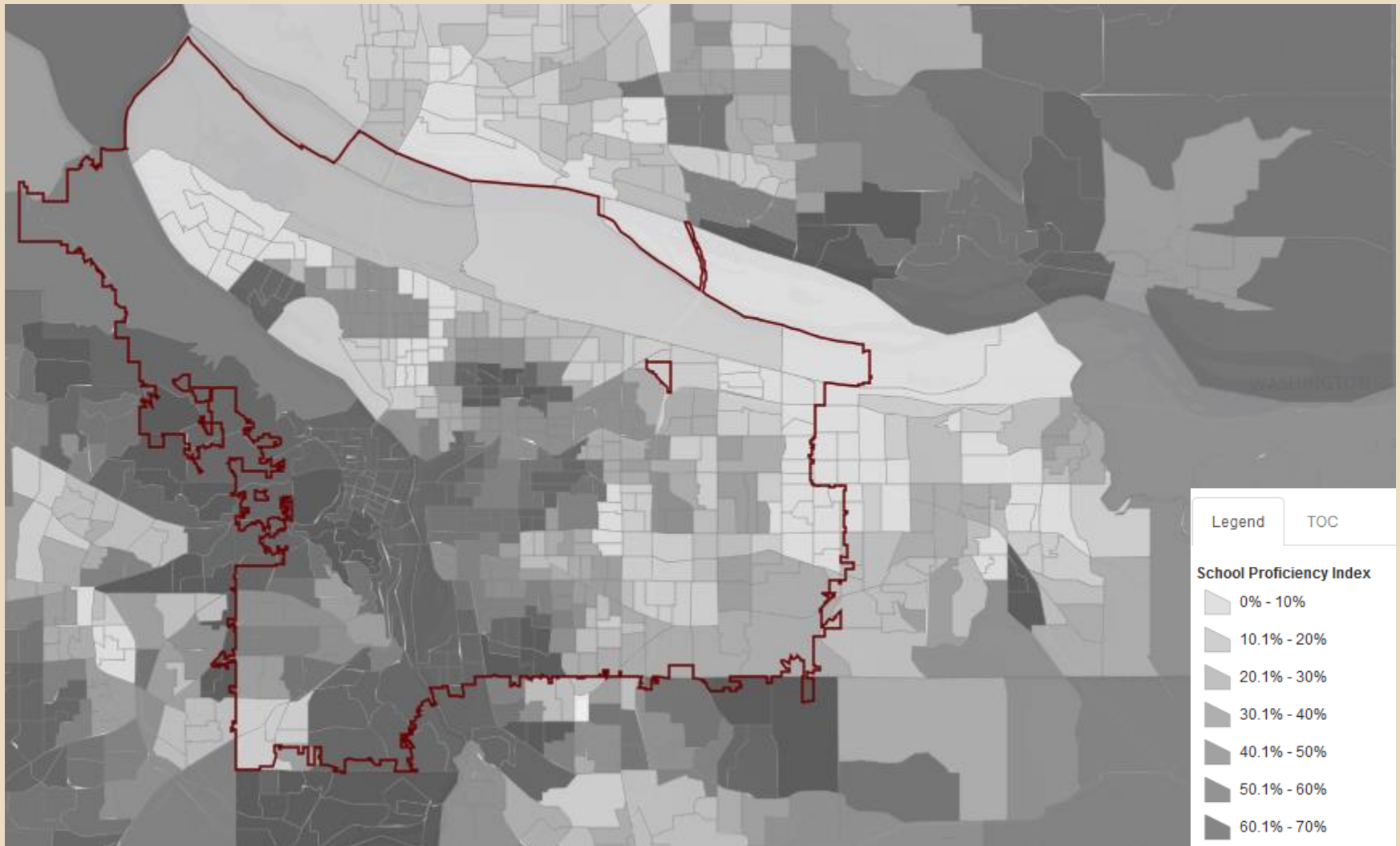
26

Portland-Vancouver-Hillsboro, OR-WA CBSA	School Proficiency Index	Low Transportation Cost Index	Labor Market Index	Jobs Proximity Index	Environmental Health Index
White	51.77	74.73	57.41	48.65	15.25
Black	36.91	83.02	52.42	52.08	4.53
Hispanic	40.13	79.51	48.08	52.43	10.20
Asian or Pacific Islander	52.61	80.66	60.75	46.76	7.06
Native American	44.43	74.39	48.68	51.51	17.87

- Scored 0-100 with higher being better
 - Significant disparity in school proficiency and labor market
 - No disparity in transit access or jobs proximity

School Proficiency Index Multnomah County

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Source: HUD Affirmatively Furthering Fair Housing Tool

Low Transportation Cost Index Multnomah County

28



Labor Market Index Multnomah County

29



Source: HUD Affirmatively Furthering Fair Housing Tool

Job Proximity Index Multnomah County

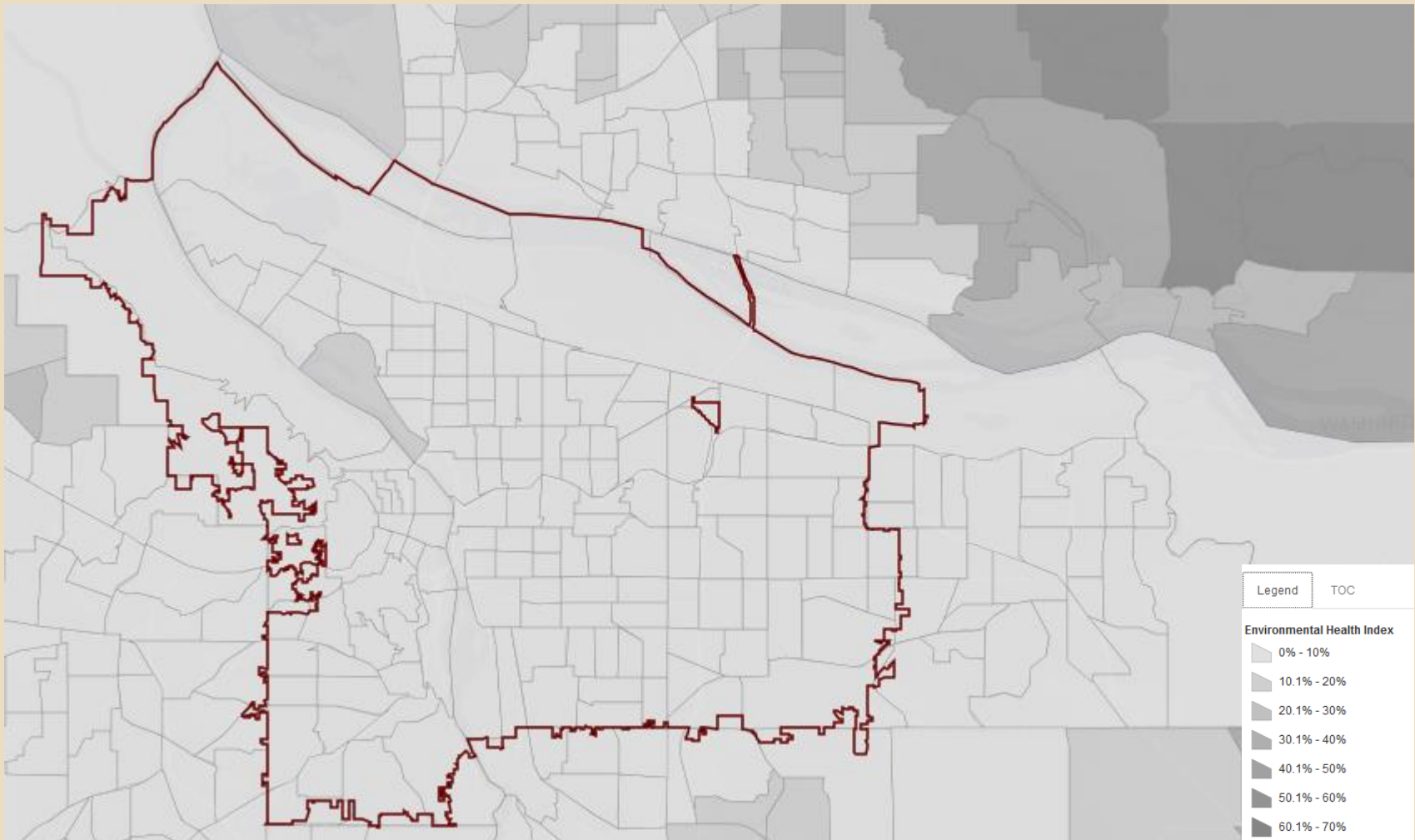
30



Source: HUD Affirmatively Furthering Fair Housing Tool

Environmental Health Index Multnomah County

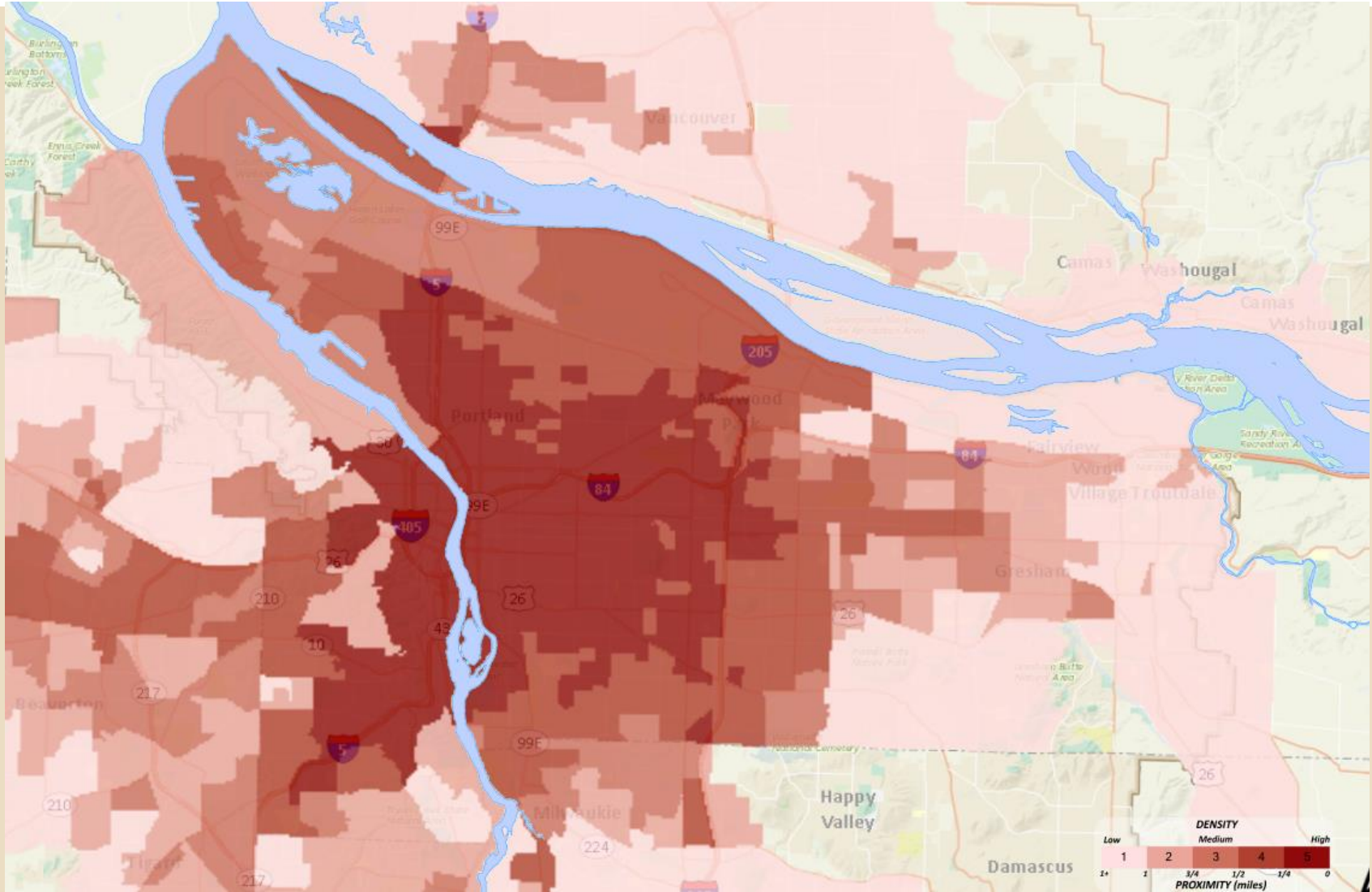
31



Source: HUD Affirmatively Furthering Fair Housing Tool

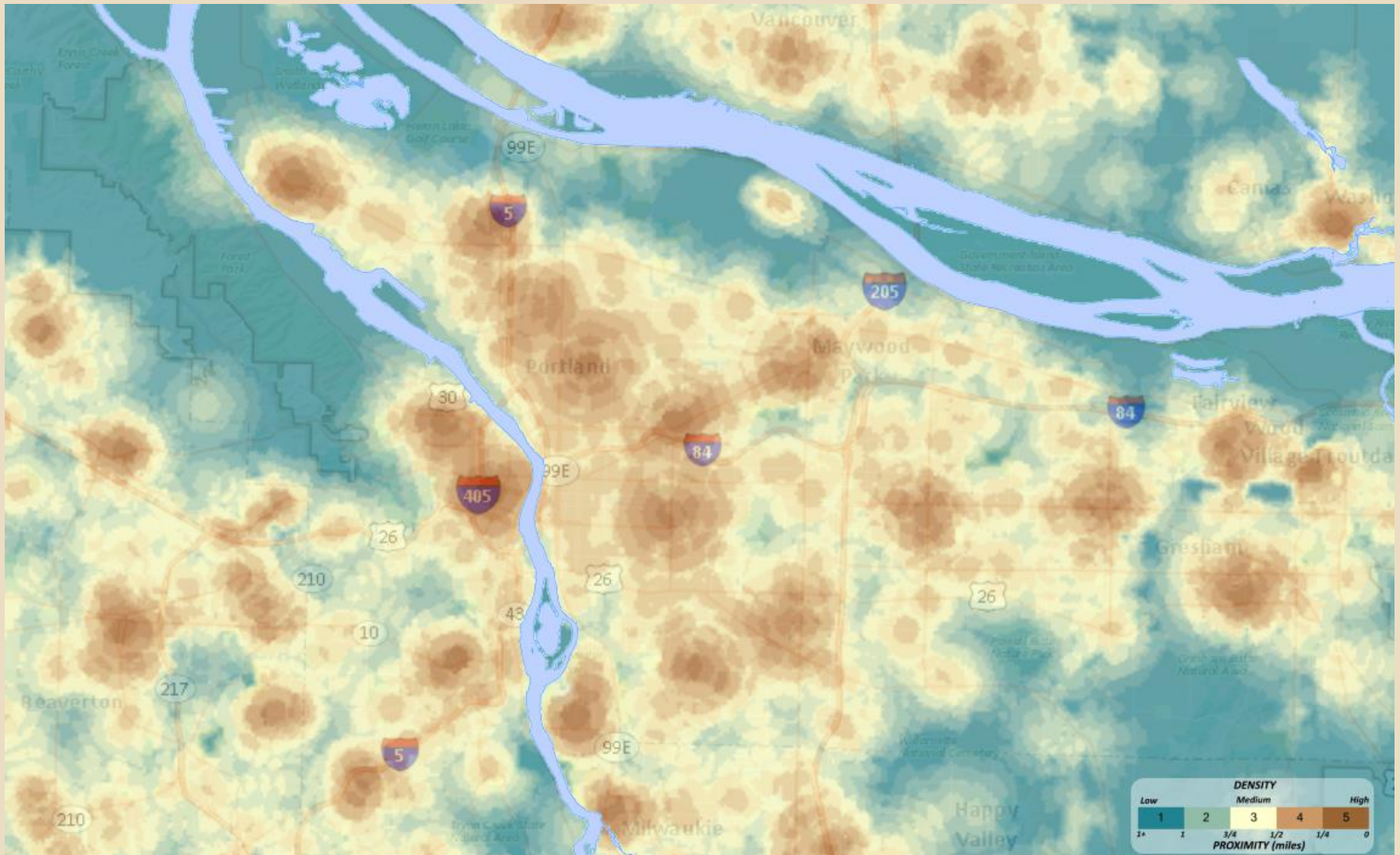
CLF Equity Atlas: Transit Access to Family Wage Jobs Multnomah County

32



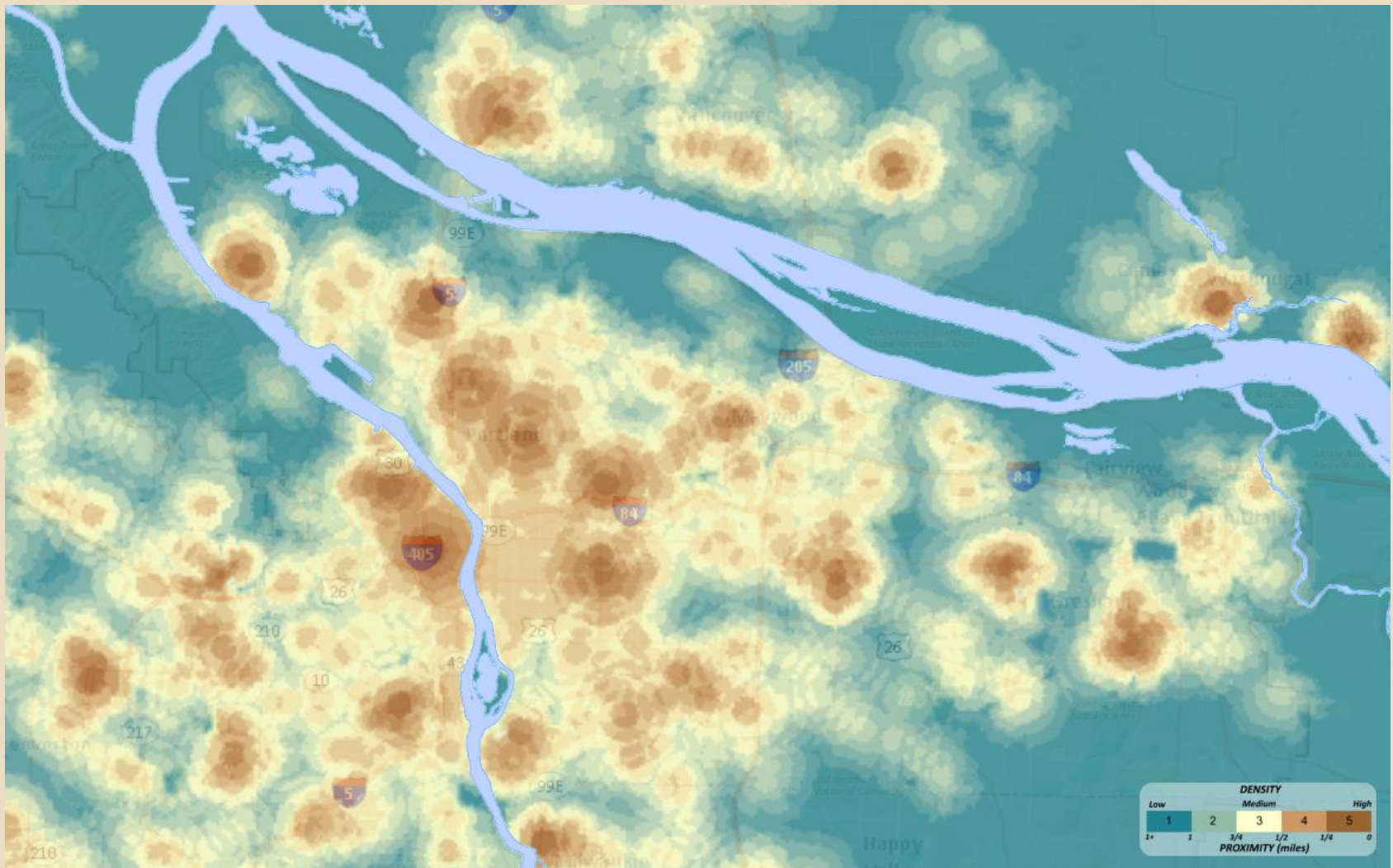
CLF Equity Atlas: Proximity to Community Amenities

33

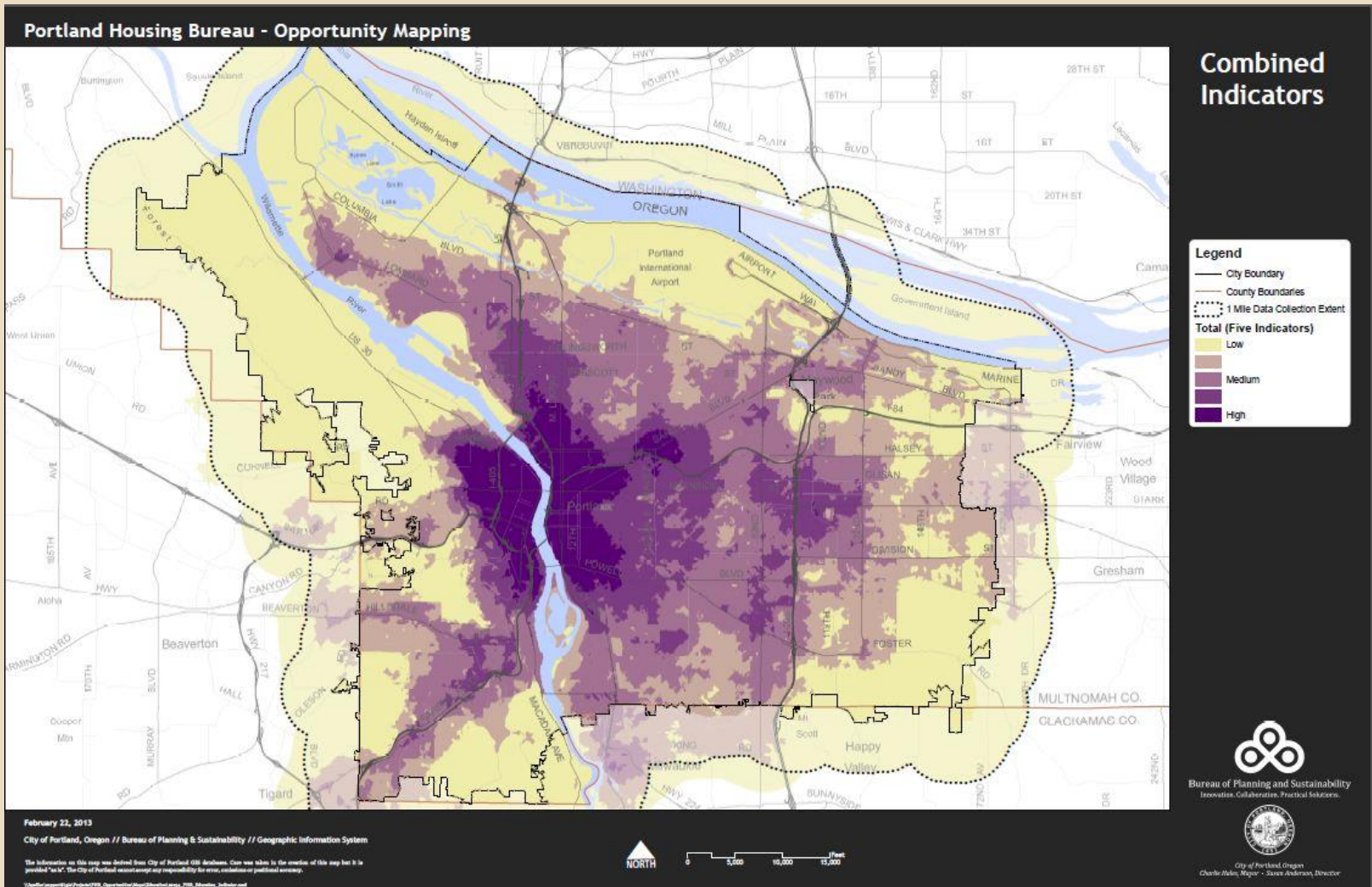


CLF Equity Atlas: Proximity to Social and Cultural Institutions

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PHB Opportunity Map for Portland

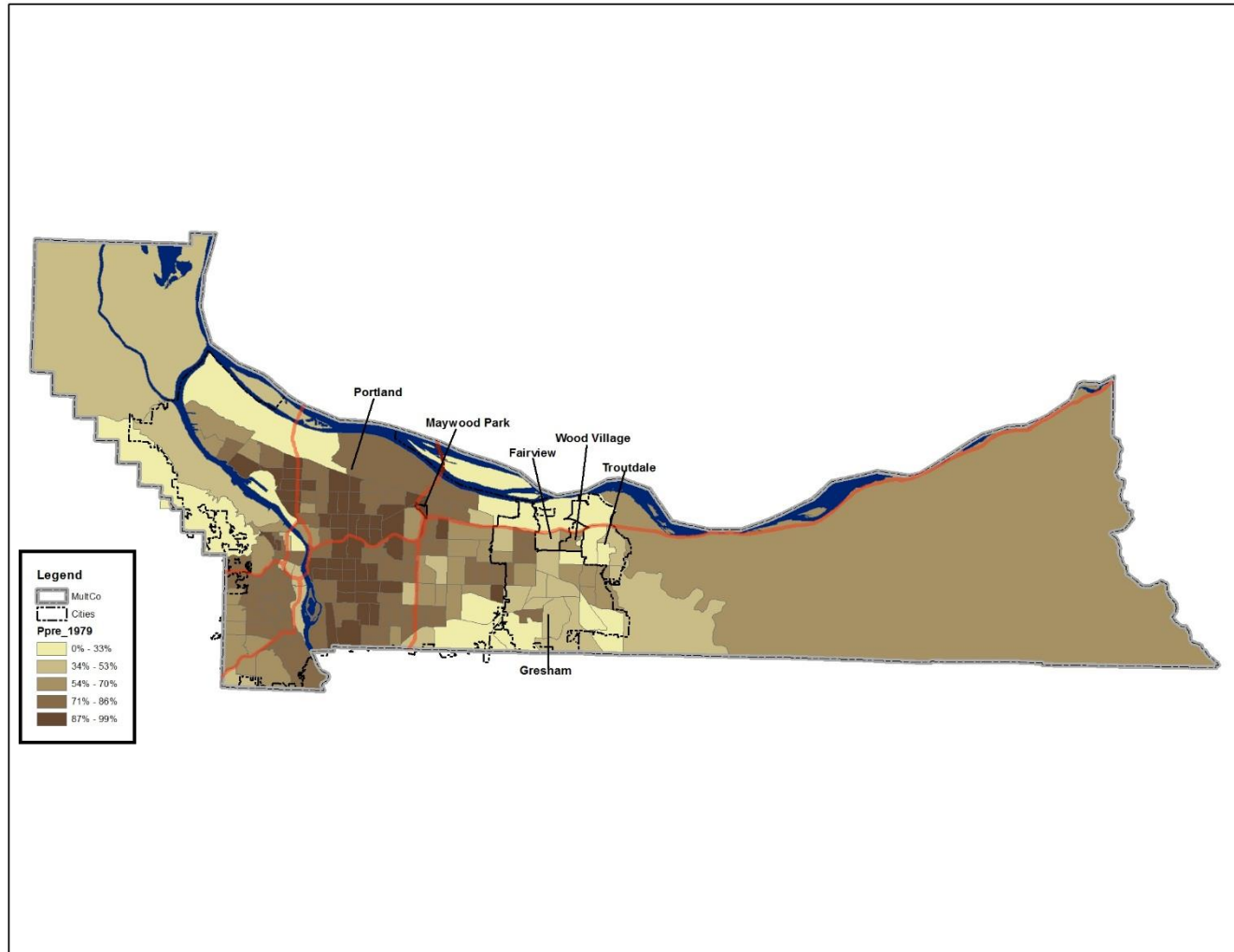


HOUSING PROBLEMS



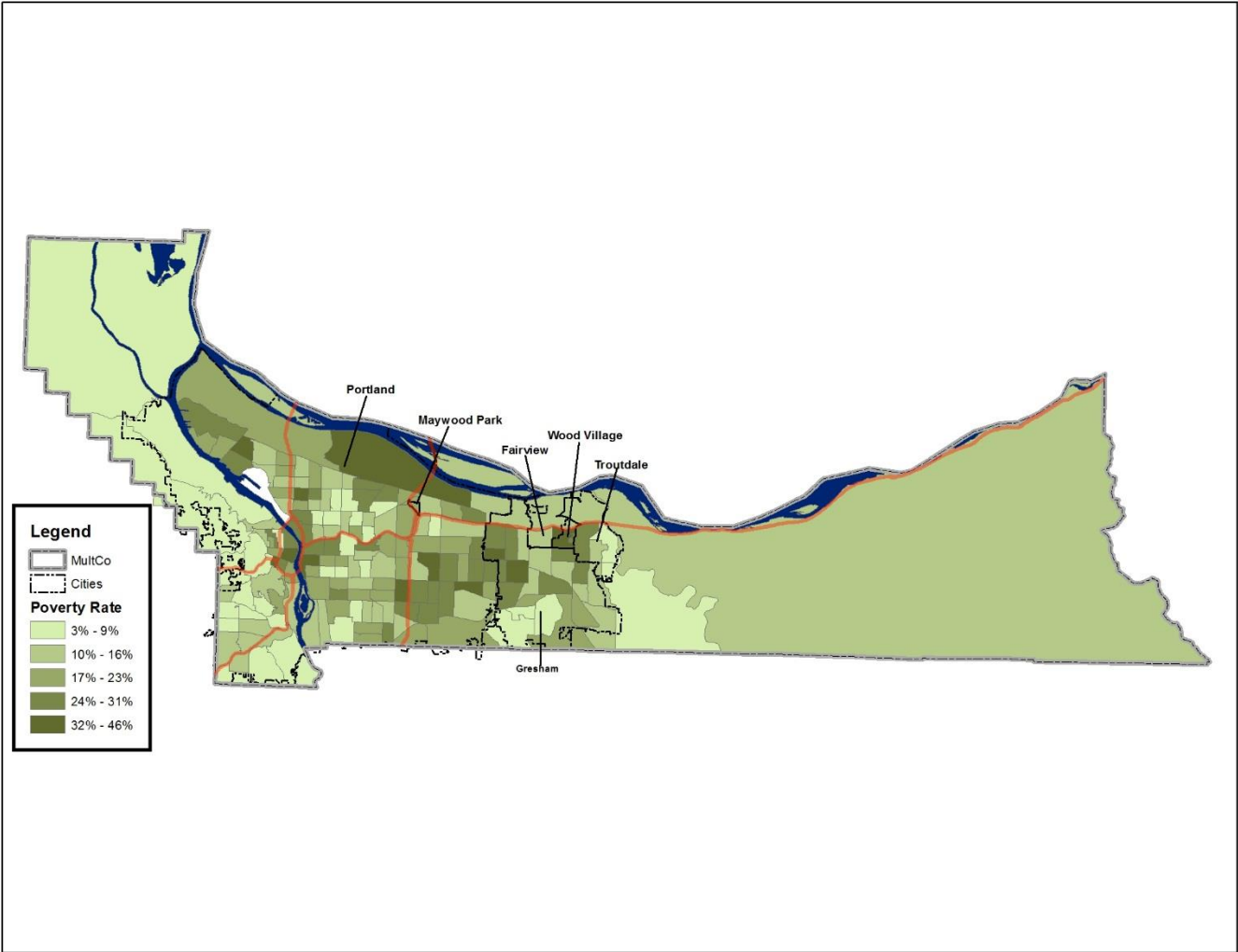
Pre-1979 Housing Units

37



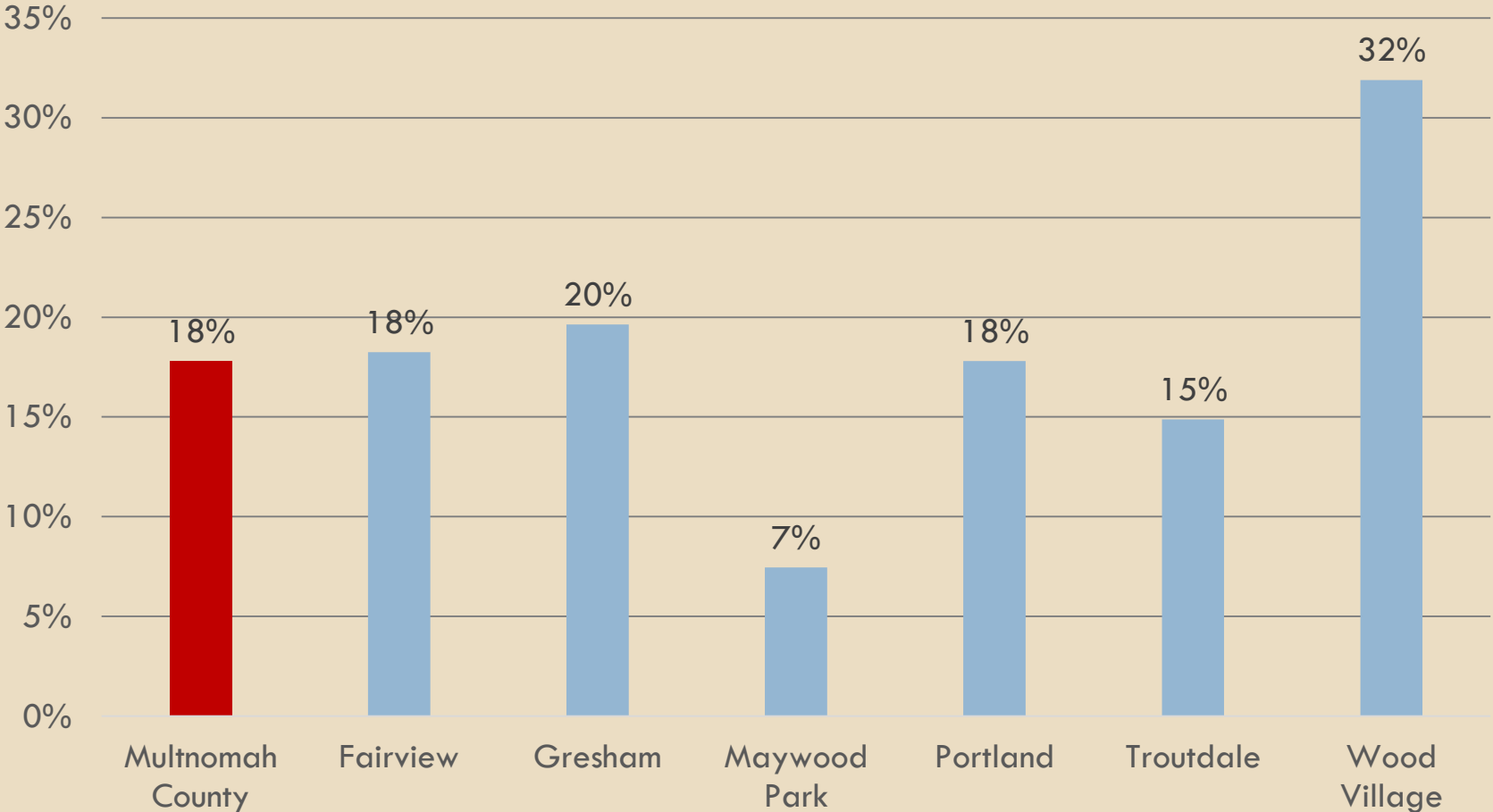
Source: 2009-2013 American Community Survey

Poverty Rate



Source: 2009-2013 American Community Survey

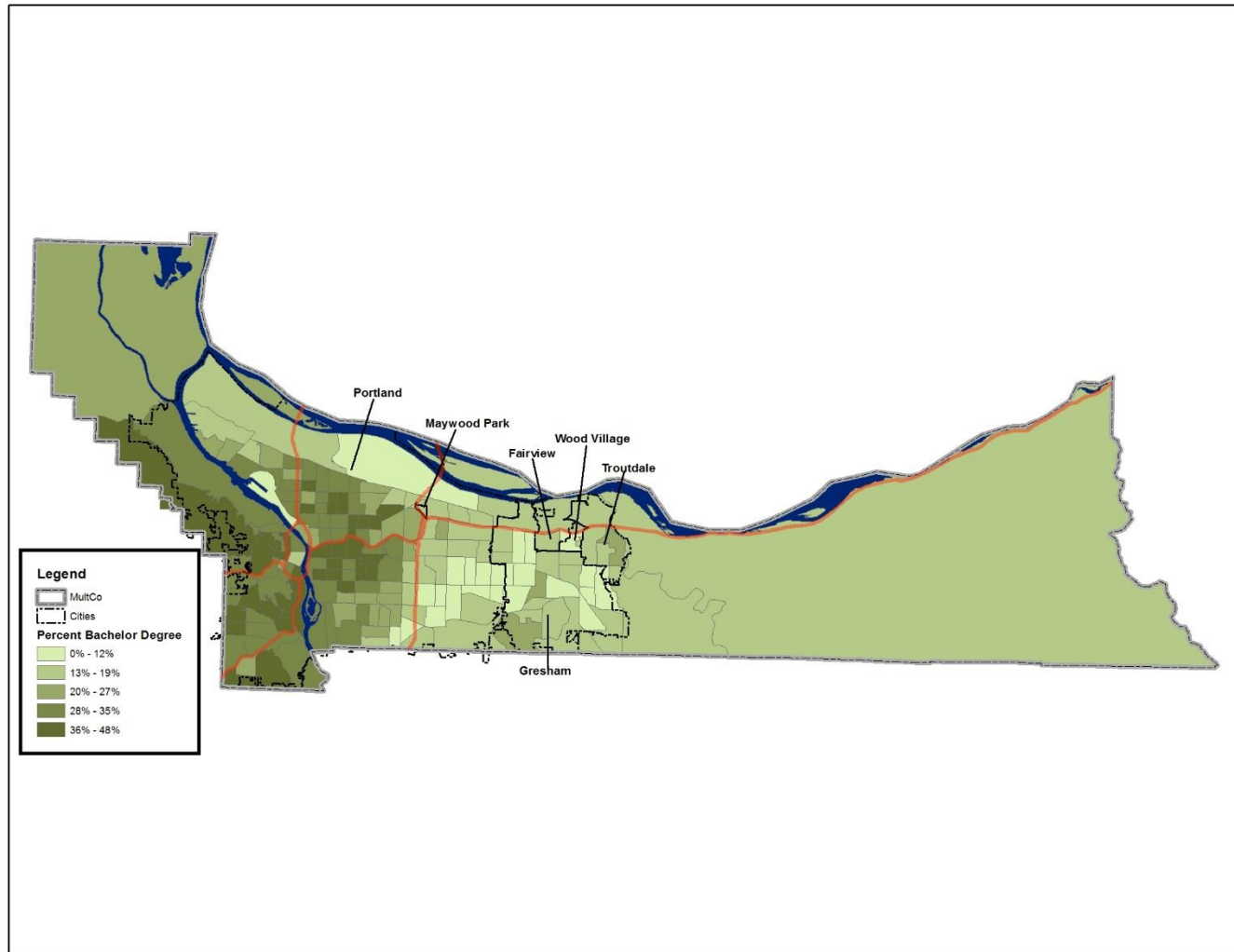
Poverty Rate



Source: 2009-2013 American Community Survey

Percent of Population with A Bachelor Degree

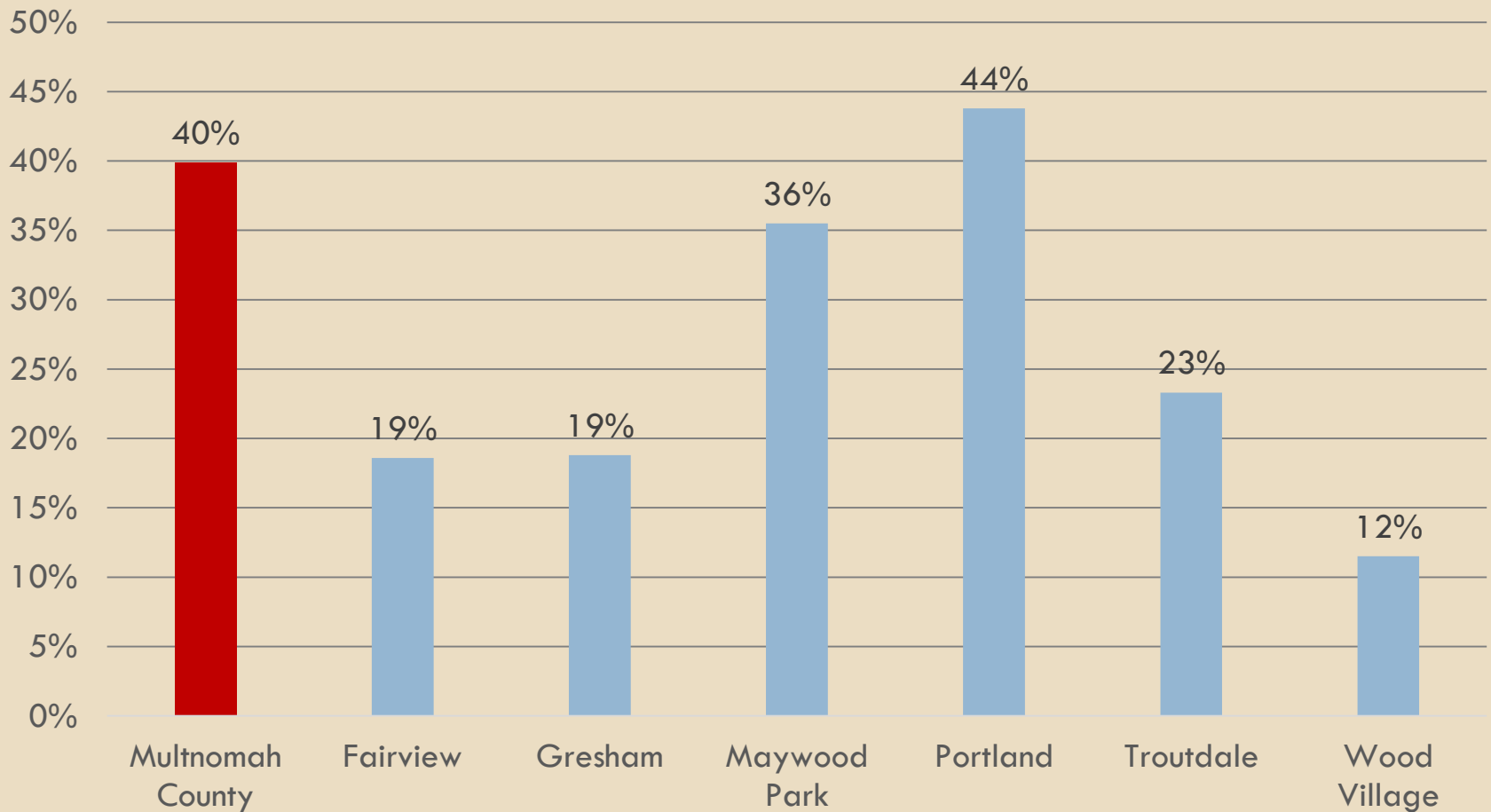
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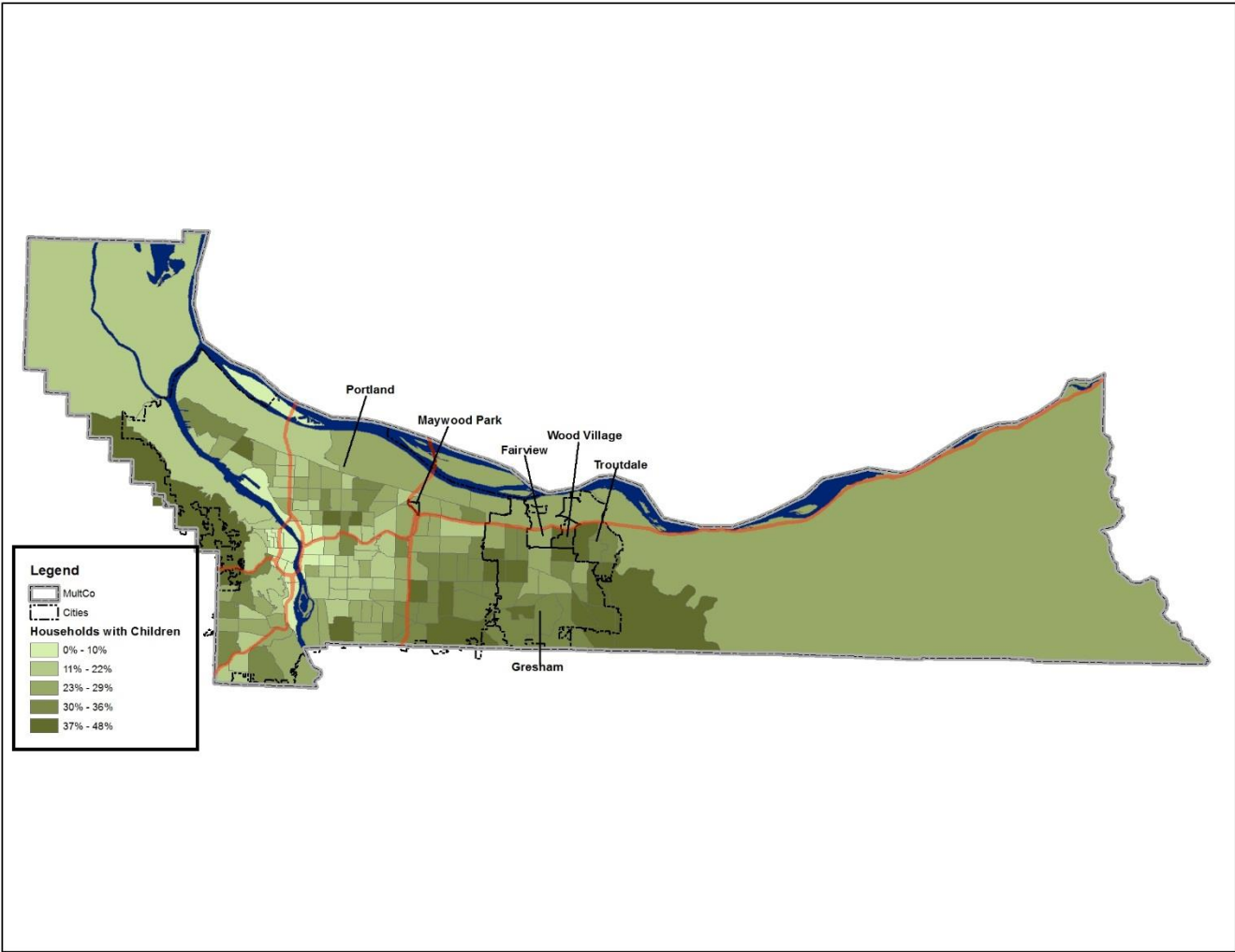
Source: 2009-2013 American Community Survey

Percent of Population with A Bachelor Degree

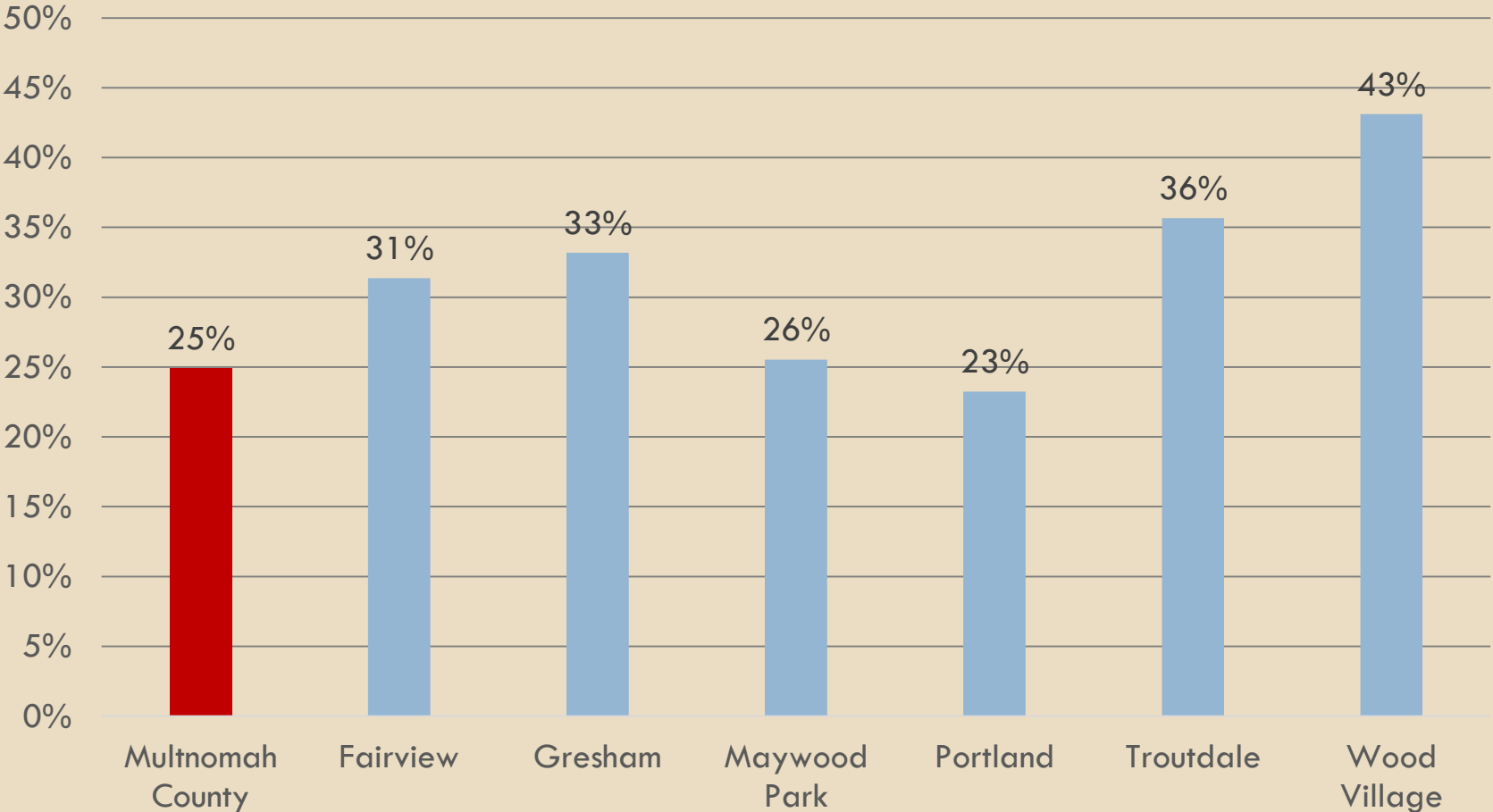
41



Percent of Households with Children



Percent of Households with Children



Source: 2009-2013 American Community Survey

Portland Rental Market

44

Portland's current vacancy rate is 3.5%, up slightly from the five year average of 3.1%

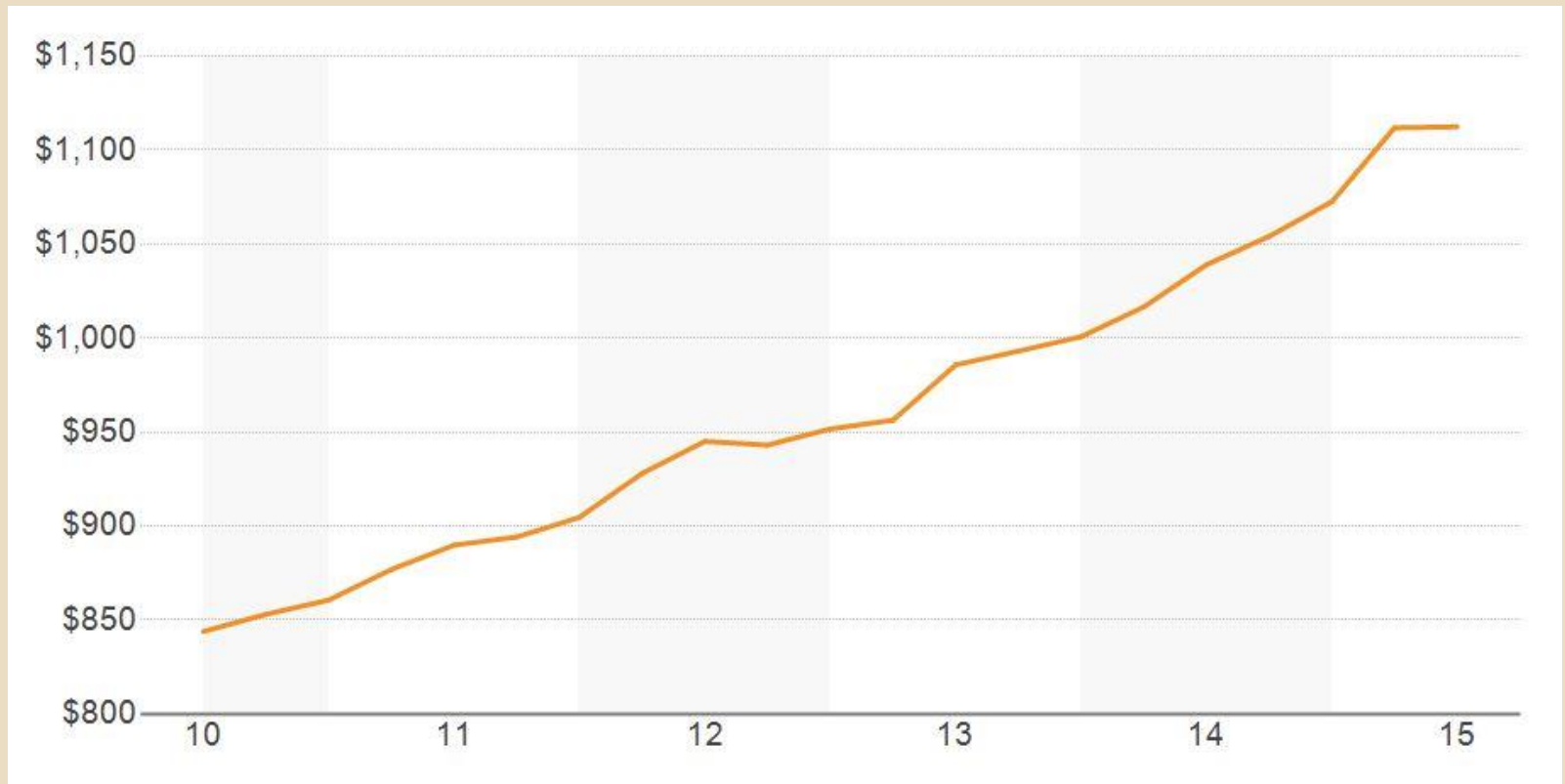
Portland Rents	September, 2015	Five Year Average
Studio	\$974	\$821
1 Bedroom	\$1,081	\$943
2 Bedroom	\$1,238	\$1,050
3 Bedroom	\$1,174	\$1,112

Source: CoStar Property Survey, September 2015

Portland Rental Market

45

Portland Rents Per Unit: 2010 – September 2015



Source: CoStar Property Survey, September 2015

Gresham Rental Market

46

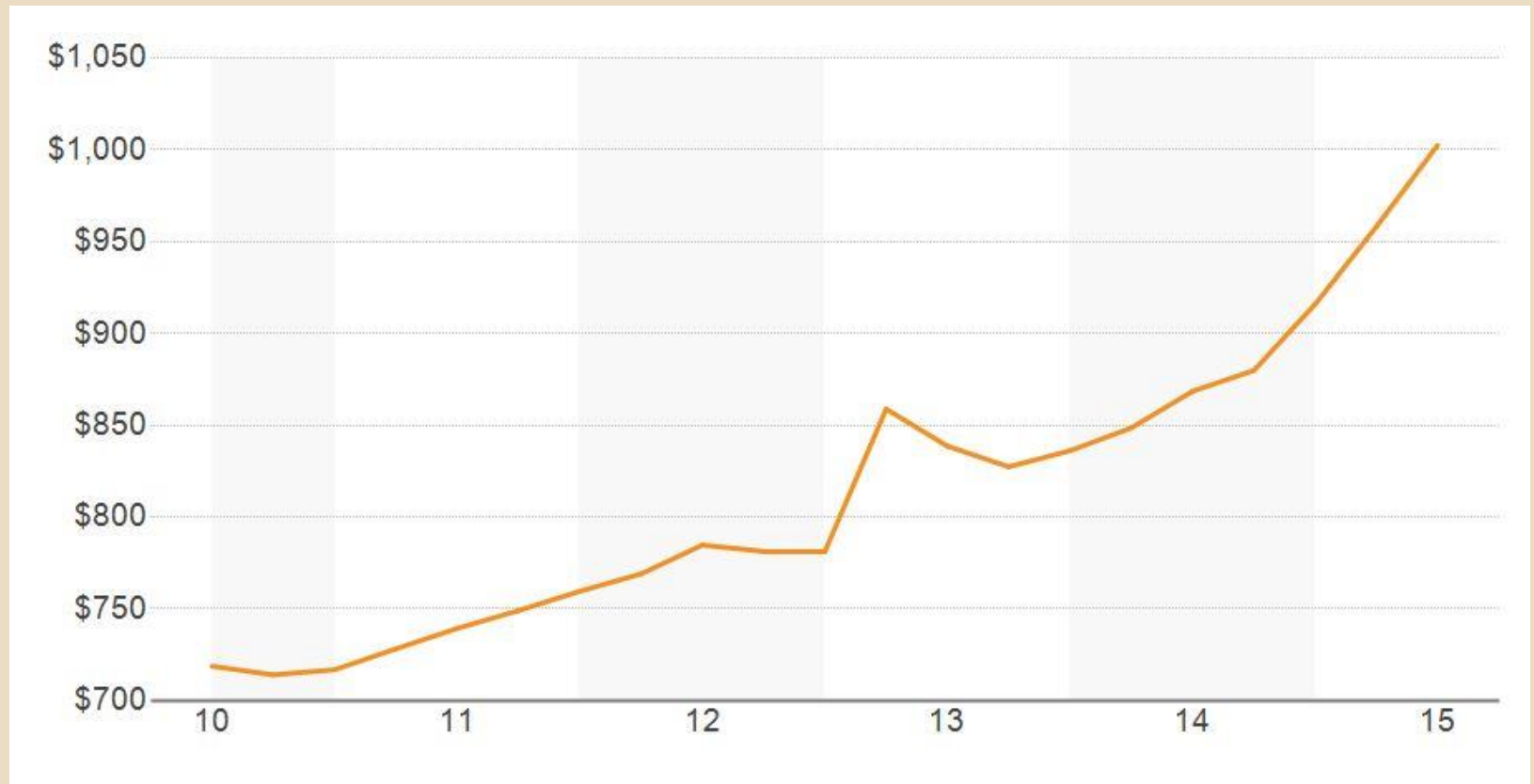
Gresham's current vacancy rate is 2.0%, down from the five year average of 2.8%

Gresham Rents	September, 2015	Five Year Average
Studio	\$796	\$617
1 Bedroom	\$861	\$700
2 Bedroom	\$1,030	\$835
3 Bedroom	\$1,302	\$1,033

Gresham Rental Market

47

Gresham Rents Per Unit: 2010 – September 2015



Source: CoStar Property Survey, September 2015

Fairview Rental Market

48

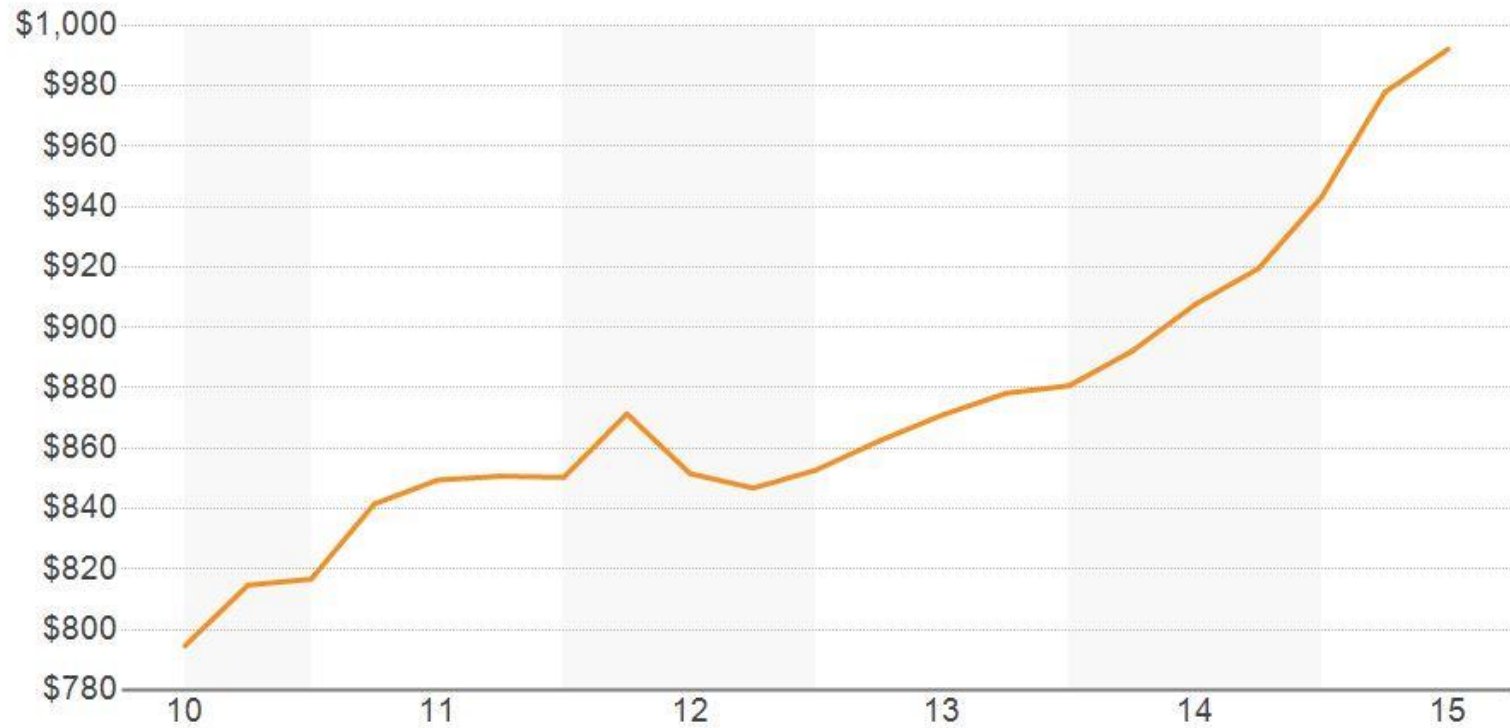
Fairview's current vacancy rate is .5%, down from the five year average of 1.8%

Fairview Rents	September, 2015	Five Year Average
Studio	\$800	\$731
1 Bedroom	\$905	\$767
2 Bedroom	\$1,017	\$891
3 Bedroom	\$1,002	\$935

Fairview Rental Market

49

Fairview Rents Per Unit: 2010 – September 2015



Source: CoStar Property Survey, September 2015

Wood Village Rental Market

50

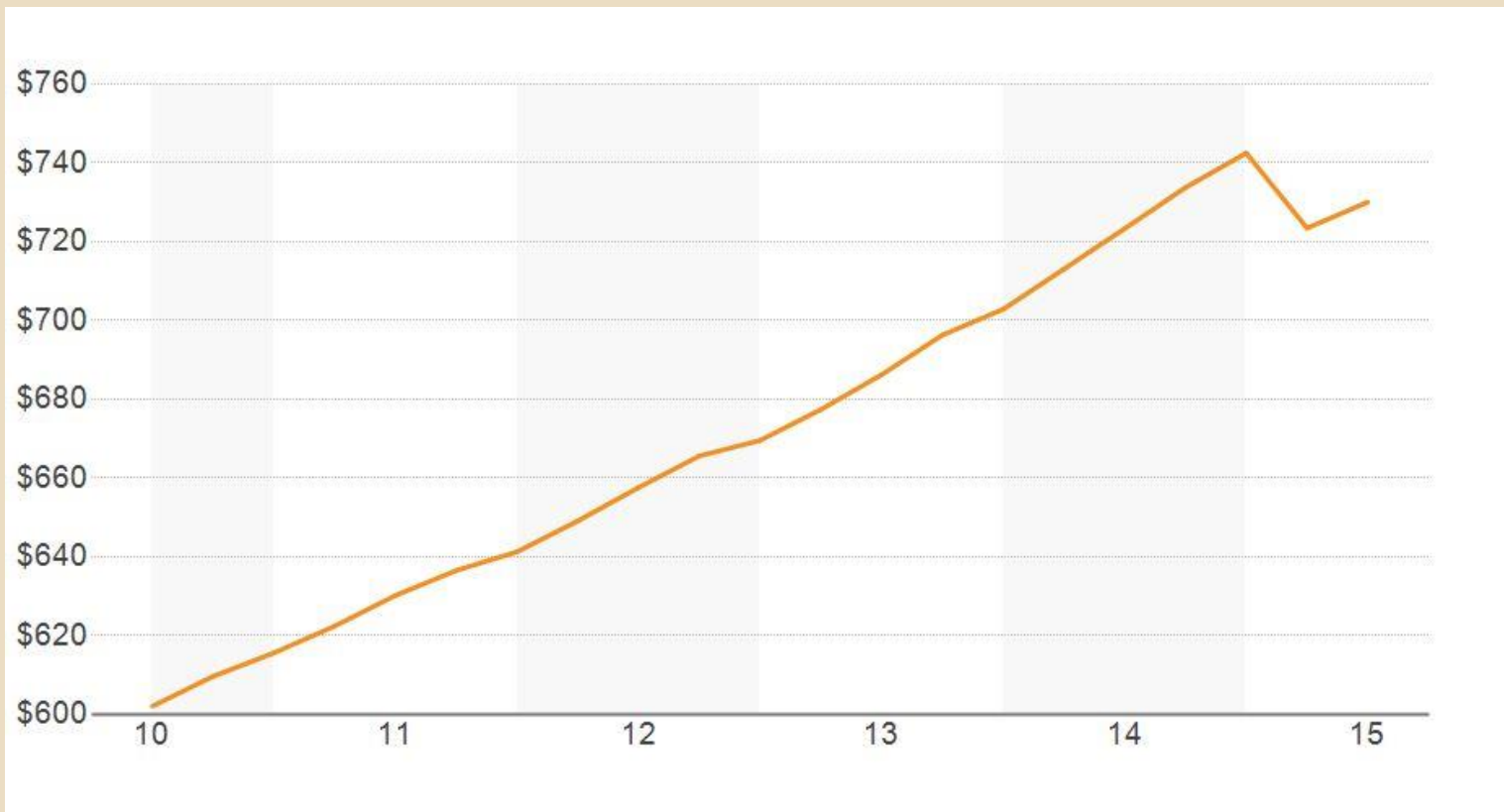
Wood Village's current vacancy rate is 2.6%, up from the five year average of 2.2%

Wood Village Rents	September, 2015	Five Year Average
Studio	-	-
1 Bedroom	\$703	\$635
2 Bedroom	\$736	\$677
3 Bedroom	\$703	\$635

Wood Village Rental Market

51

Wood Village Rents Per Unit: 2010 – September 2015



Source: CoStar Property Survey, September 2015

Troutdale Rental Market

52

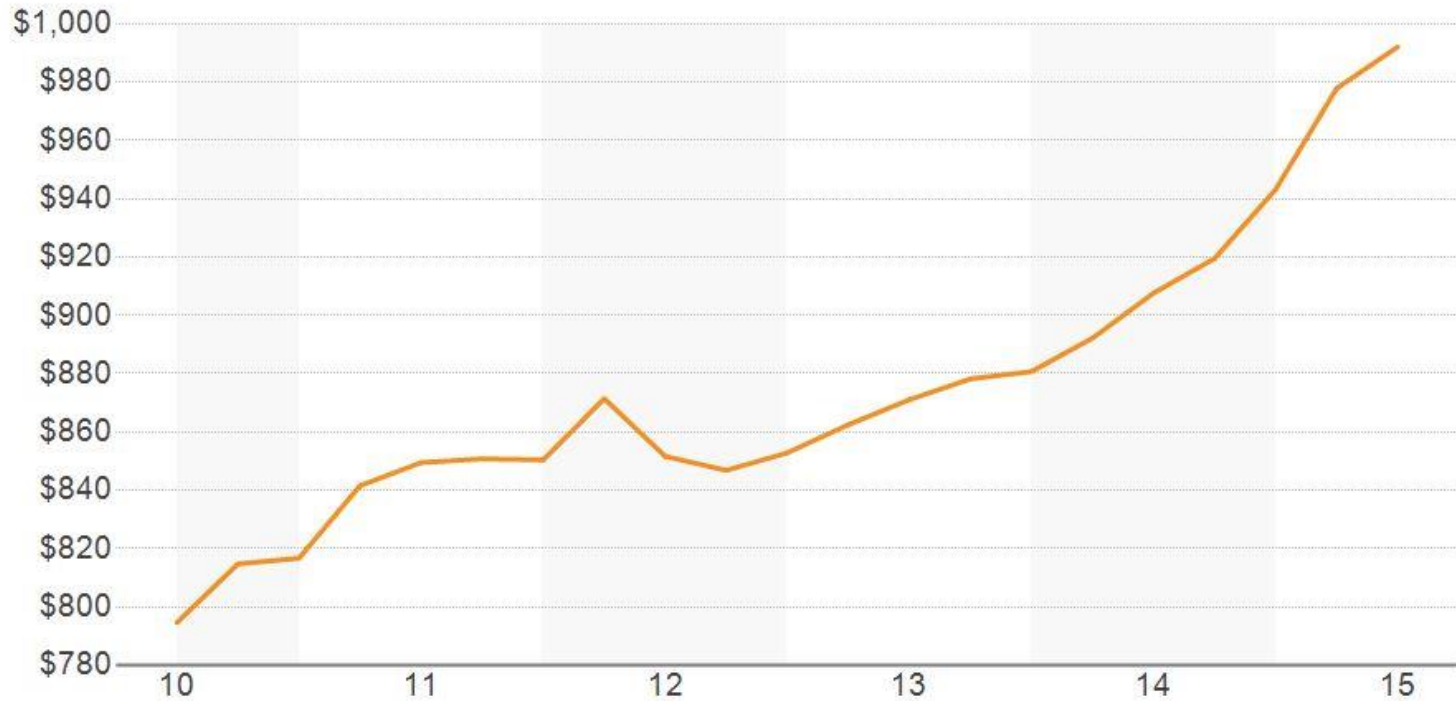
Troutdale's current vacancy rate is 2.0%, down slightly from the five year average of 2.3%

Troutdale Rents	September, 2015	Five Year Average
Studio	\$1,039	\$919
1 Bedroom	\$778	\$696
2 Bedroom	\$942	\$806
3 Bedroom	\$1,117	\$967

Troutdale Rental Market

53

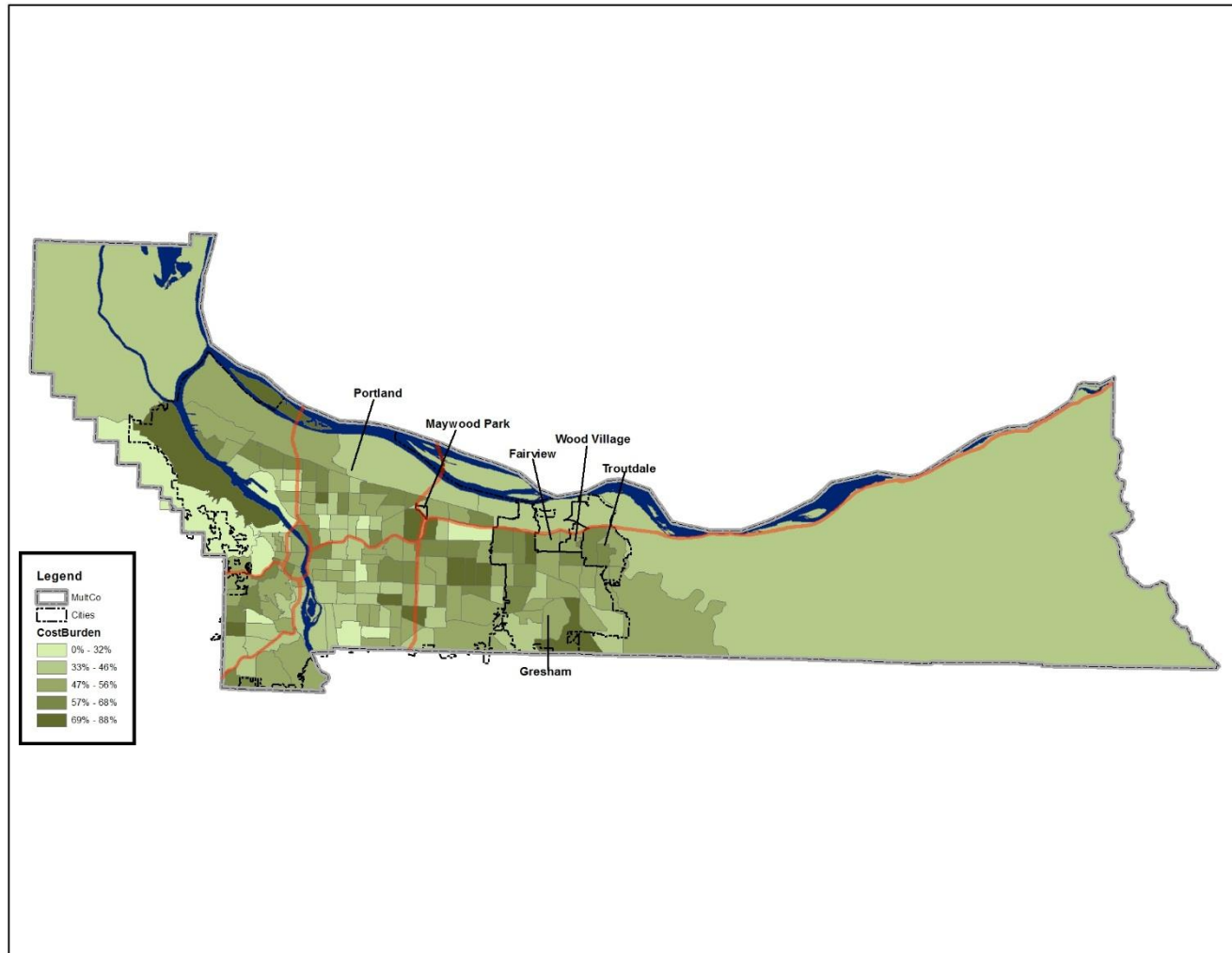
Troutdale Rents Per Unit: 2010 – September 2015



Source: CoStar Property Survey, September 2015

Rent Cost Burden (30% or more)

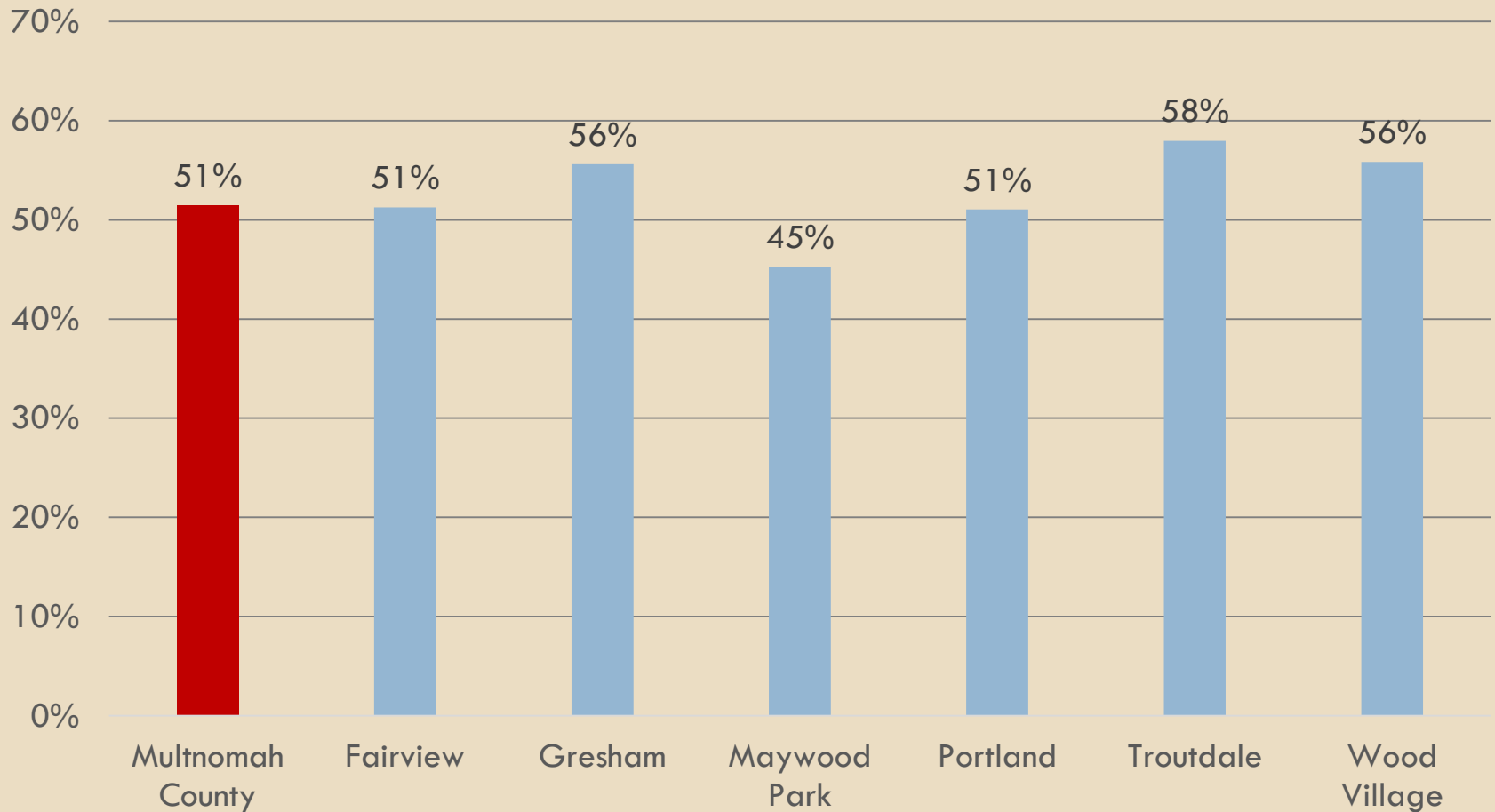
54



Source: 2009-2013 American Community Survey

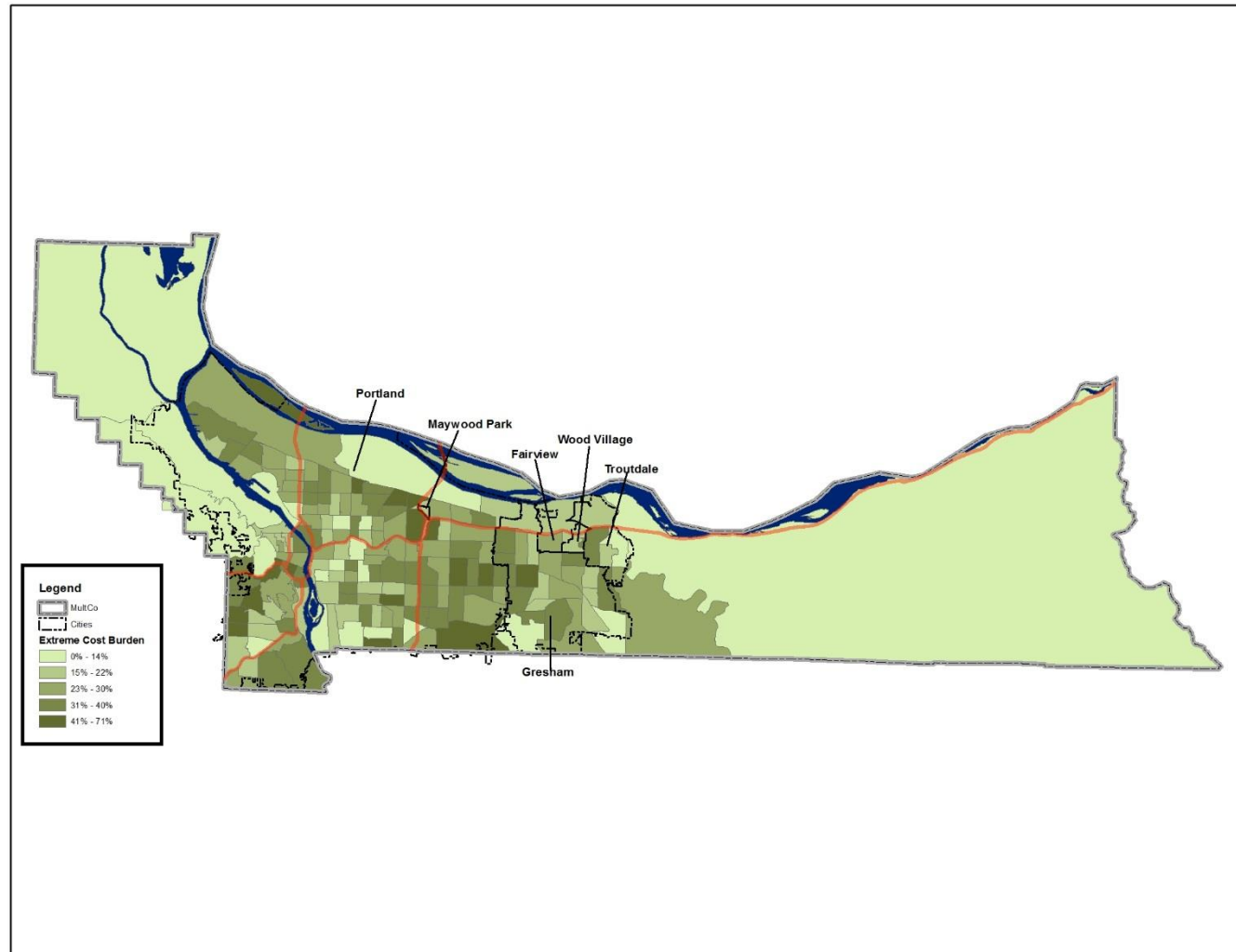
Cost Burden (30% or more)

55



Rent Extreme Cost Burden (50% or more)

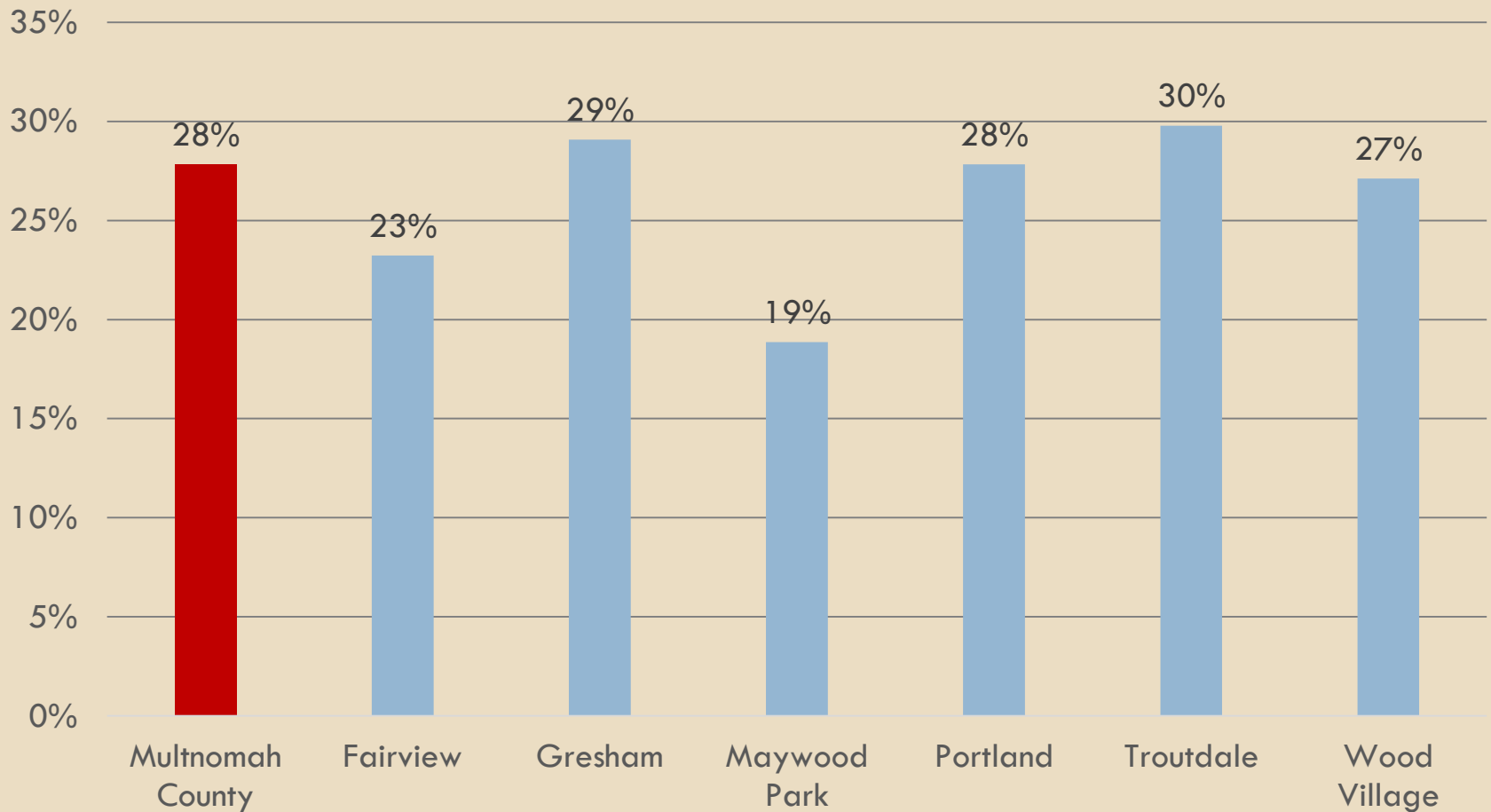
56



Source: 2009-2013 American Community Survey

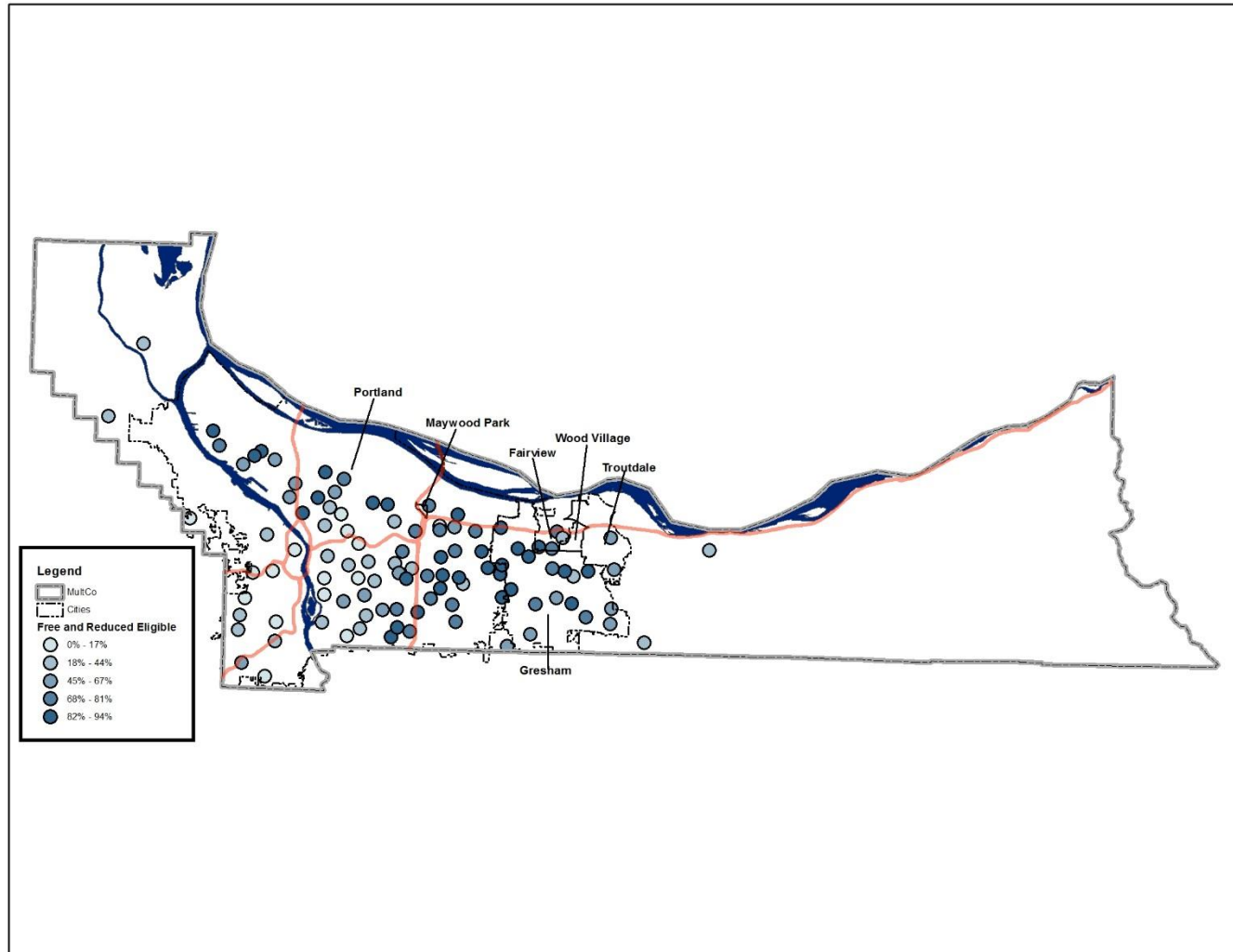
Extreme Cost Burden (50% or more)

57



Free and Reduced School Lunch Eligible Population

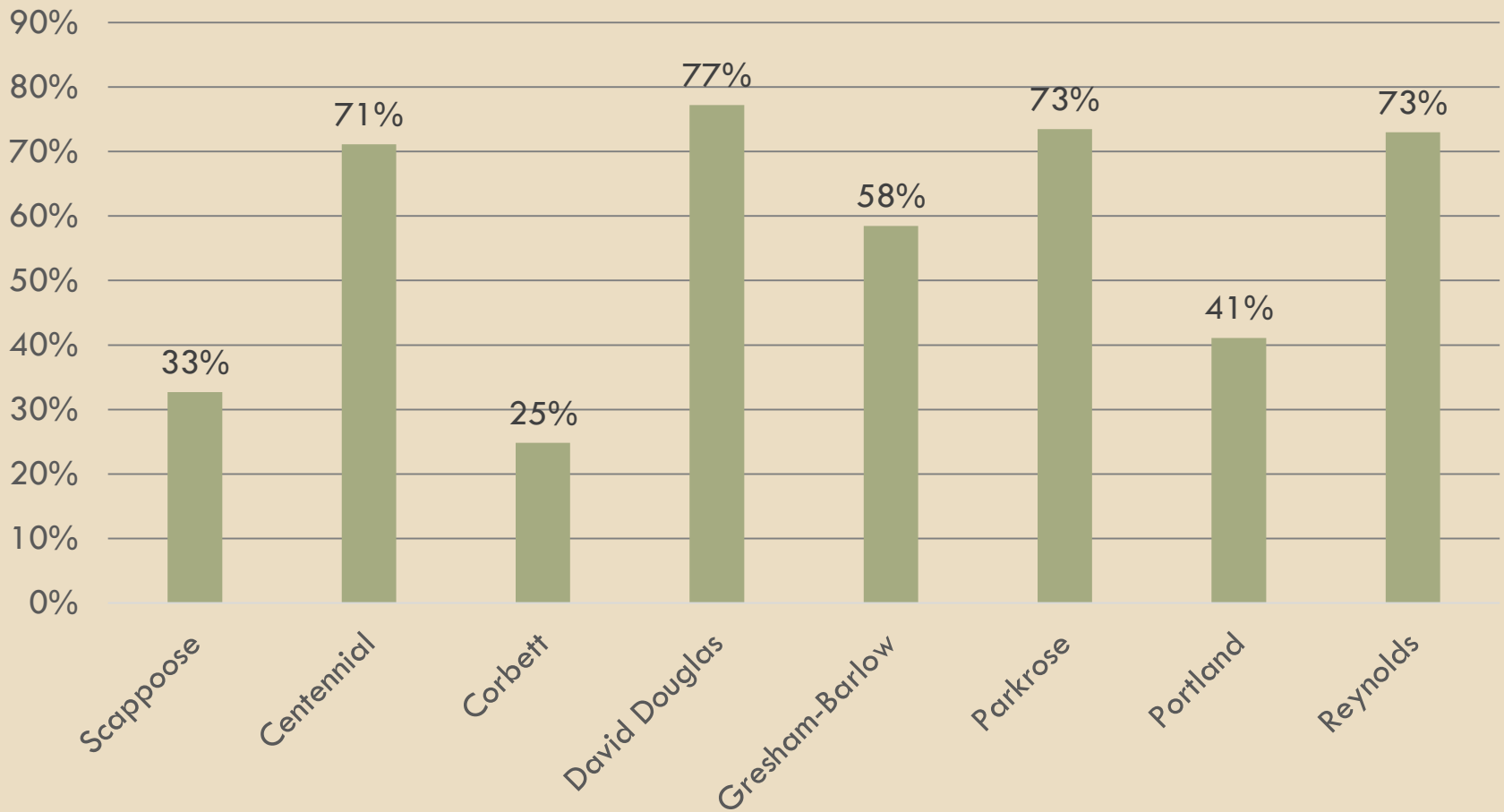
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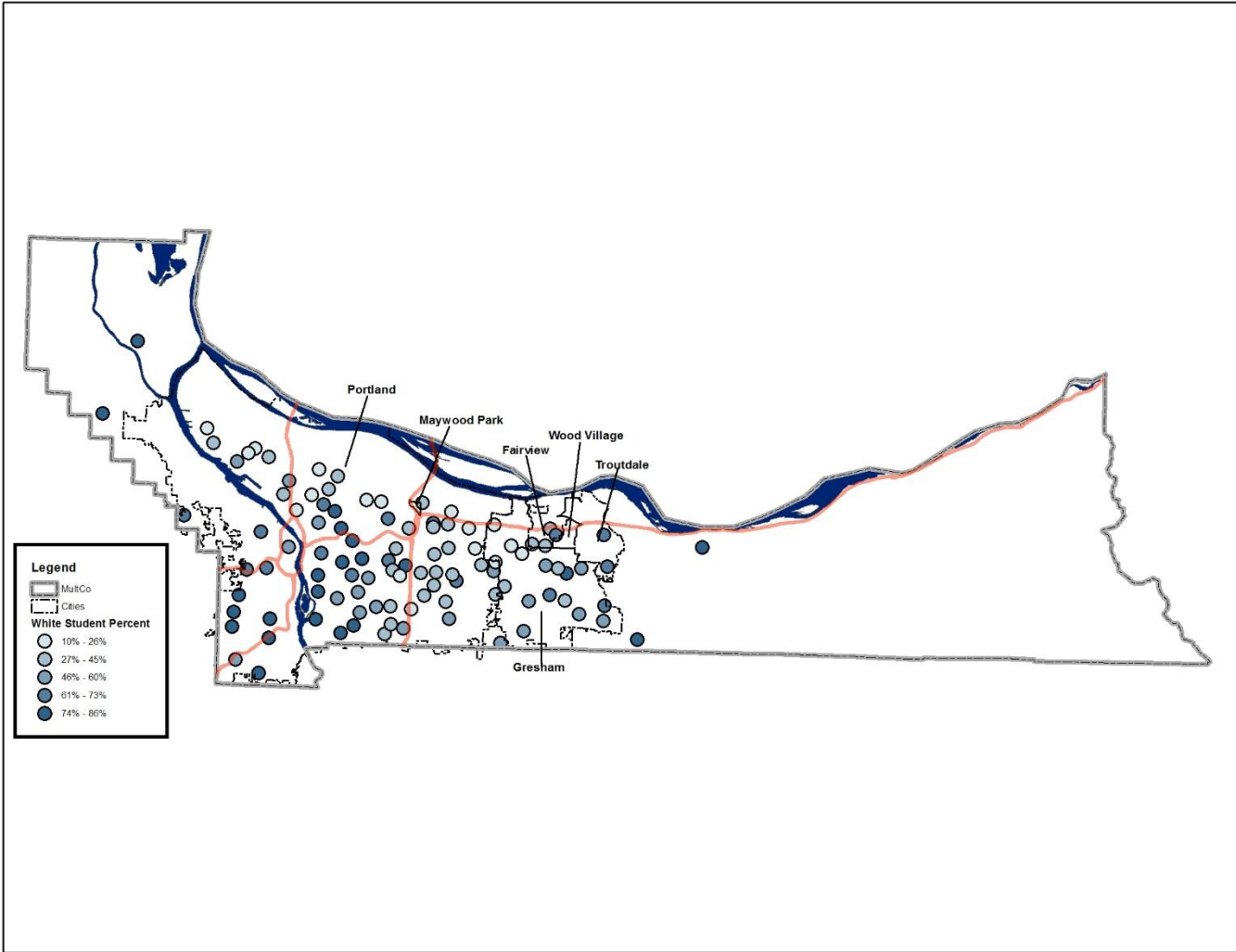
Source: 2009-2013 American Community Survey

Free and Reduced School Lunch Eligible Population

59



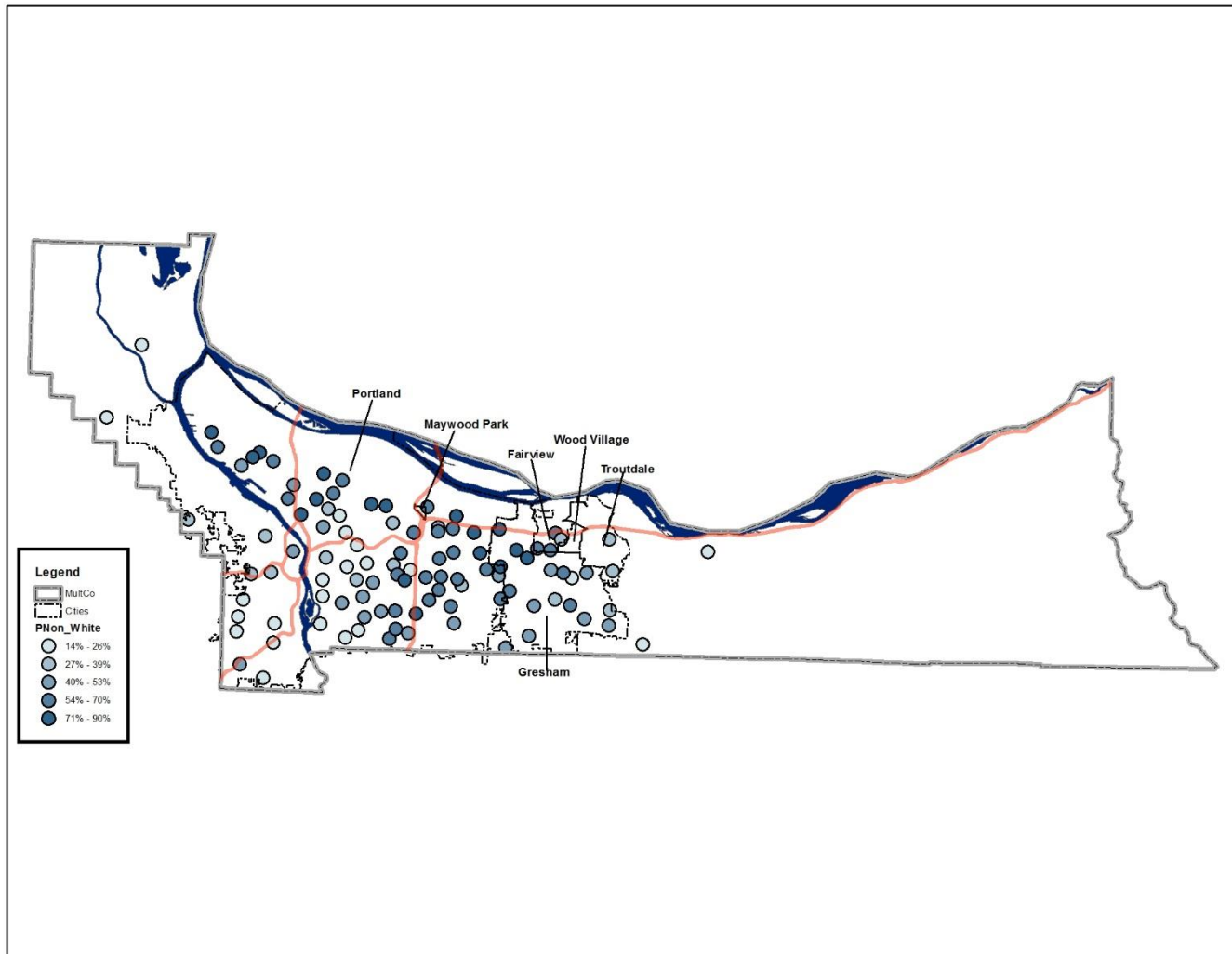
Percent of White Students



Source: 2009-2013 American Community Survey

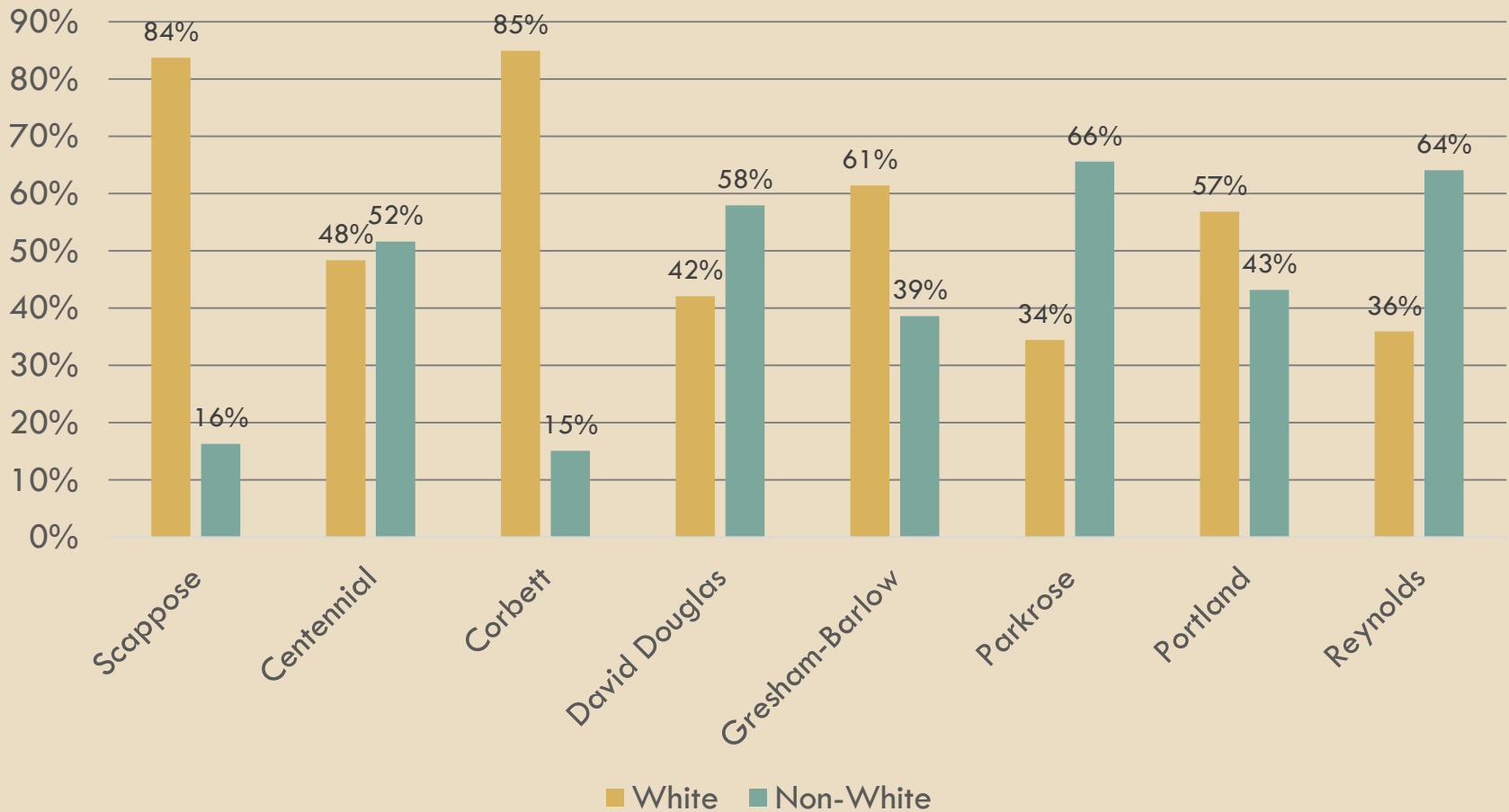
Percent of Non-White Students

61



Source: 2009-2013 American Community Survey

Student Enrollment



Analysis of Housing Problems

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- Neighborhood School Proficiency Index
 - ▣ Is household location a determinant in education success?
- Transit Trips Index
 - ▣ Which households overburdened by transit costs?
- Job Access Index
 - ▣ Who has less access to quality employment?
- Labor Market Participation Index
 - ▣ Is there unequal participation and access to the labor market?
- Environmental Health Hazard Exposure Index
 - ▣ Do populations have different exposures to hazards? What are the key determinants?

Summary and Next Steps:

Meeting #3

1. Review: Disparate access to opportunity and housing problems
2. Homeownership disparities and market analysis
3. Determinants related to historic and current housing policy
4. Displacement
5. Disparate access to living wage jobs and education
6. Evidence of Fair Housing Discrimination
7. Fair Housing enforcement and education infrastructure
8. Barriers related to protected class status

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