



Portland Housing Bureau

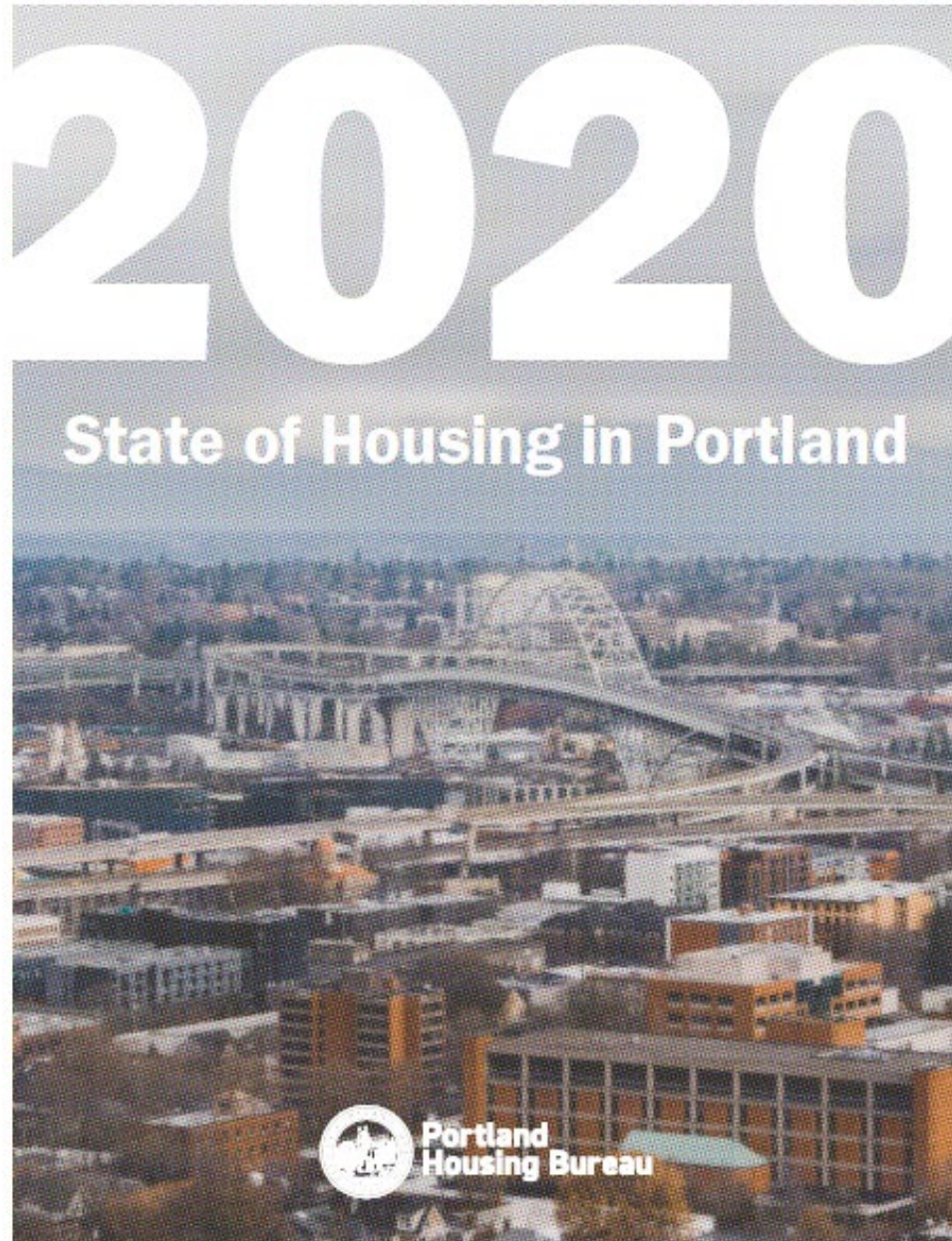
2020 State of Housing Report

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May 12, 2021

State of Housing Report

- Published annually since 2015
- Data collected fall/winter 2020
- Demographics: 2013-2018 ACS
- 2020 Housing market data
- Special Section: COVID19 Impacts on Housing and Beyond





Portland Housing Bureau

Part 1

Demographics
and Housing
Stock

Part 2

Housing
Market
Affordability

Part 3

City and
Neighborhood
Profiles

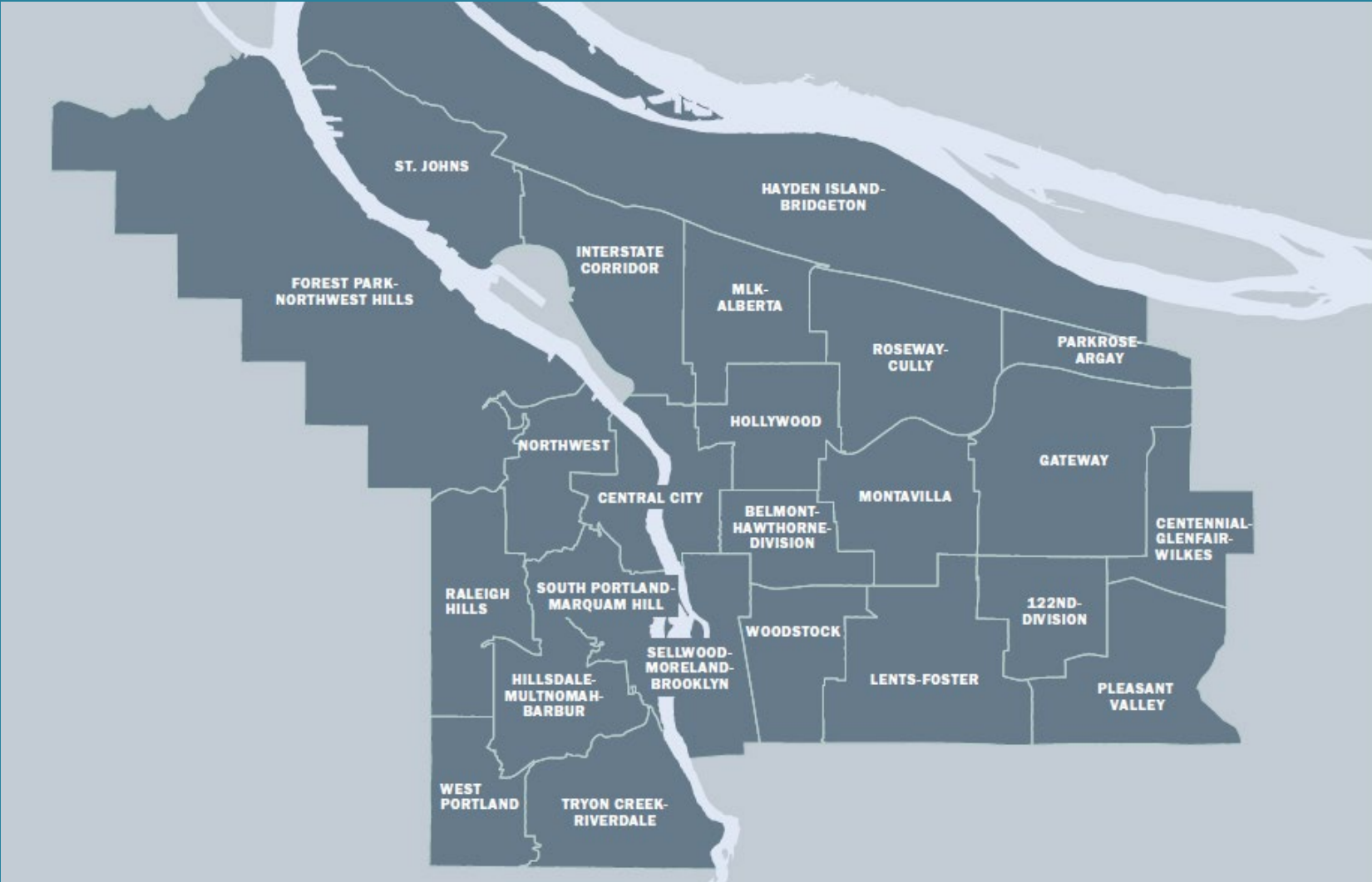
Part 4

Policies and
Programs

Part 5

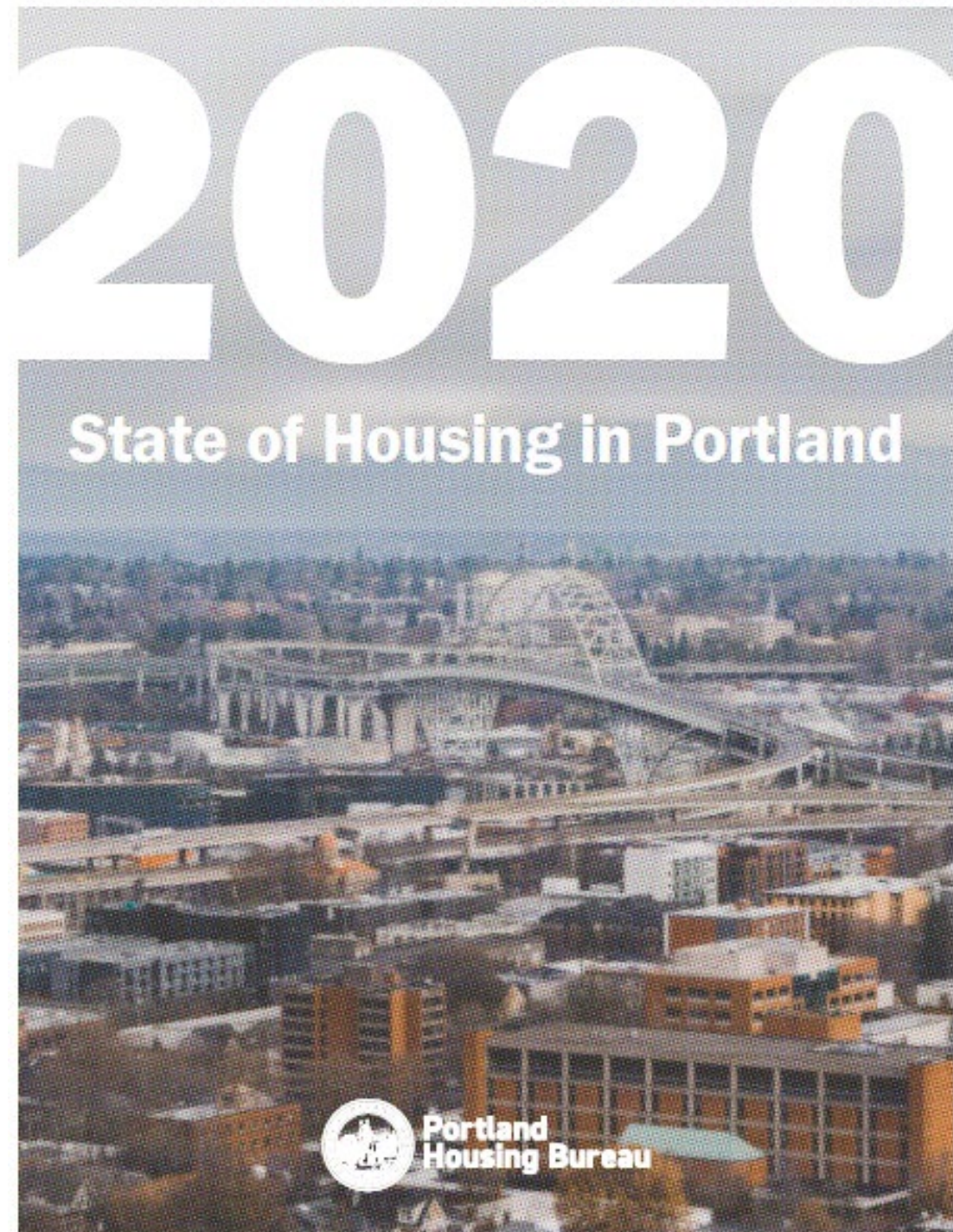
Housing
Program
Funding

Neighborhood Study Areas



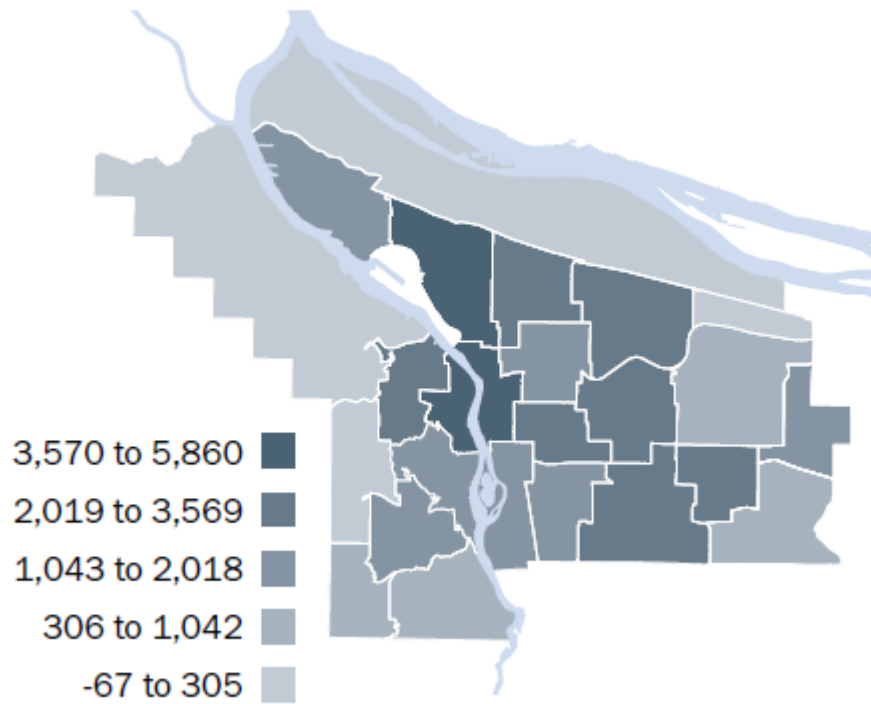
2020 Key Findings

- Growth in population, wealth, median age, and diversity from 2013-2018
- Persistent income disparities by housing tenure and race/ethnicity despite rising incomes overall
- COVID-19 impacts on housing market:
 - Asking rents decreased for first time in a decade
 - Central City asking rents decreasing while vacancy rates at an all time high
 - East Portland vacancy rates decreasing while rents increasing slightly
 - Single-family home sales consistently stronger in 2020 than 2019
- The City and Housing Bureau have played new roles in response to the economic impact of COVID19

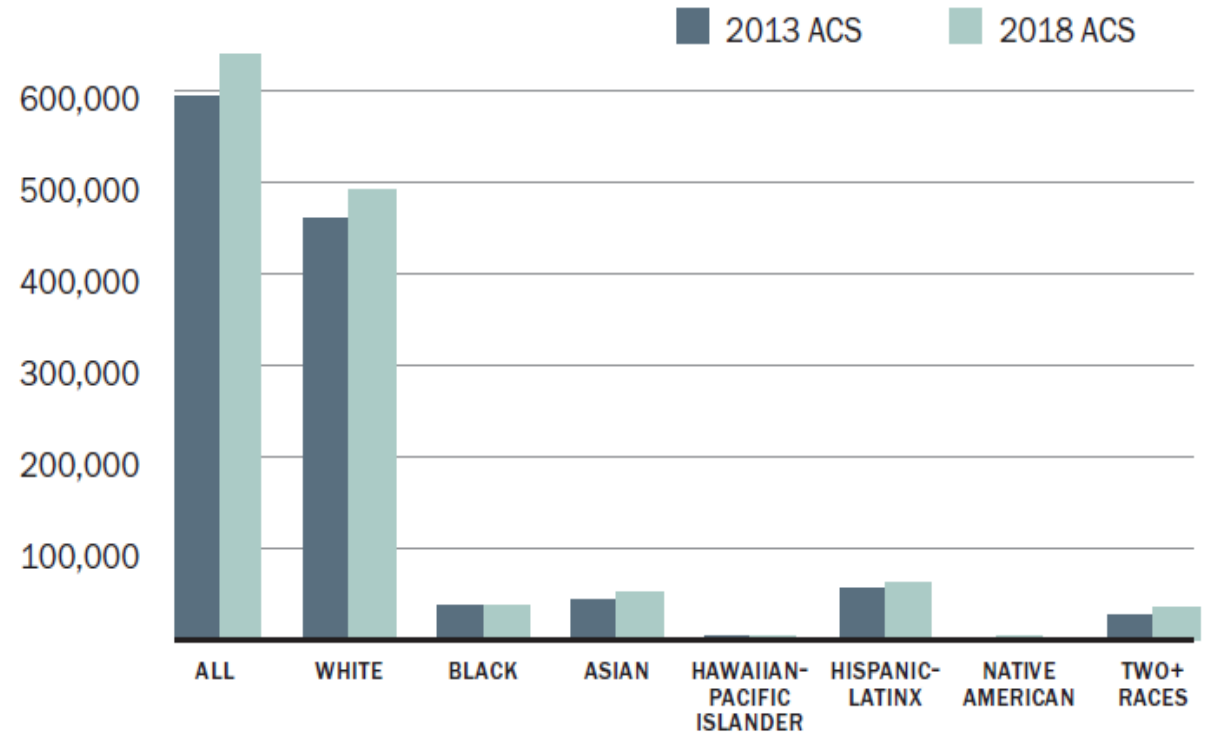


Population

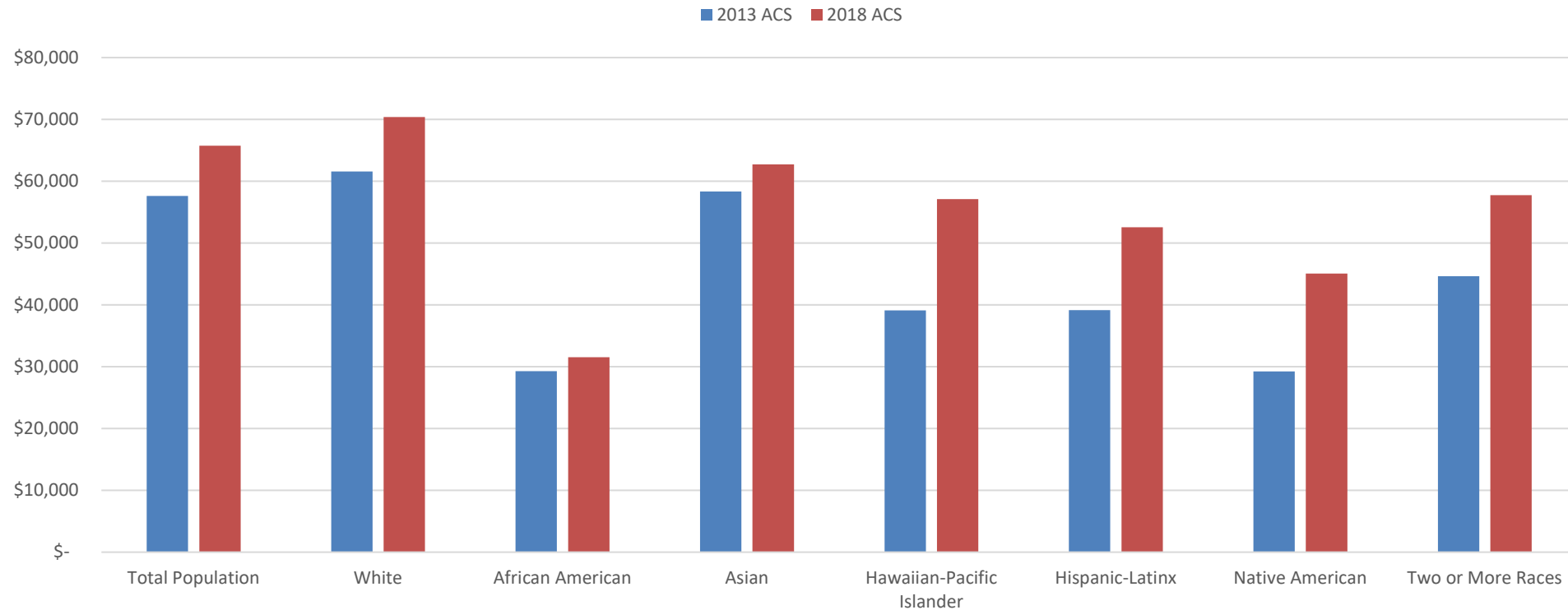
Change In Population by Neighborhood
2013-2018



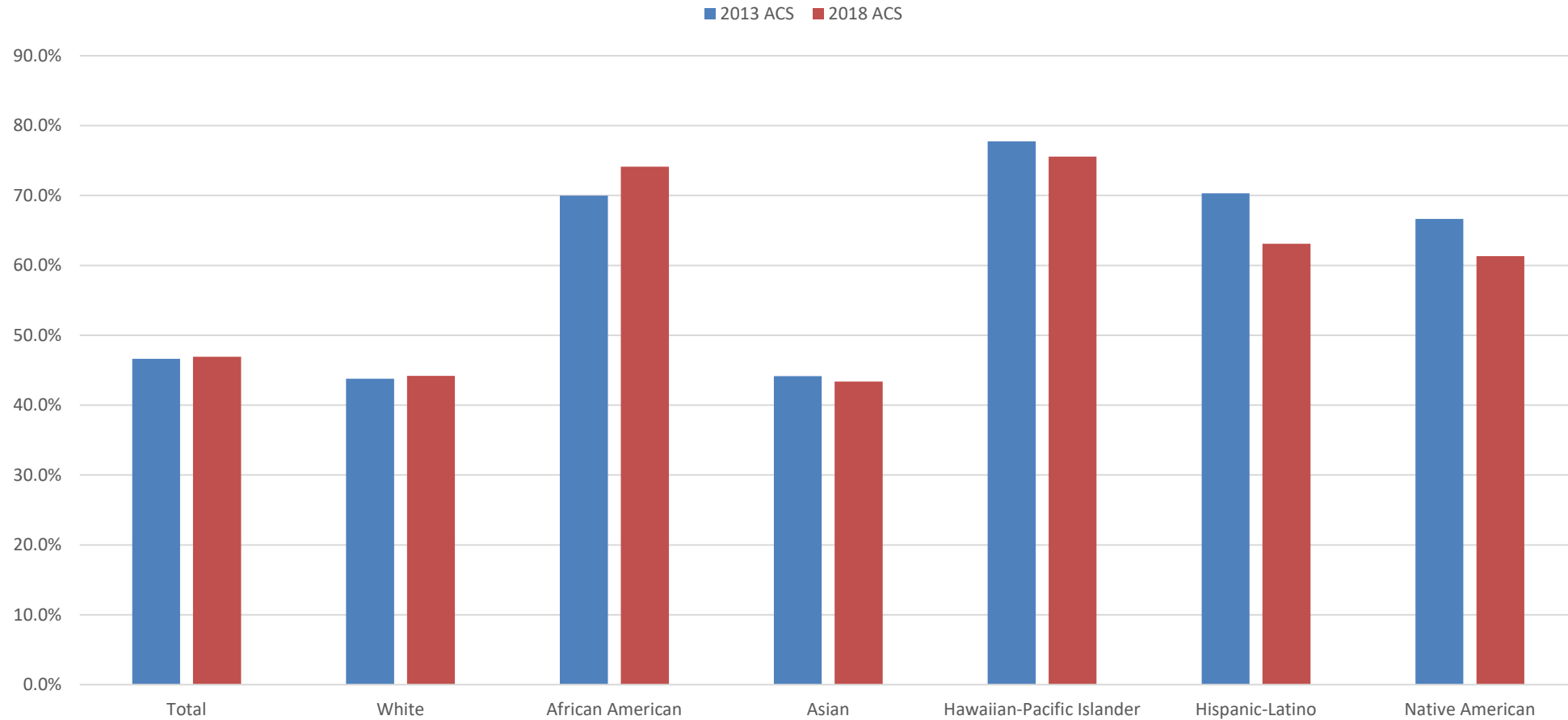
Population by Race & Ethnicity



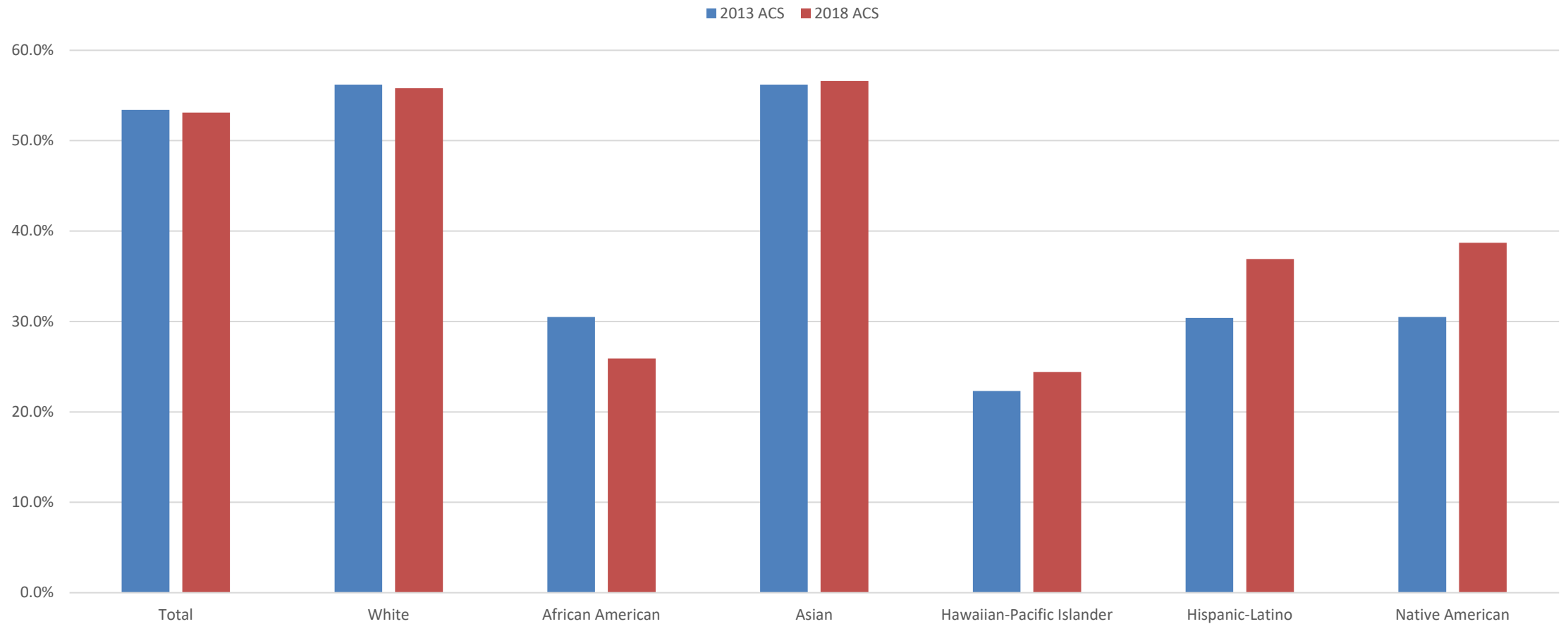
Median Household Income by Race & Ethnicity



Rentership

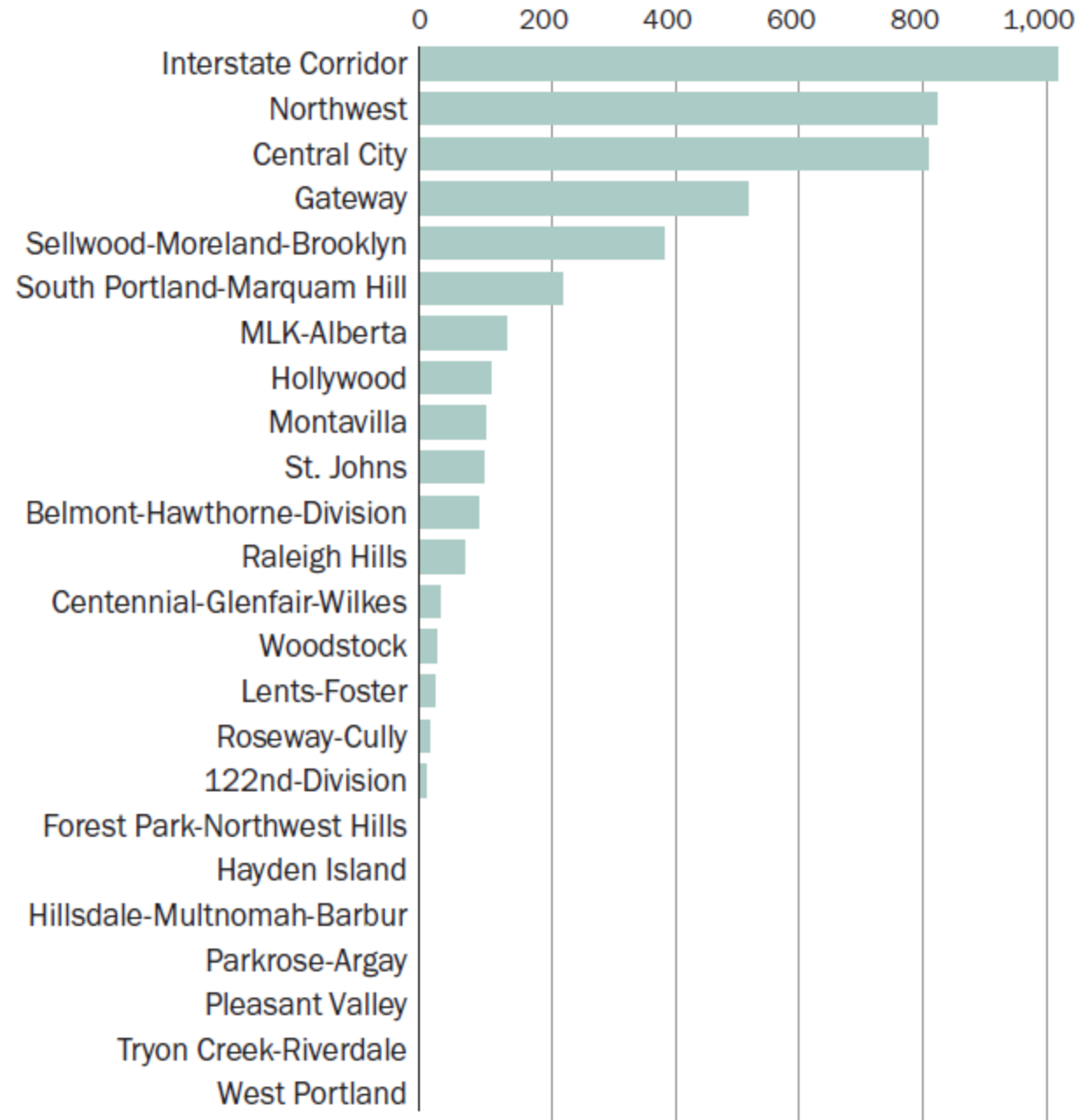


Homeownership Rates



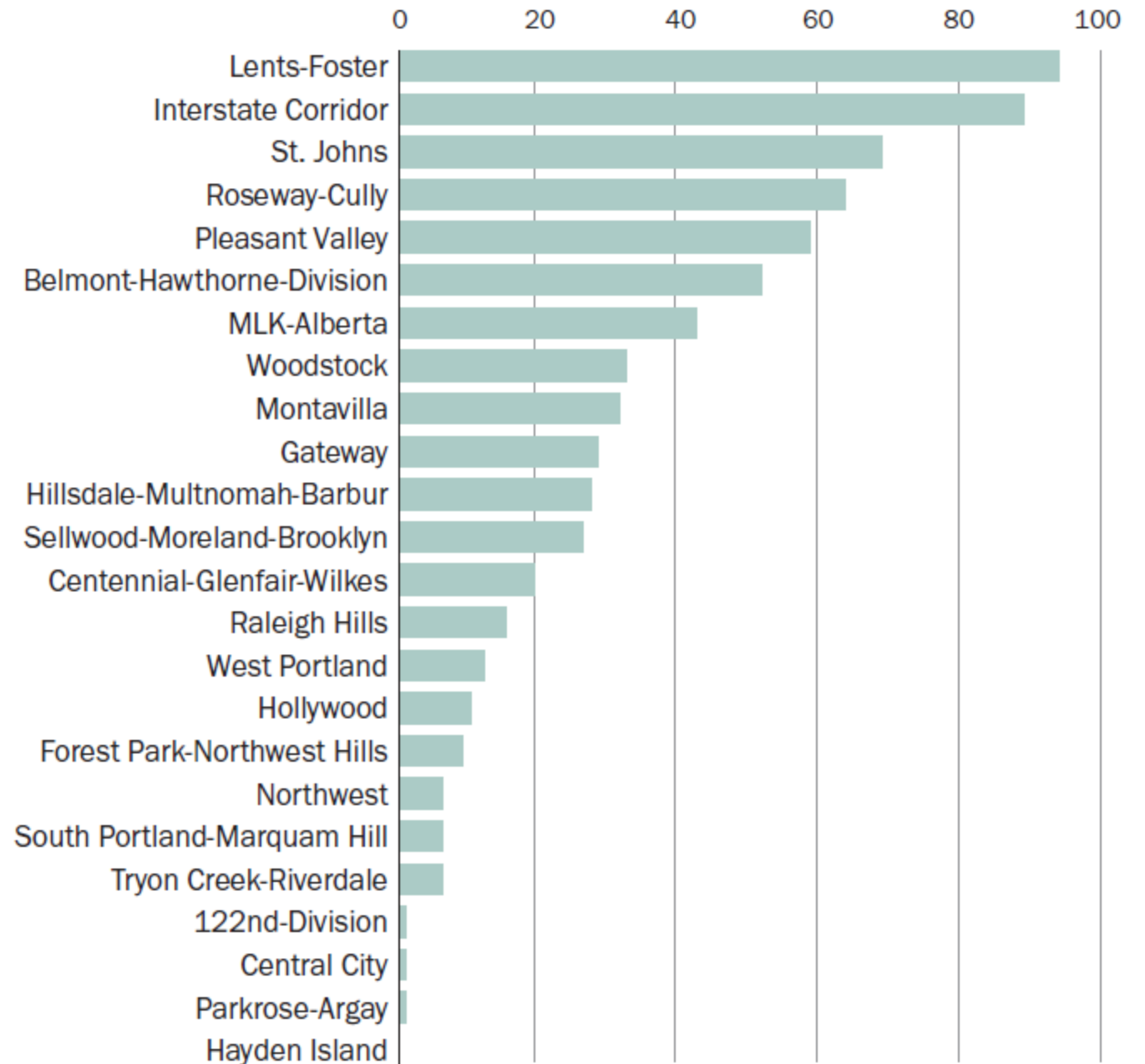
Multifamily Unit Permits by Neighborhood

Multifamily Unit Permits by Neighborhood, 2019



Single-Family Unit Permits by Neighborhood

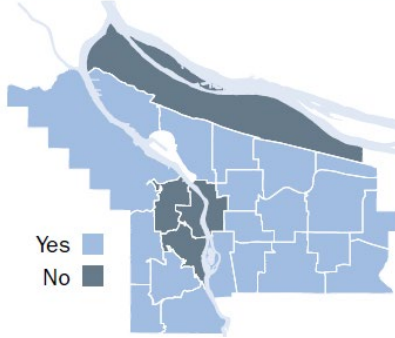
Single-Family Unit Permits by Neighborhood, 2019



Rental Affordability

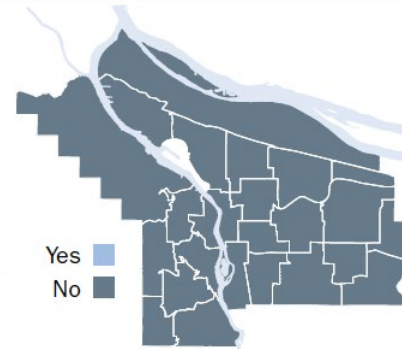
White Household

2-Bedroom Affordability



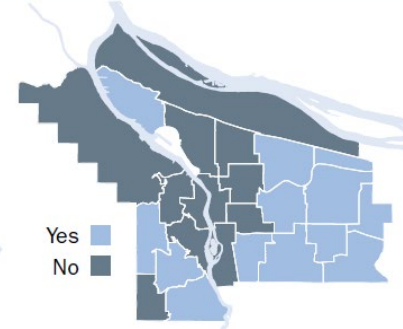
Black Household

2-Bedroom Affordability



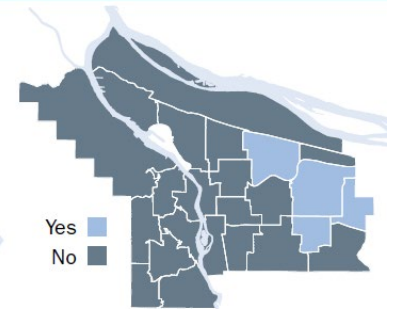
Latinx Household

2-Bedroom Affordability



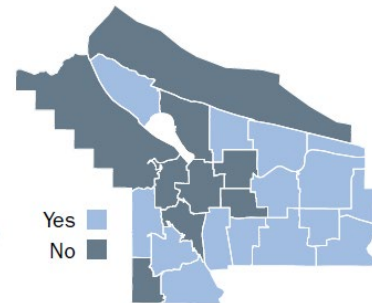
Native American Household

2-Bedroom Affordability



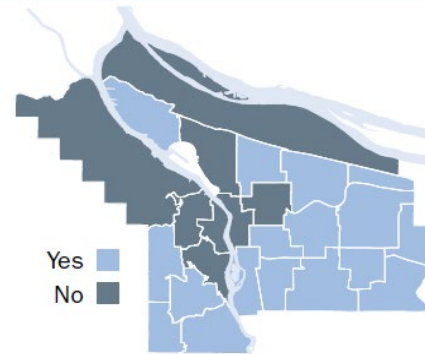
Pacific Islander Household

2-Bedroom Affordability



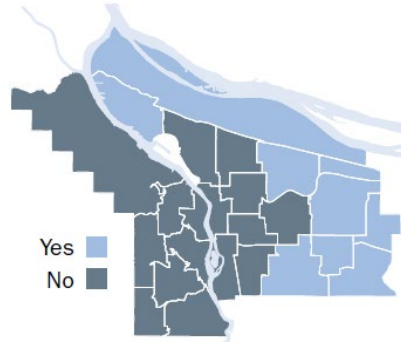
Asian Household

2-Bedroom Affordability

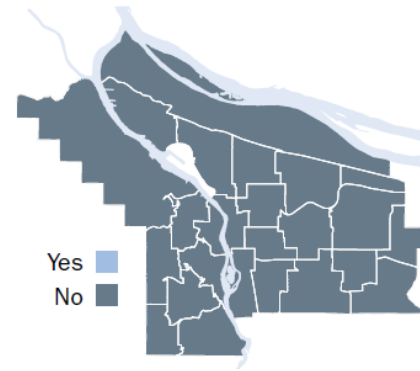


Homeownership Affordability

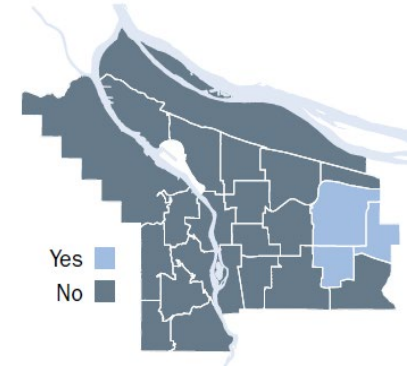
White Household



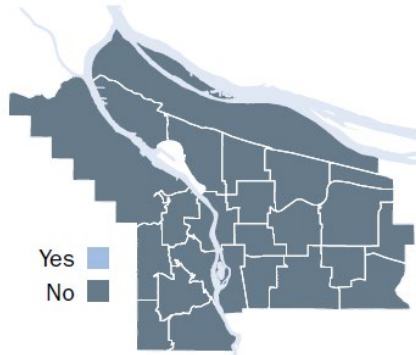
Black Household



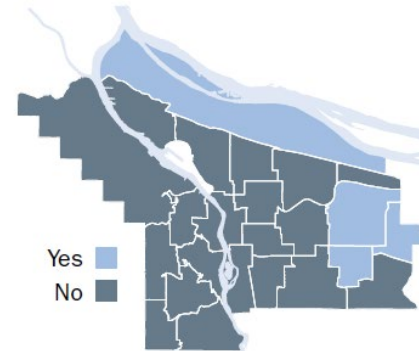
Latinx Household



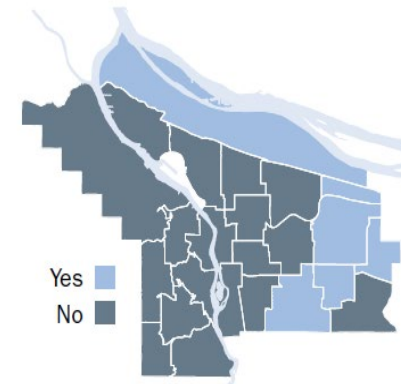
Native American Household



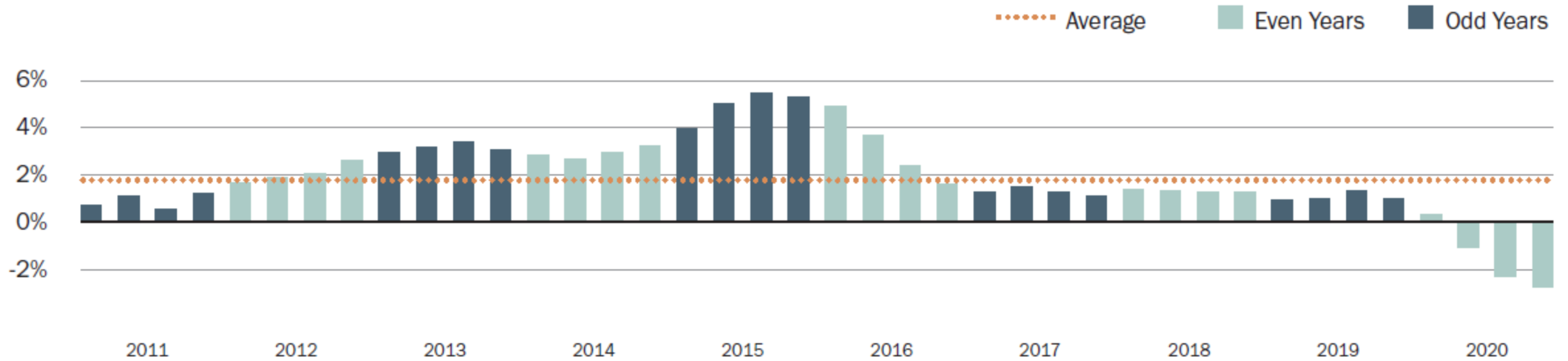
Pacific Islander Household



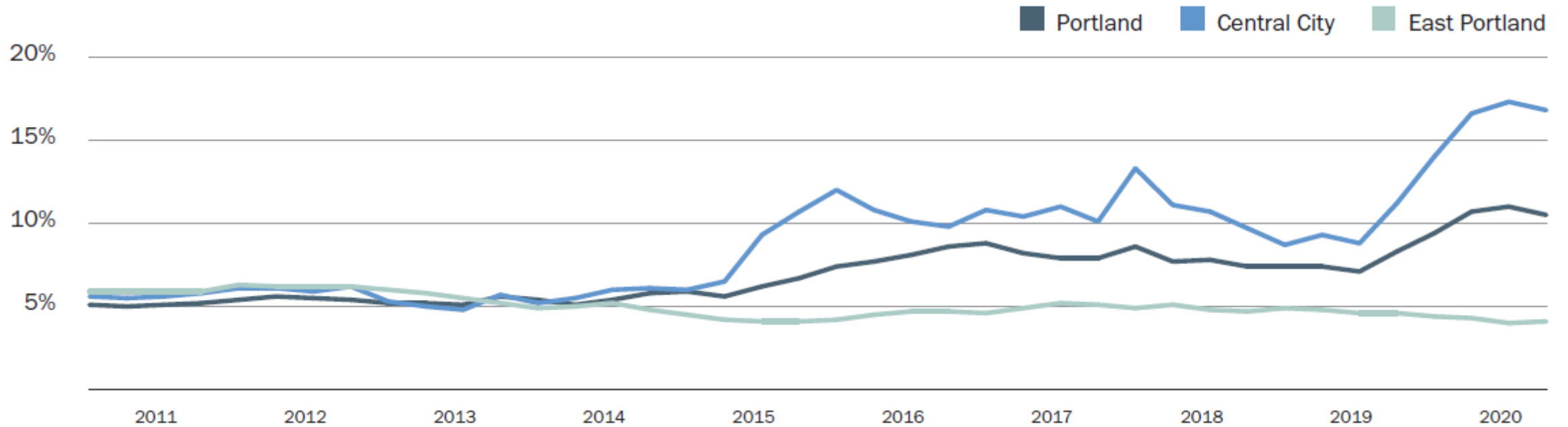
Asian Household



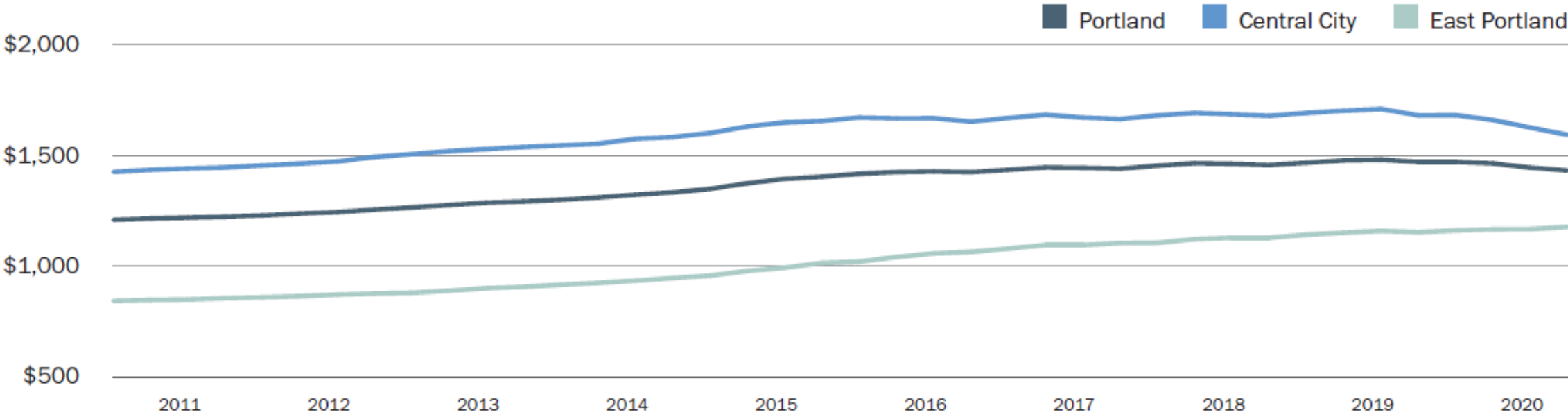
Change in Rent Per Year



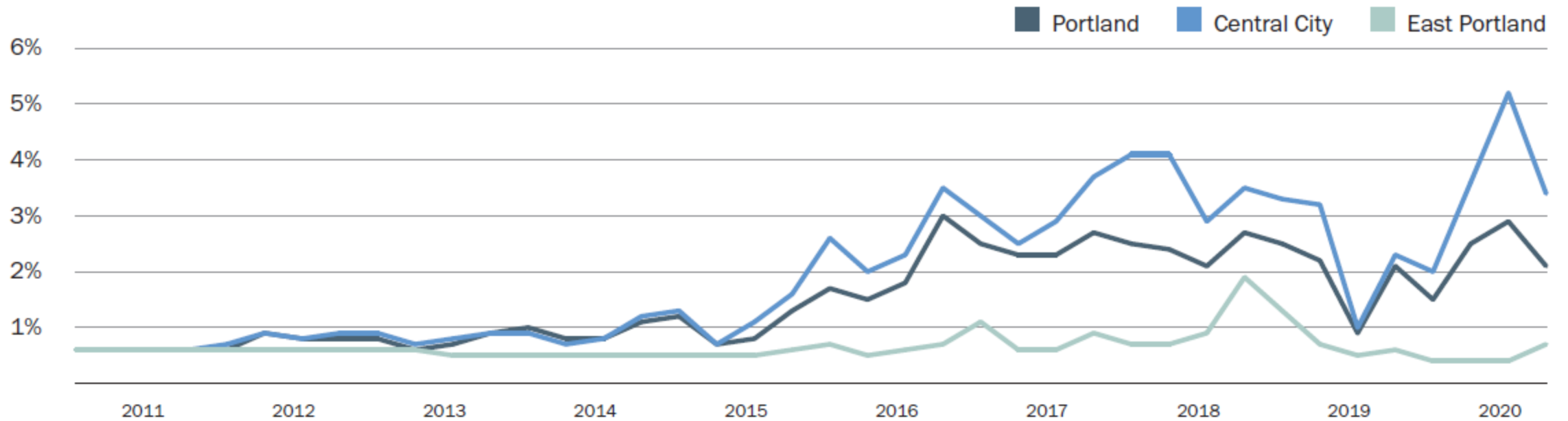
Vacancy Rates



Asking Rents

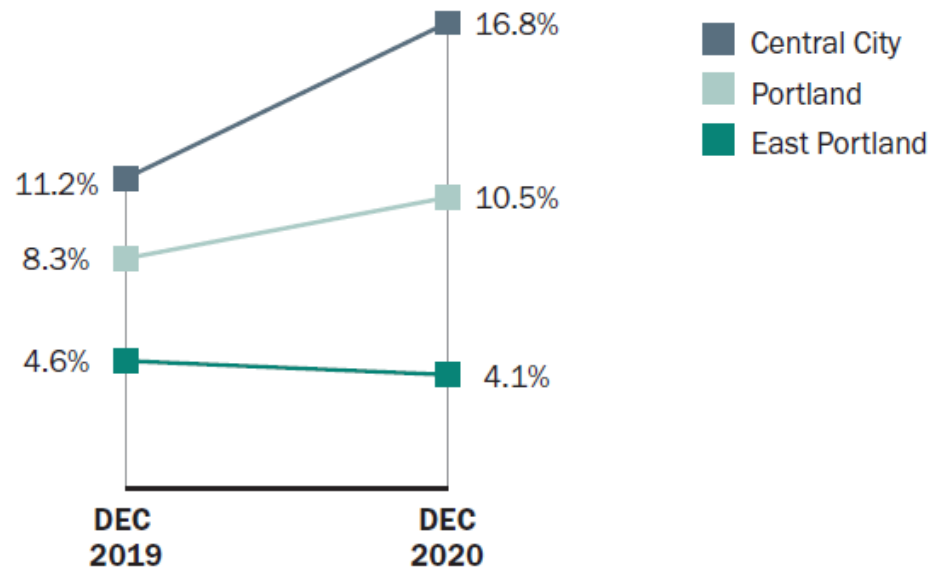


Rent Concession Rates

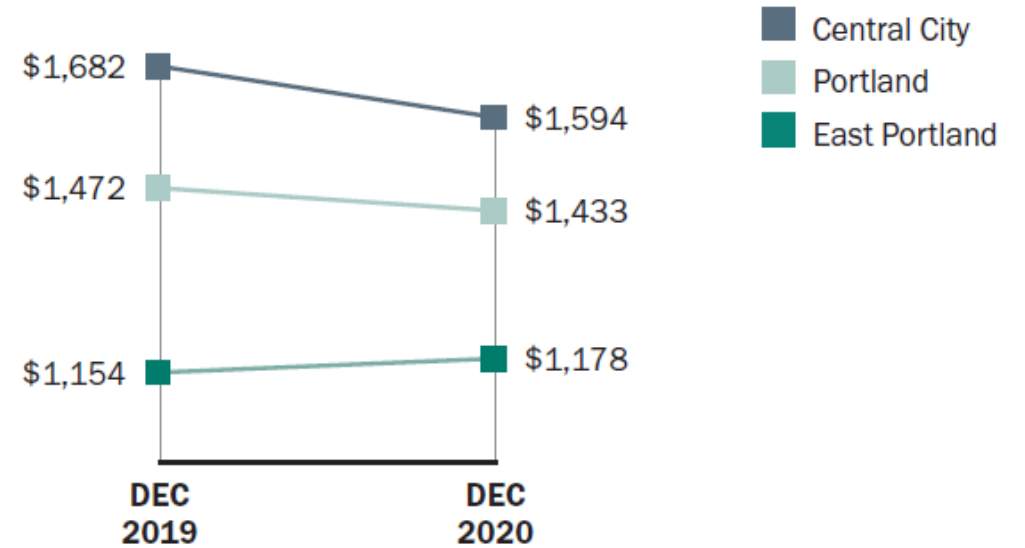


COVID19 Impacts on Housing

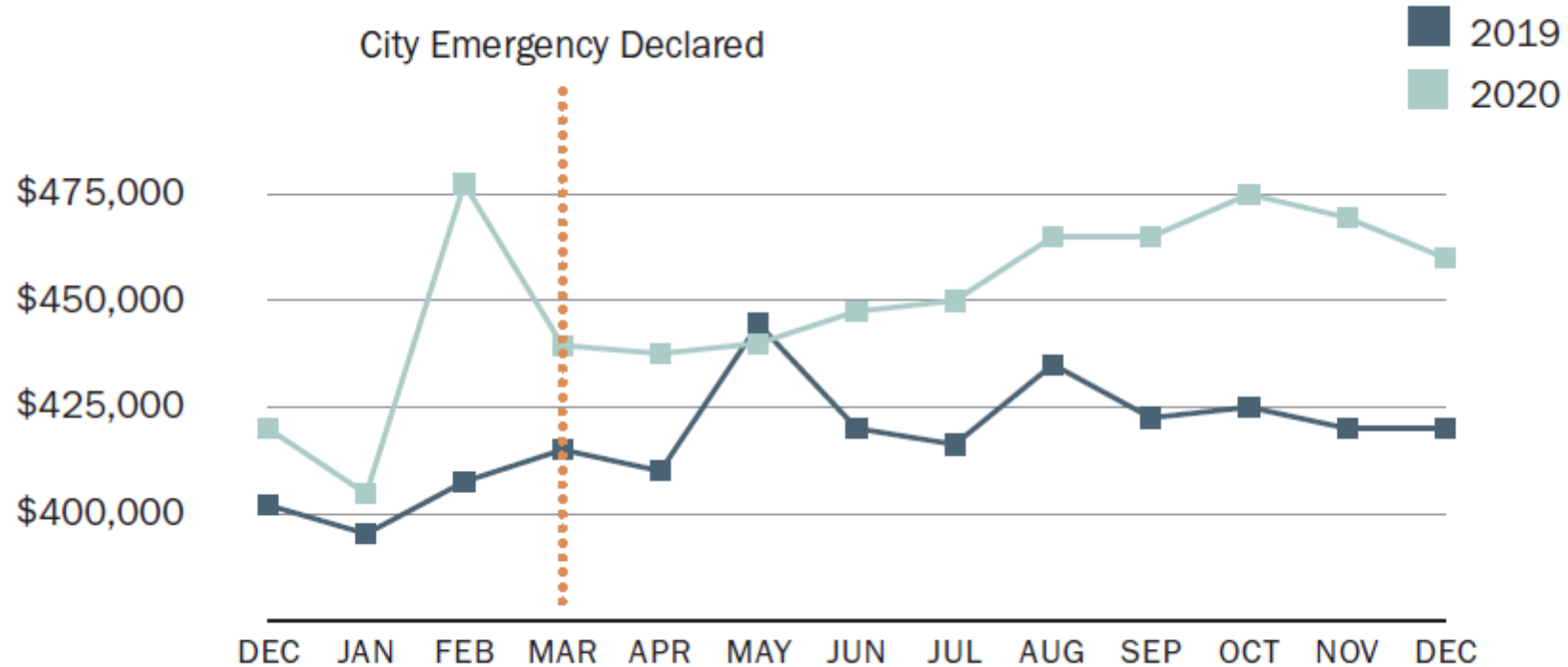
Vacancy Rate In Portland



Asking Rent In Portland

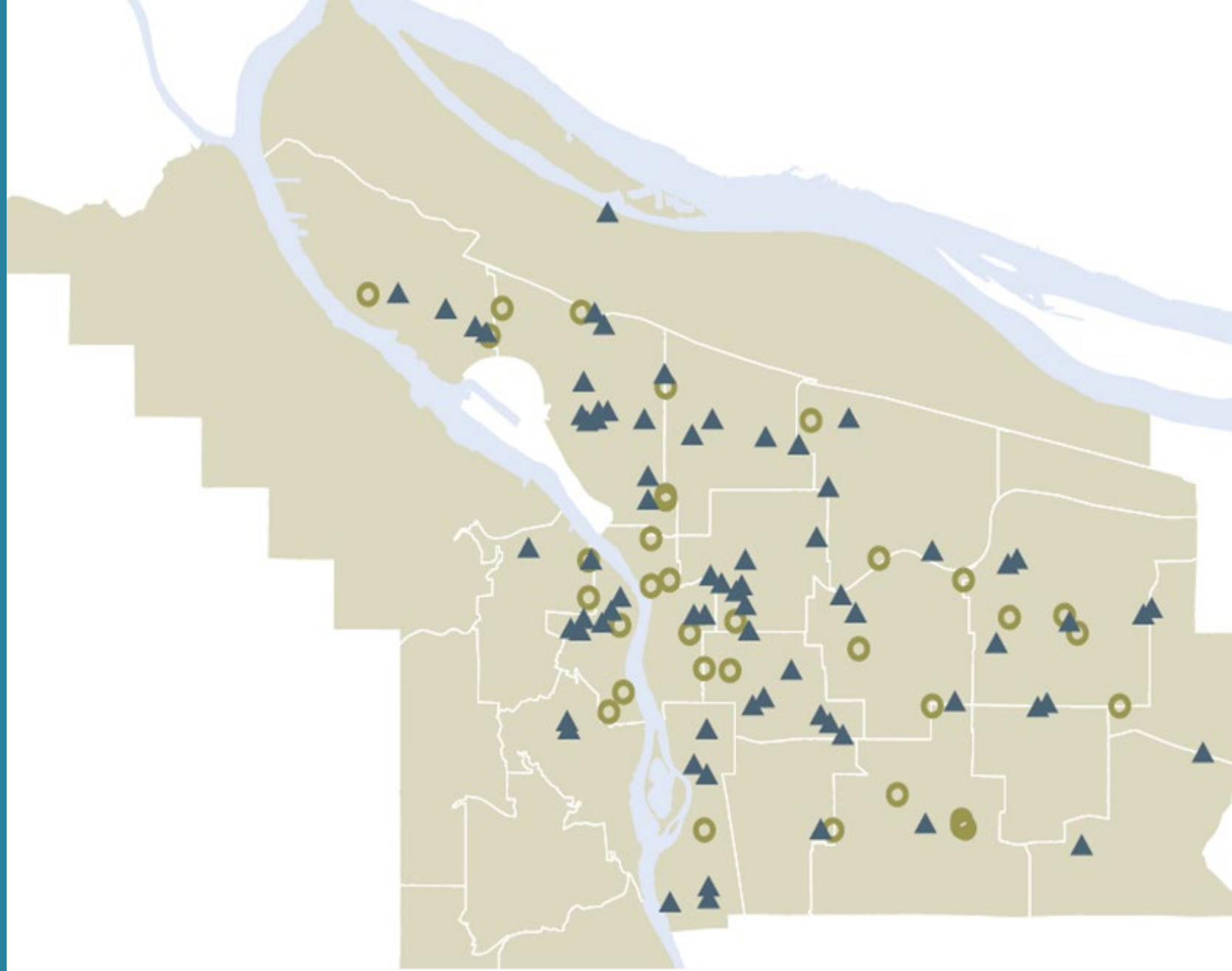


Median Home Sales Price



Housing Development Since State of Emergency

- **5,858+** affordable homes (open or in progress)
- **11,000** Portlanders stably housed
- **1/3** of units deeply affordable



Discussion