



# Portland Housing Bureau

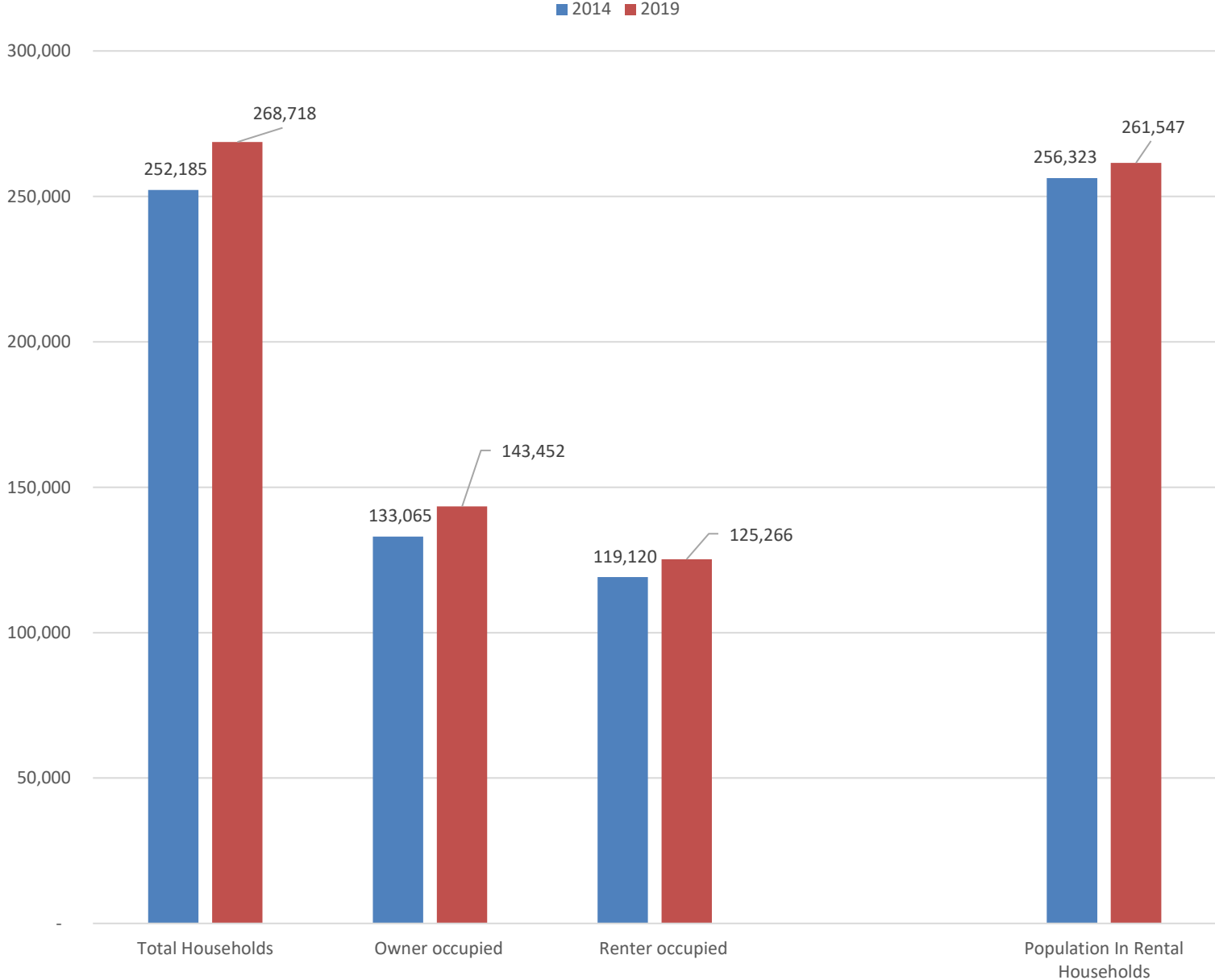
## Renter Households, Rental Market and Affordability in Portland

*May 17, 2022*

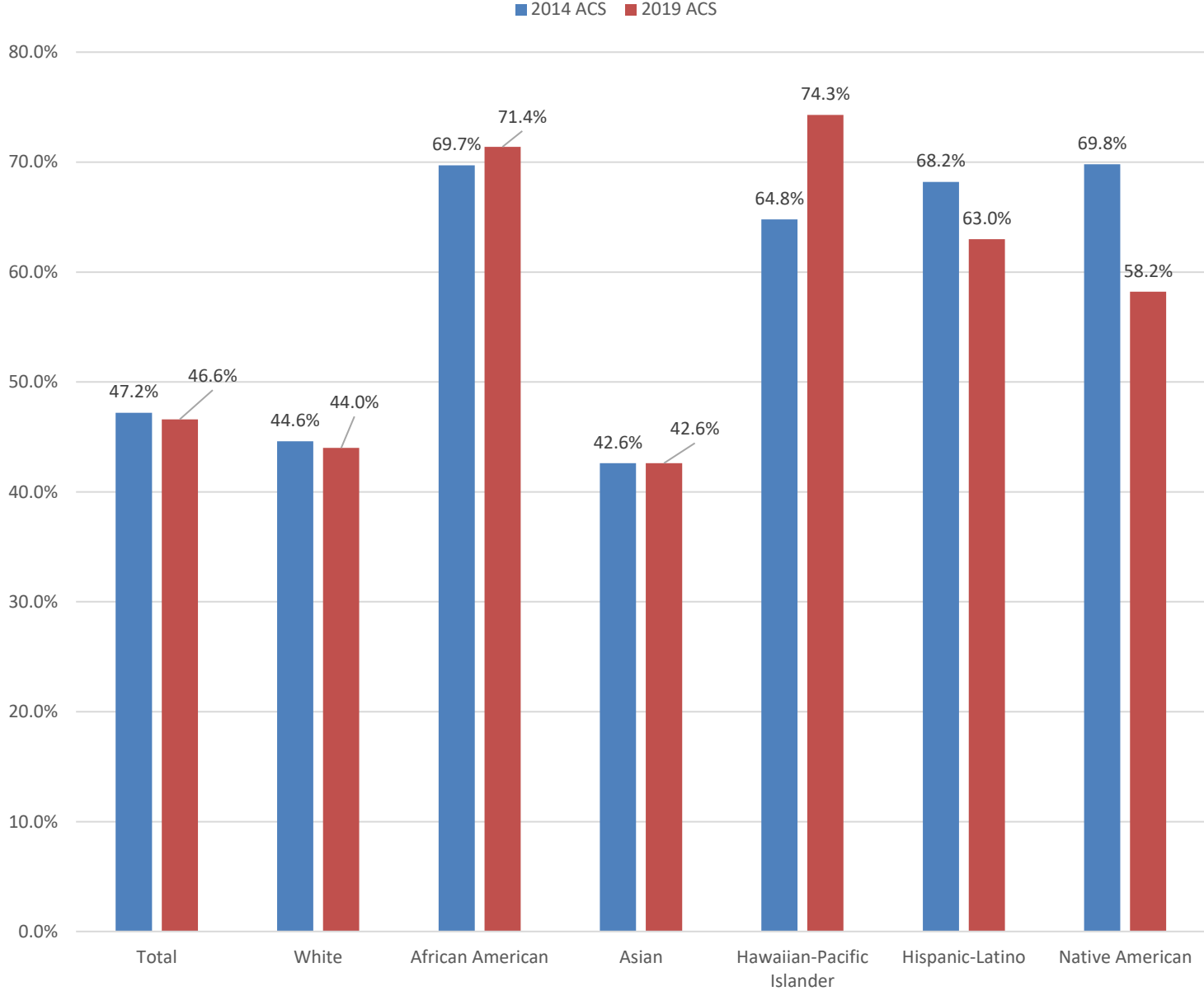
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Analyst

For Rental Services Commission  
Portland Housing Bureau

# Renter Households in the City of Portland

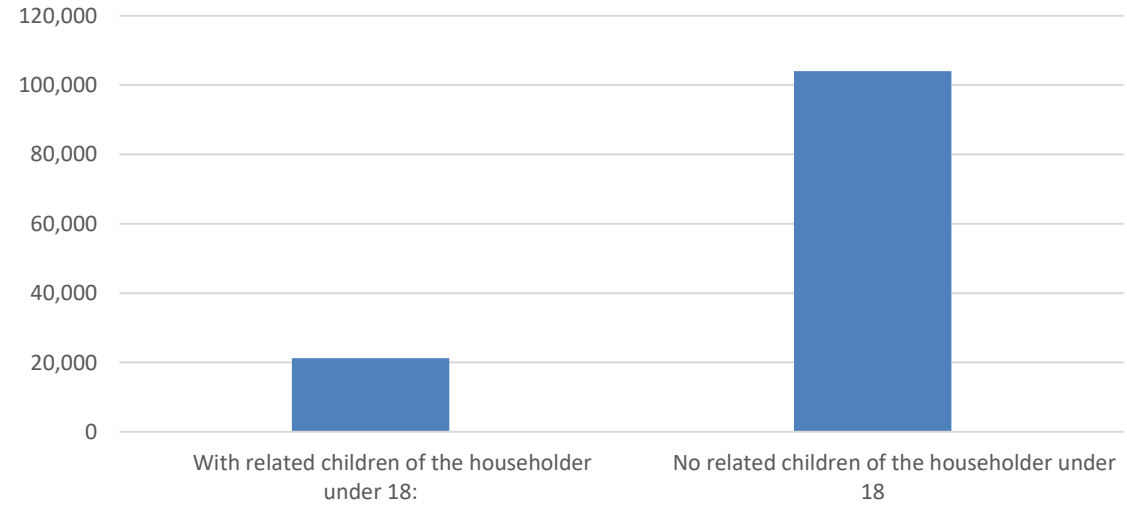
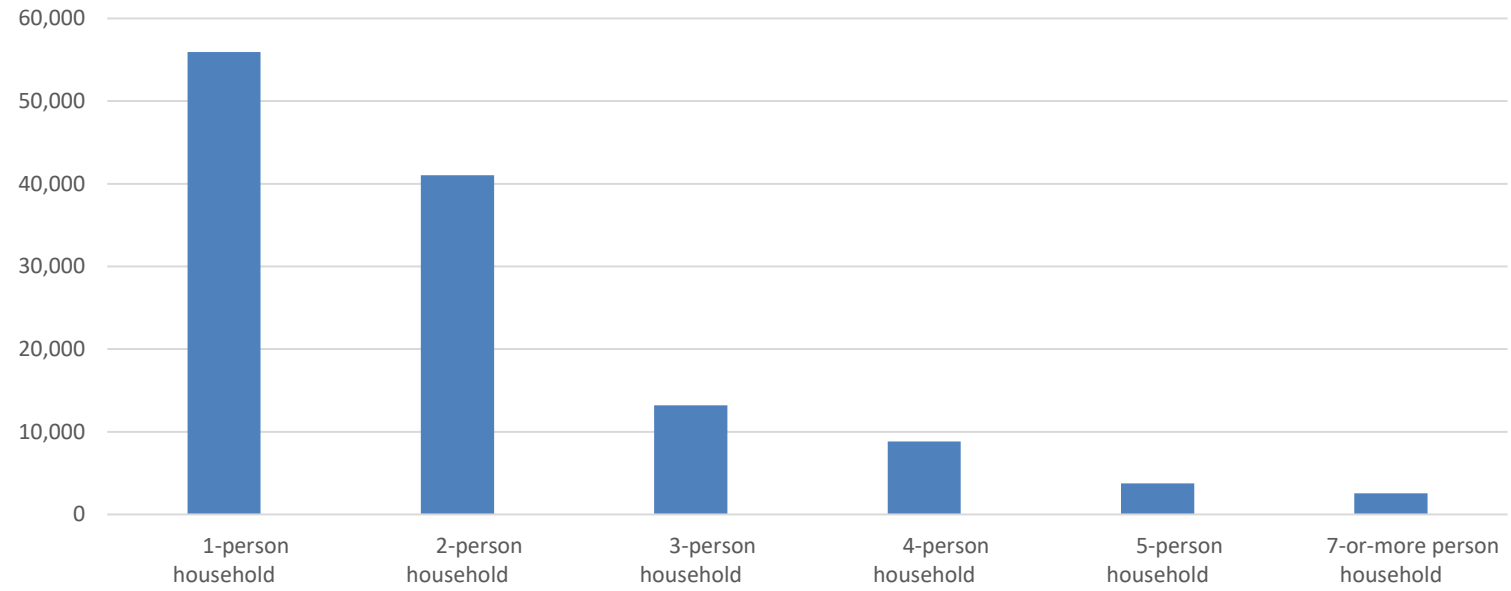


# Rentership in the City of Portland by Race & Ethnicity

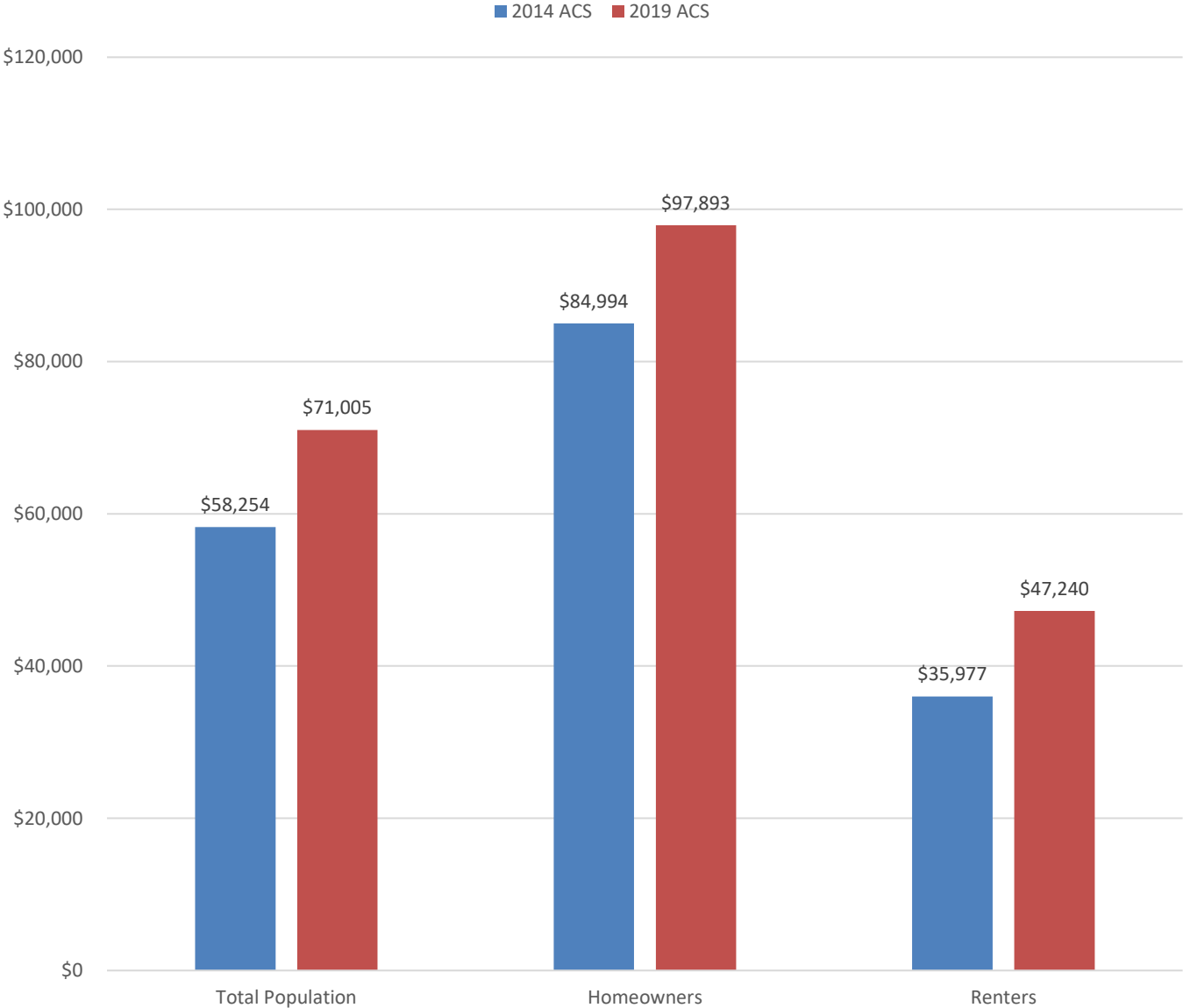


# Renter Households Characteristics

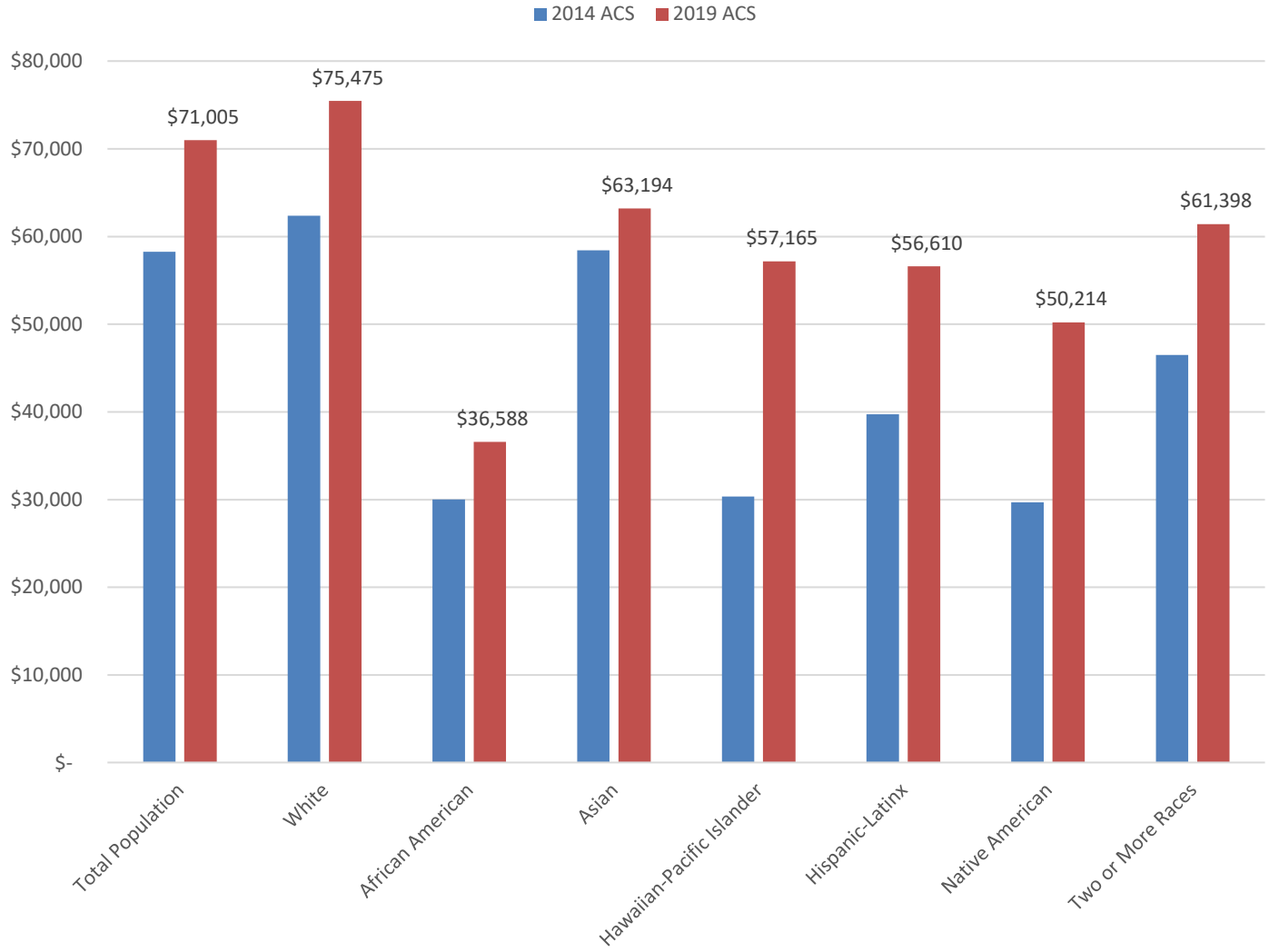
Source: ACS 2019 5-Yr Estimates (Tables B25009, B25012)



# Renter Households Income in the City of Portland



# Median Household Income by Race & Ethnicity



# Household Income and Cost-Burden

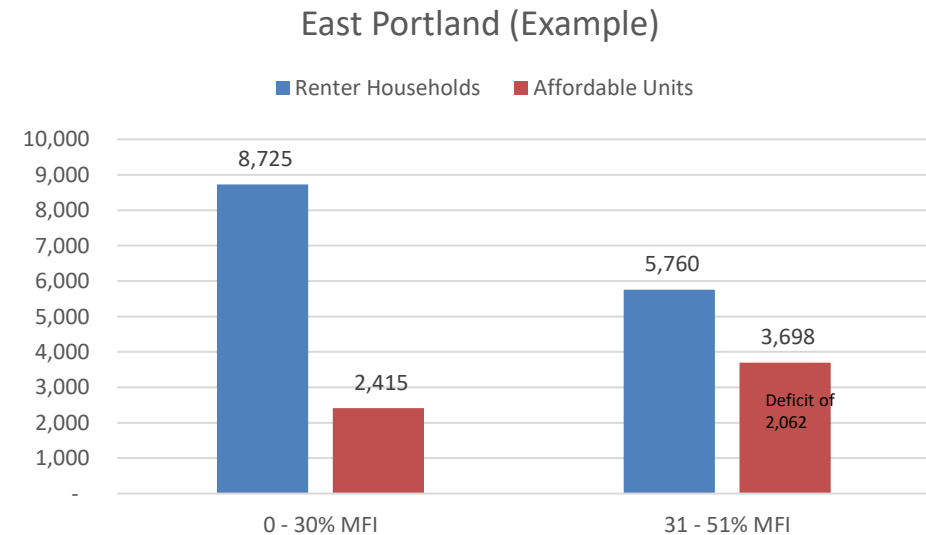
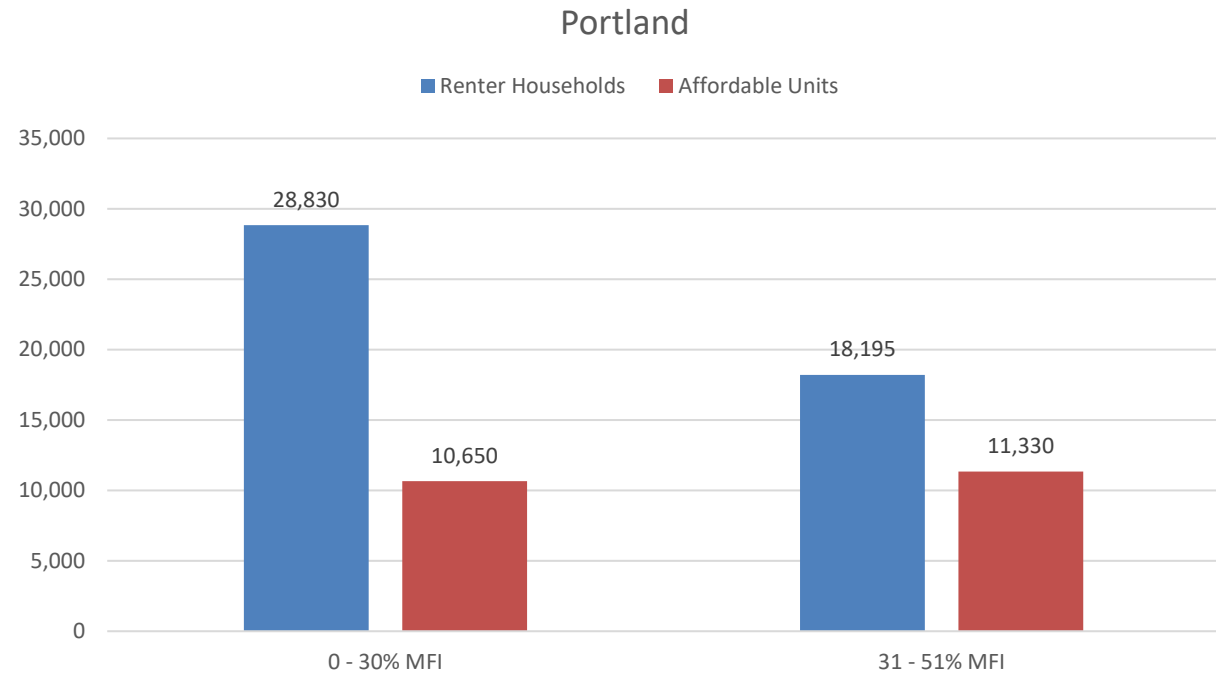
*Source: CHAS 2014-2018 HUD Special Tabulation*

<b>Renter Households (Portland)</b>					
Income by Cost Burden	Total	Cost burden > 30%	%	Cost burden > 50%	%
Household Income <= 30% AMI	28,830	21,220	73.6%	18,905	65.6%
Household Income >30% to <=50% AMI	18,195	15,565	85.5%	8,500	46.7%
Household Income >50% to <=80% AMI	22,290	14,175	63.6%	2,940	13.2%
Household Income >80% to <=100% AMI	12,330	3,735	30.3%	455	3.7%
Household Income >100% AMI	42,460	3,345	7.9%	265	0.6%
<b>Total</b>	<b>124,110</b>	<b>58,040</b>	<b>46.8%</b>	<b>31,065</b>	<b>25.0%</b>

*Source: CHAS 2014-2018 HUD Special Tabulation*

# Affordability Gap (Portland and East Portland)

Source: CHAS 2014-2018  
Hud Tabulation

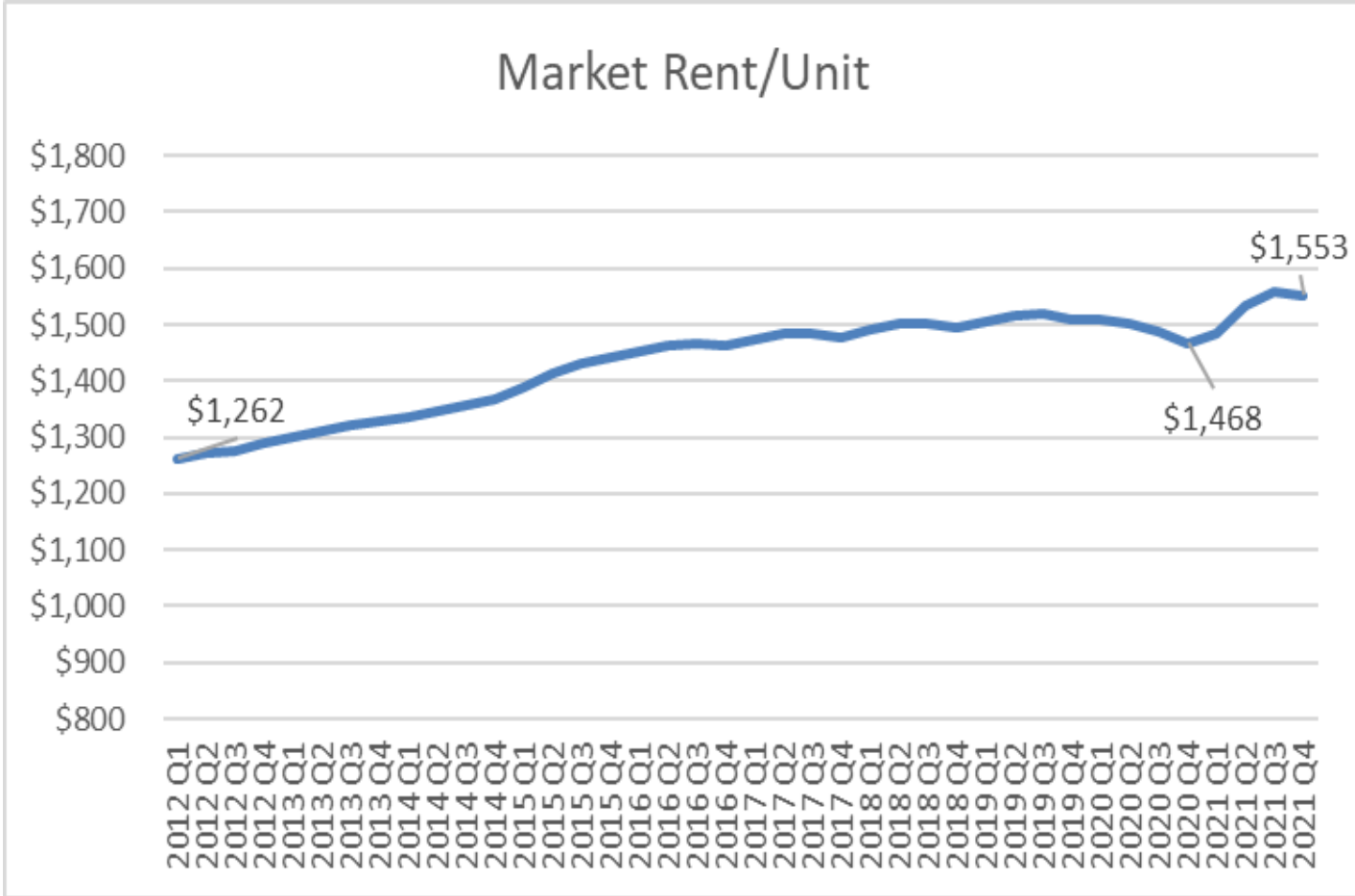




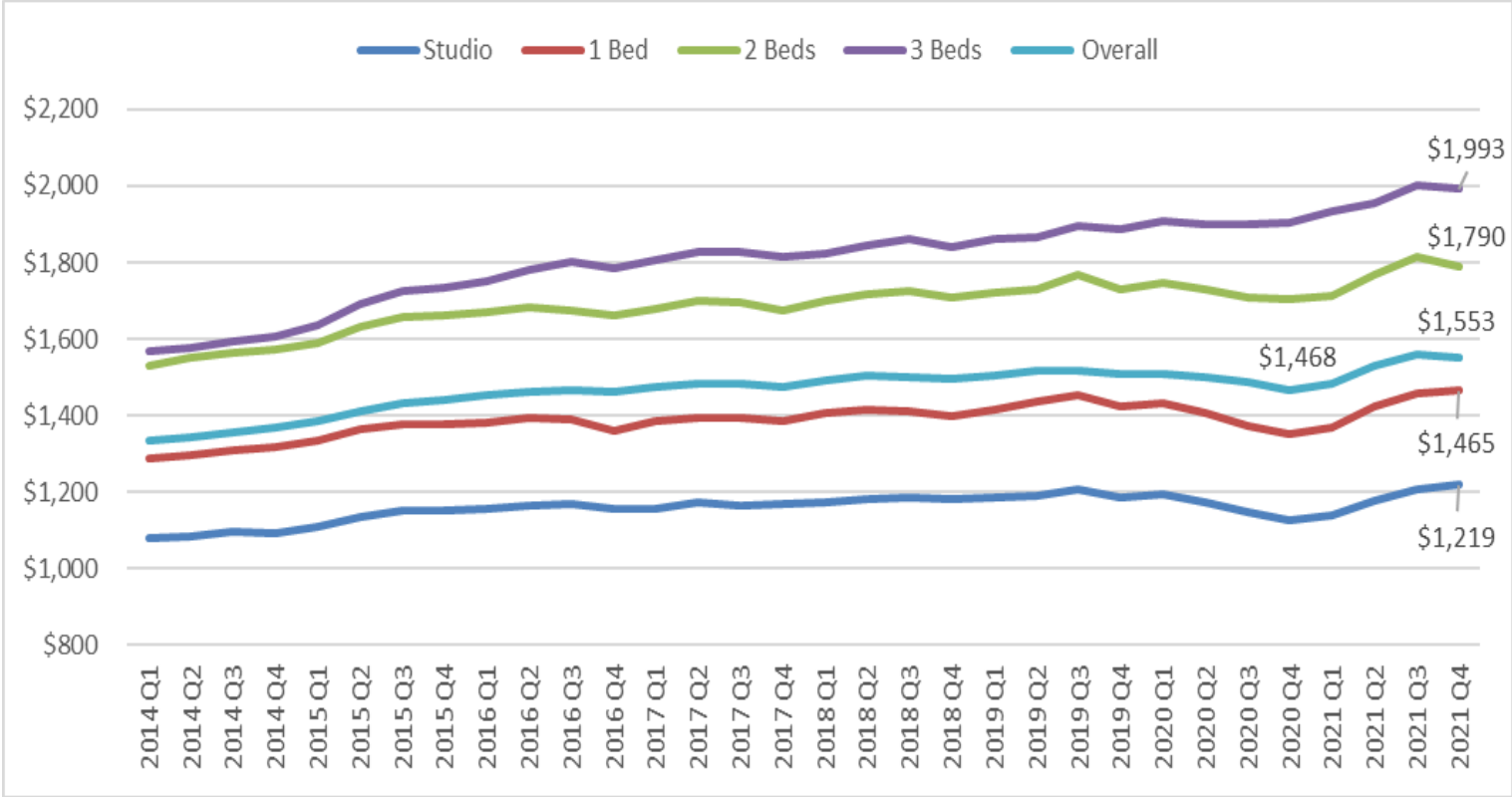
# Rental Affordability

Housing Market		Overall	Studio	1-BR	2-BR	3-BR
Average Monthly Rent		\$1,556	\$1,240	\$1,496	\$1,838	\$1,975
		<b>Rental Affordability</b>				
	<b>Max Monthly Affordable</b>		<b>Studio</b>	<b>1-BR</b>	<b>2-BR</b>	<b>3-BR</b>
<b>Housing Affordability (Average)*</b>						
Avg. Portland Household	\$ 1,775		Yes	Yes	No	No
3-Person Extremely Low-Income	\$ 653		No	No	No	No
3-Person Low-Income	\$ 1,307		Yes	No	No	No
3-Person Moderate-Income	\$ 1,741		Yes	Yes	No	No
Couple with Family	\$ 3,044		Yes	Yes	Yes	Yes
White	\$ 1,887		Yes	Yes	Yes	No
Black	\$ 915		No	No	No	No
Latinx	\$ 1,415		Yes	No	No	No
Native American	\$ 1,255		Yes	No	No	No
Asian	\$ 1,580		Yes	Yes	No	No
Pacific Islander	\$ 1,429		Yes	No	No	No
Senior	\$ 1,250		Yes	No	No	No
Single Mother	\$ 814		No	No	No	No
Foreign-Born	\$ 1,369		Yes	No	No	No
* Median Household Income	<i>Sources: CoStar, 2021 and ACS 2019 5-Yr Estimates</i>					

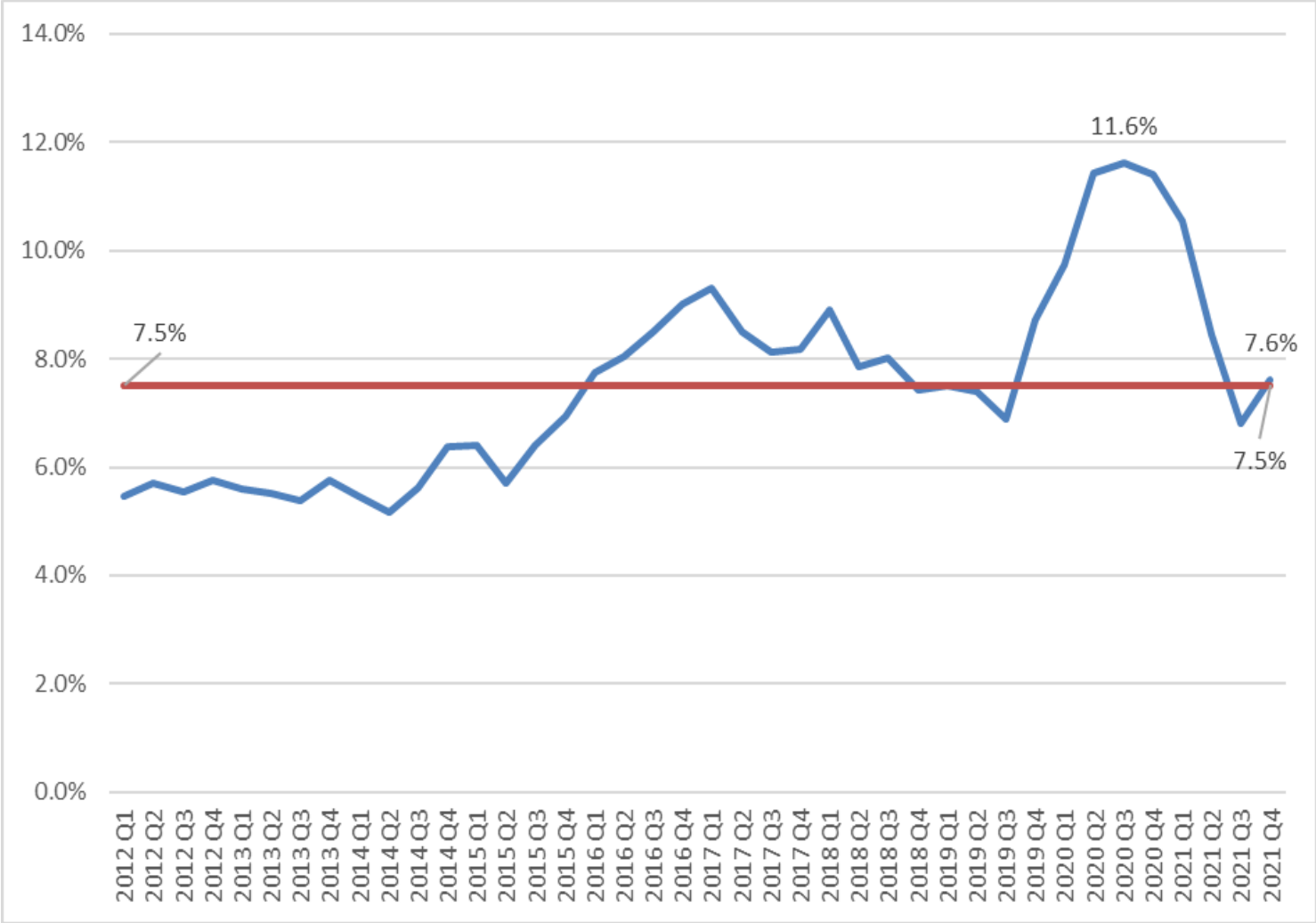
# Rental Market (Asking Rent)



# Rental Market (Asking Rent by Bedroom Type)



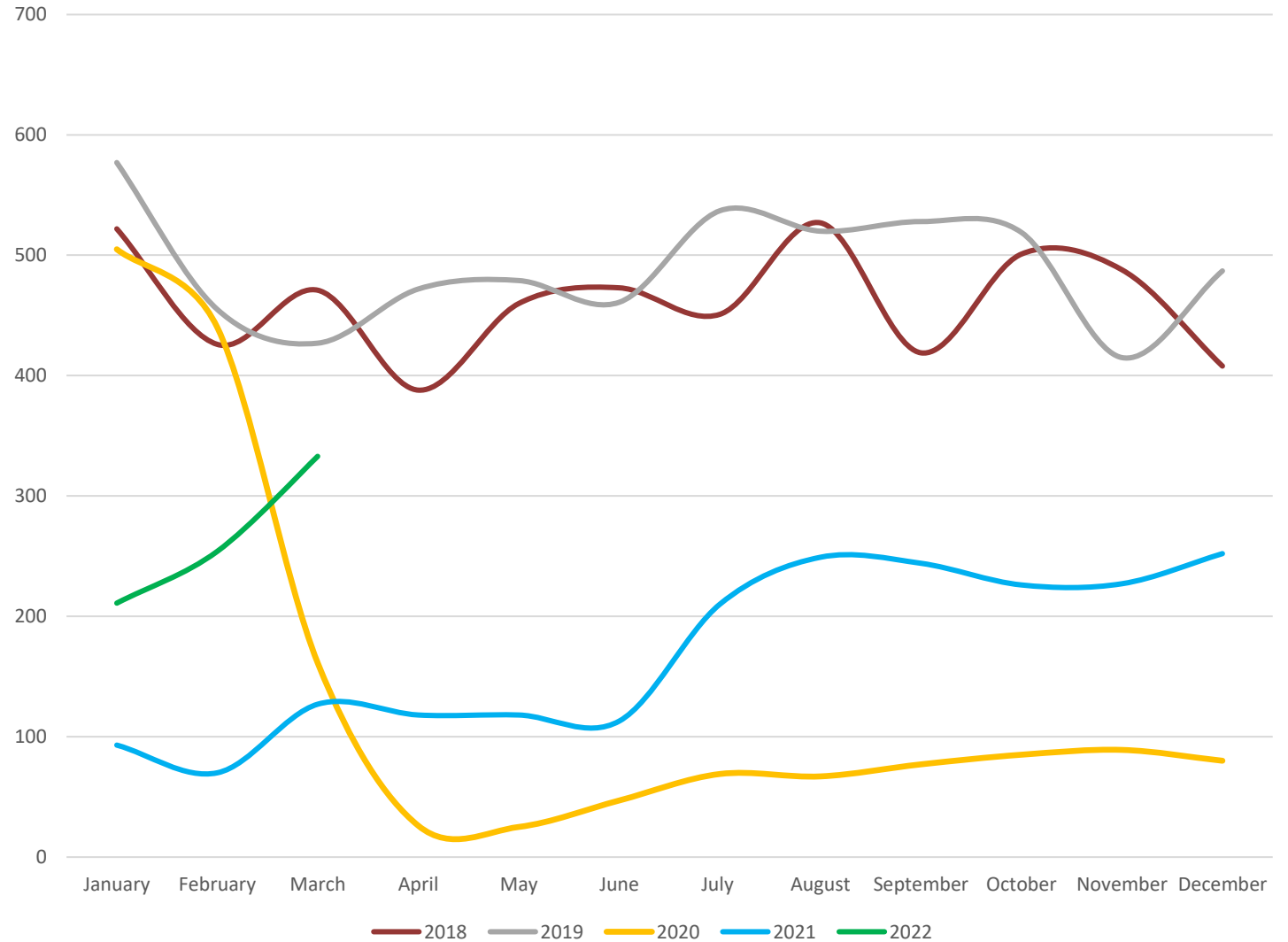
# Rental Market (Vacancy Rate)



# Eviction Data

## Monthly Filings (2018-2022)

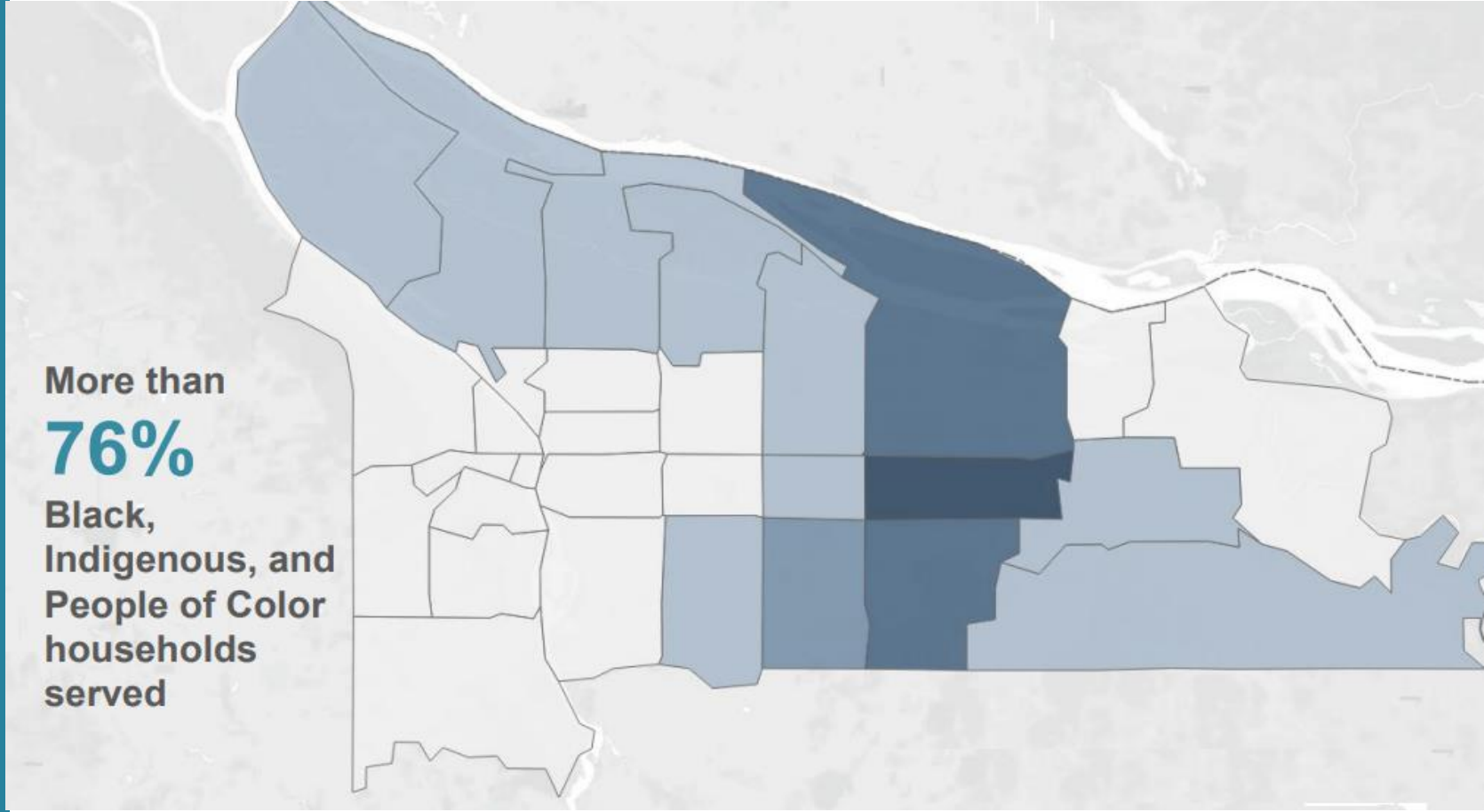
*Sources: OLC and PSU*



# Emergency Rental Assistance

## ERAP Update

## Geographic Coverage



# Emergency Rental Assistance

## ERAP Update

## Communities Served

### Communities Served

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#### Race and Ethnicity:

- Asian or Asian American 5%
- Black or African American 43%
- Latinx/Hispanic 23%
- Native American/Alaska Native 2%
- Native Hawaiian/Pacific Islander 3%
- Multiple races 3%
- White 28%

#### Gender (head of household):

- Female 67%
- Male 32%
- Non-Binary < 1%
- Declined to respond < 1%

# Summary

In Portland, Renter households increased by 5.2 percent from 2014 to 2019

Renter households on average have half the income of owner-occupied households

Low-income households tend to be people of color, who were most likely to be affected by the aftermath of COVID-19

There is a considerable deficit of affordable units for 0-30% and 31-50% AMI households

Rent arrears have been consistently high over the last two years

Despite emergency rental assistance, eviction challenges loom ahead

City and PHB have been able to expand the network of culturally specific service providers to reach out to the affected communities.



# Questions

- Thank you!