Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan

Data Needs

Data on Rental Units & Renters Demographics

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Purpose of the Presentation:

An effort to get to a shared understanding of what kind of data is available and accessible on rental <u>housing units</u> and <u>renter households</u> and what are some of the data elements (required/desirable) that are either not available or are not accessible.

- **What data sources does the Portland Housing Bureau (PHB) have? What are some of the constraints associated with various datasets?**

- **What data elements on renters and rental units we do not have?**

- **How can we bridge this "needed data" gap?**

- **How should we structure and manage the data when we start bridging the gap?**

Nature of Different Datasets PHB Uses

Public Data
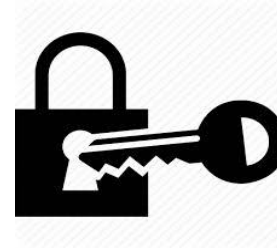
Census/American Community Survey (ACS)

PUMS Data

CHAS

Tax Assessors Data

Metro Affordable Housing Inventory

Proprietary Data

CoStar™

RMLS™

Ownership Data

HDS

SERVICEpoint®
Connecting your community.

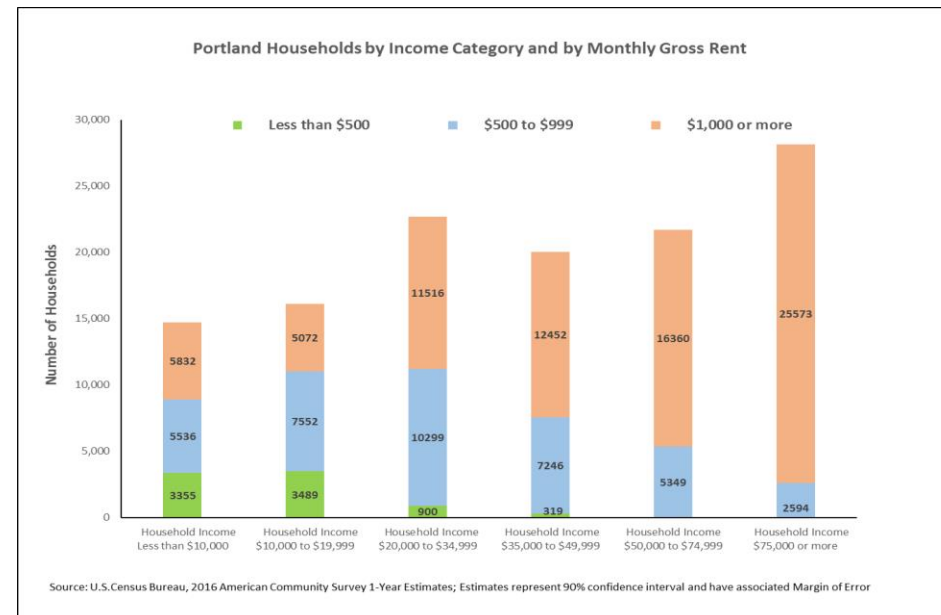# Census/American Community Survey (ACS)/Public Use Microdata Sample (PUMS)

Population vs Samples

- **The US Census conducts a decennial full count; During the intercensal period, ACS provides estimates of population and housing based on random sampling. Households have 1-in-480 chance of being in the sample.**

- **PUMS dataset provides a sample from the Census/ACS of responses collected to do custom analysis that is not provided through Census/ACS standard tabulations**

- **We are able to get lag data on a variety of variables regarding rental units and renter households like:**
  - ➢ **Units by structure by tenure**
  - ➢ **Rents paid by household income**
  - ➢ **Race/ethnicity of renters**
  - ➢ **Housing cost burden borne by renters**

Sample Analysis Based on Census/ACS/PUMS Data

- ACS provides estimates on a variety of variables by tenure and unit type. See table to the right for a breakdown of unit type for renters in Portland –from ACS 2012-2016 5 yr. estimate

- ACS also provides data on households- see bar chart for distribution of households by income and by gross rent paid

Units in Structure (Renter-Occupied Housing Units)		
Unit Type	Portland city, Oregon	Share
Renter-Occupied Housing Units:	120,318	
1, Detached	28,406	23.6%
1, Attached	5,199	4.3%
2	9,209	7.7%
3 or 4	13,298	11.1%
5 To 9	11,900	9.9%
10 To 19	12,433	10.3%
20 To 49	14,305	11.9%
50 or More	24,509	20.4%
Mobile Home	925	0.8%
Boat, Rv, Van, Etc.	134	0.1%

Portland Households by Income Category and by Monthly Gross Rent

Source: U.S.Census Bureau, 2016 American Community Survey 1-Year Estimates; Estimates represent 90% confidence interval and have associated Margin of Error

Comprehensive Housing Affordability Strategy (CHAS) Dataset

Custom tabulations of ACS data for HUD

- CHAS lags the current ACS dataset. The most recent CHAS data that is available is 2010-2014 while the most recent ACS is the 2012-2016

- Being a custom tabulation, data is available at specific income categories (extremely poor, very poor etc.) that are widely used to determine income eligibility for various housing programs

- We are able to get lag data on variables like:
  - Number of households (owners & renters) by income
  - Number of households (owners & renters) by housing problems
  - Number of households (owners & renters) by cost burden
  - In addition to the standard tables, custom tabulations can be done based on raw data downloads available at the census tract level
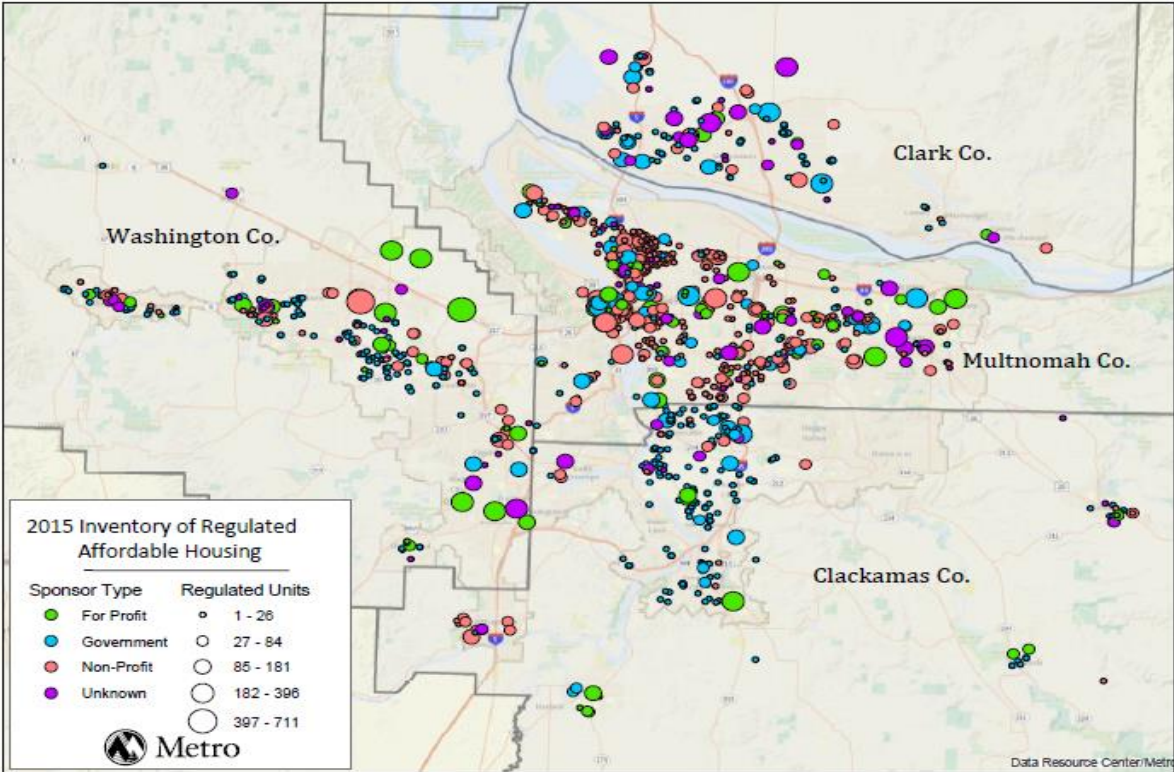
Sample Output From Recent CHAS Data

- CHAS data provides details on variables like number of households in various HUD specified income categories. See standard table to the right

- Custom tabulations are possible based on raw data downloads. The estimates are available at the census tract level. See sample table to the right for data on households by housing problem severity

Comprehensive Housing Affordability Strategy ("CHAS") data				
Summary Level: City			Created on: December 18, 2017	
Data for: Portland city, Oregon			Year Selected: 2010-2014 ACS	
Income Distribution Overview	**Owner**	**Renter**	**Total**	
Household Income less-than or= 30% HAMFI	7,890	31,625	39,515	
Household Income >30% to less-than or= 50% HAMFI	9,240	20,080	29,320	
Household Income >50% to less-than or= 80% HAMFI	17,600	23,550	41,150	
Household Income >80% to less-than or=100% HAMFI	12,740	11,150	23,890	
Household Income >100% HAMFI	85,595	32,710	118,305	
Total	133,065	119,120	252,185	
Housing Problems Overview 1	**Owner**	**Renter**	**Total**	
Household has at least 1 of 4 Housing Problems	43,395	62,995	106,390	
Household has none of 4 Housing Problems	88,750	53,305	142,055	
Cost burden not available, no other problems	920	2,825	3,745	
Total	133,065	119,120	252,185	

source	sumlevel	geoid	name	st	cnty	tract	T3_est1	T3_est2
2010thru2014	140	14000US4	Census Tract 4.01, Multnomah County, Oregon	41	51	401	1510	1120
2010thru2014	140	14000US4	Census Tract 4.02, Multnomah County, Oregon	41	51	402	1375	1025
2010thru2014	140	14000US4	Census Tract 5.01, Multnomah County, Oregon	41	51	501	1500	910
2010thru2014	140	14000US4	Census Tract 5.02, Multnomah County, Oregon	41	51	502	1970	975
2010thru2014	140	14000US4	Census Tract 6.01, Multnomah County, Oregon	41	51	601	1935	1165
2010thru2014	140	14000US4	Census Tract 6.02, Multnomah County, Oregon	41	51	602	1870	1190
2010thru2014	140	14000US4	Census Tract 7.01, Multnomah County, Oregon	41	51	701	1955	1030
2010thru2014	140	14000US4	Census Tract 7.02, Multnomah County, Oregon	41	51	702	1925	1125
2010thru2014	140	14000US4	Census Tract 8.01, Multnomah County, Oregon	41	51	801	1985	1145
2010thru2014	140	14000US4	Census Tract 8.02, Multnomah County, Oregon	41	51	802	2145	835
2010thru2014	140	14000US4	Census Tract 9.01, Multnomah County, Oregon	41	51	901	1760	925

Metro Affordable Housing Inventory

- Metro collects and disseminates data on affordable housing units in the four-county area (Clackamas, Clark, Multnomah and Washington). Latest available data is for 2015.

- The dataset does not include information on tenants and essentially covers information tied to regulated affordable housing units. See map and table to the right

2015 Inventory of Regulated Affordable Housing

Sponsor Type		Regulated Units	
●	For Profit	○	1 – 26
●	Government	○	27 – 84
●	Non-Profit	○	85 – 181
●	Unknown	○	182 – 396
		○	397 – 711

Metro

| COUNTY/City	Number of sites with at least one regulated affordable unit	Total units (unregulated and regulated) in these sites	Unregulated units	Regulated units	Share of regulated units in four-county area
MULTNOMAH	837	27,256	2,294	24,989	53.7%
Fairview	3	525	1	524	0.2%
Gresham	49	2,236	27	2,207	3.1%
Portland	782	24,063	2,265	21,827	50.1%
Troutdale	3	432	1	431	0.2%

CoStar Data

CoStar provides proprietary real estate (residential and commercial data) on multi-family rental properties

- PHB has limited access to CoStar data through licensing agreements

- Access to this dataset provides real (to the extent possible) market data on multi-family apartments with 20 or more units; less extensive data available for apartments with 5 to 19 units

- We are able to get real time market data on:
  - ➢ Rents by Unit Types (Studio, 1-Bedroom, 2- Bedroom, 3+ Bedrooms)
  - ➢ Details on nature of the units/apartment buildings (square footage, design, amenities, etc.)
  - ➢ Occupancy ratio
  - ➢ Limited access on ownership/partnership/property management details

Sample Analysis Based on CoStar Data

- CoStar provides data on units available by type, and so we can analyze construction trends over a time period (see area chart to the right)

- The data on rents (asking & effective) informs rent analysis for the City and for custom geographies like the Central City (see table to the right)
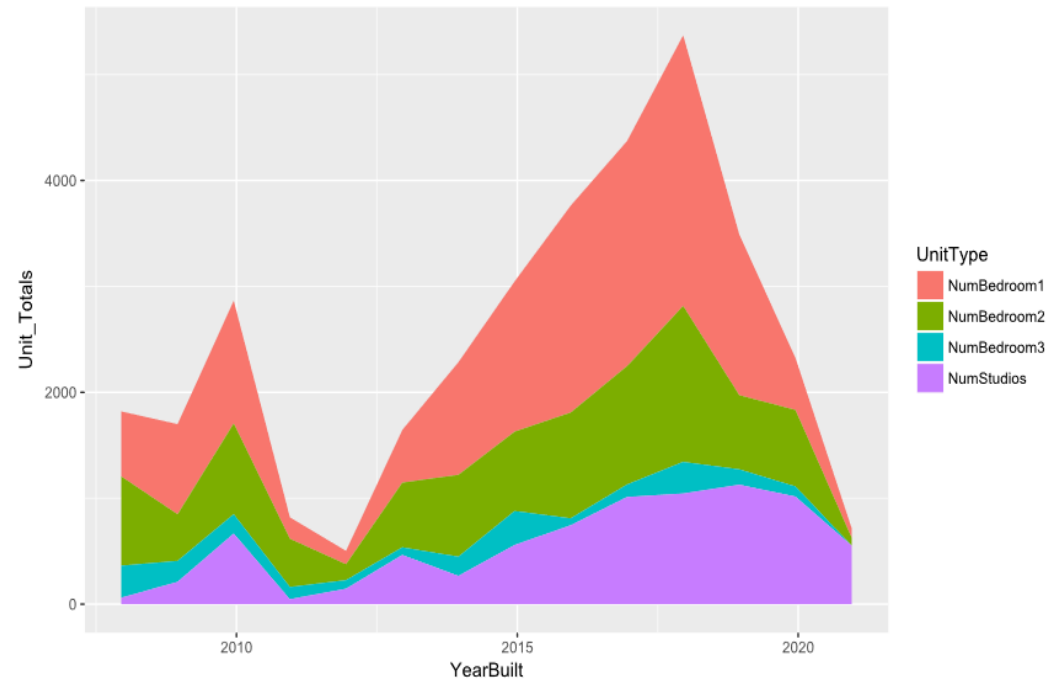
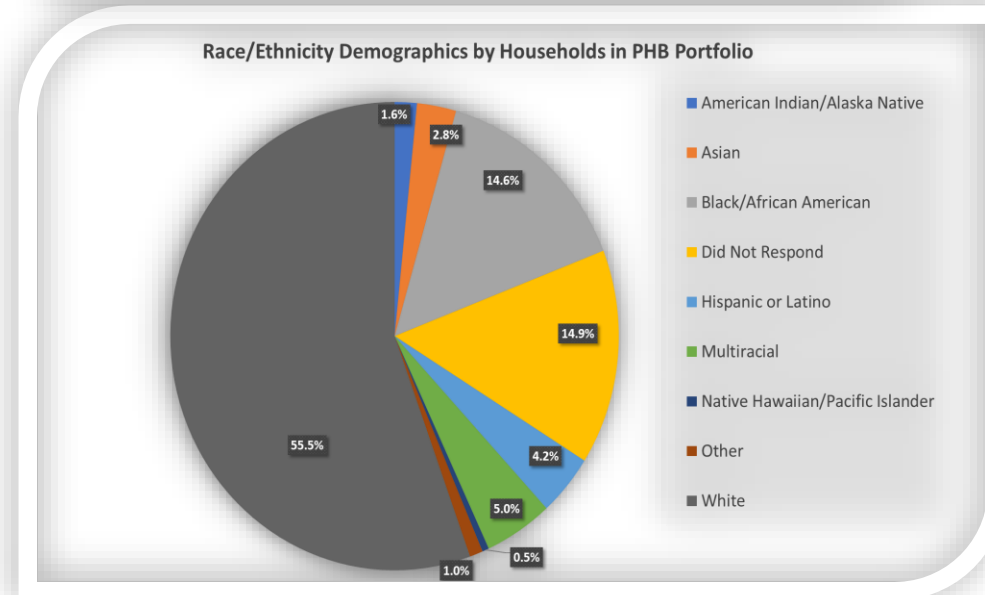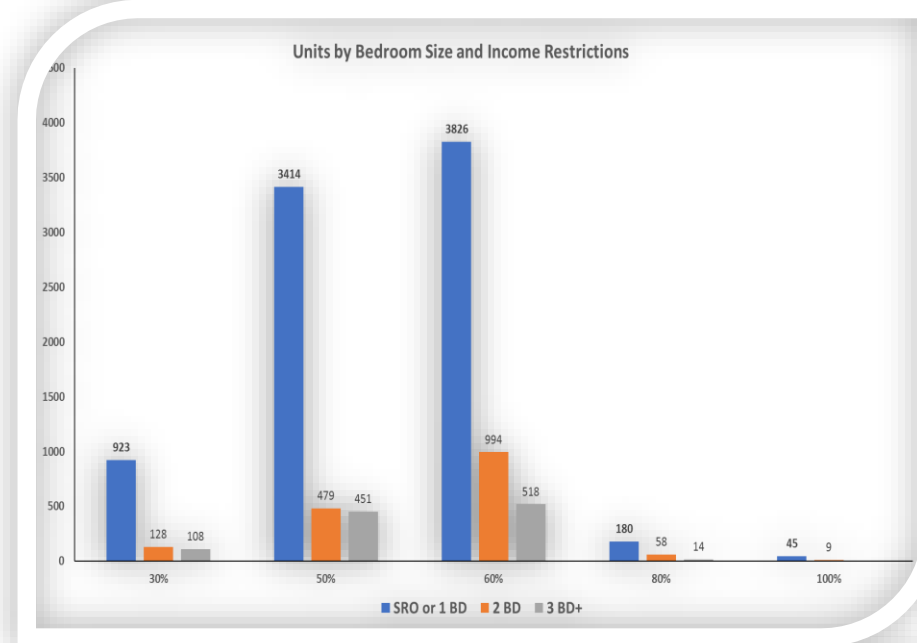|	Overall						Studio			
	Units	Vacancy	Ask Rent	Eff Rent	Concession		Vacancy	Ask Rent	Eff Rent	Concession
122nd	1811	3.3%	$953	$944	0.9%		2.3%	$655	$652	0.5%
Belmont	4213	4.7%	$1,303	$1,267	2.8%		5.3%	$1,115	$1,052	5.7%
Centennial	2421	3.8%	$966	$958	0.8%		4.1%	$867	$833	3.9%
Central City	13844	9.9%	$1,539	$1,485	3.5%		10.2%	$1,130	$1,101	2.6%
Forest Park	176	6.3%	$1,522	$1,521	0.1%					
Gateway	4133	3.5%	$1,034	$1,026	0.8%		0.7%	$883	$882	0.1%
Hayden Island	1401	8.1%	$1,851	$1,743	5.8%		11.1%	$1,008	$924	8.3%
Hillsdale	1813	5.3%	$1,136	$1,128	0.7%		6.8%	$1,012	$939	7.2%
Hollywood	4867	5.6%	$1,307	$1,270	2.8%		6.8%	$1,067	$1,028	3.7%
South Portland	3536	11.3%	$1,718	$1,649	4.0%		7.9%	$1,271	$1,240	2.4%
St. Johns	1643	6.3%	$1,082	$1,067	1.4%		15.4%	$1,140	$1,126	1.2%
Tryon Creek	43	7.0%	$1,051	$1,003	4.6%			$868	$866	0.2%
West Portland	1192	6.6%	$1,295	$1,270	1.9%		12.8%	$894	$887	0.8%
Woodstock	2414	4.0%	$1,146	$1,141	0.4%		3.2%	$942	$942	0.0%
Portland	57219	7.6%	$1,398	$1,359	2.8%		8.8%	$1,130	$1,100	2.7%

Only buildings with more than 20 units.

Housing and Development Software (HDS)

HDS is the software system that supports a variety of affordable housing data management activities. The system supports a variety of single-family and multi-family programs/projects.

- PHB utilizes this specialized software system to support development and risk analysis on projects, loan servicing, compliance tracking etc. for a variety of affordable housing programs/projects

- The system is used for rental and homeownership programs by in-house staff and is also used for data submission by subrecepients/property managers. So, varying levels of access are managed by the Bureau

- We are able to get comprehensive data on:
  - Affordable Units (rental & homeownership) by type, eligibility criteria, program etc.
  - Demographic data on households that get to live in these units (age, household size, disability status, race/ethnicity, income etc.
  - Financial details about the project
  - Details on property management

Sample Analysis Based on HDS Data Output

- HDS data on affordable housing units by bedroom size is used to track income profile of residents - part of compliance tracking (see bar graph to the right)

- HDS data on renter demographics provides race/ethnicity breakdown of the occupants of PHB's affordable units (see pie chart to the right)

Units by Bedroom Size and Income Restrictions

(Bar graph showing units by income restriction categories 30%, 50%, 60%, 80%, 100% with SRO or 1 BD, 2 BD, 3 BD+ values: 30%: 923, 128, 108; 50%: 3414, 479, 451; 60%: 3826, 994, 518; 80%: 180, 58, 14; 100%: 45, 9)

Race/Ethnicity Demographics by Households in PHB Portfolio

- American Indian/Alaska Native — 1.6%
- Asian — 2.8%
- Black/African American — 14.6%
- Did Not Respond — 14.9%
- Hispanic or Latino — 4.2%
- Multiracial — 5.0%
- Native Hawaiian/Pacific Islander — 0.5%
- Other — 1.0%
- White — 55.5%

Data Constraints & Gaps

A variety of constraints are associated with various datasets-

- The ACS data is sample based with associated Margins of Errors (MoE); Also, the estimates are not current and lag by a year

- The CoStar data is reasonably current but comprehensive coverage exists only for 20 units and above; Also, much details exists on the <u>units</u> with scant details on the households (demographic information) on the renter <u>households</u>

- Even with ownership datasets like downloads from HDS, information like race/ethnicity can be missing; In the illustrative chart in Slide 7, renter households that did not respond to the race/ethnicity question was at 14.9%

- In addition to constraints, data gaps (unavailable/inaccessible) can exists:
  - ➢ Permits data does not track # bedrooms
  - ➢ Tax Assessor's data does not track tenure
  - ➢ No reliable data on relocation assistance
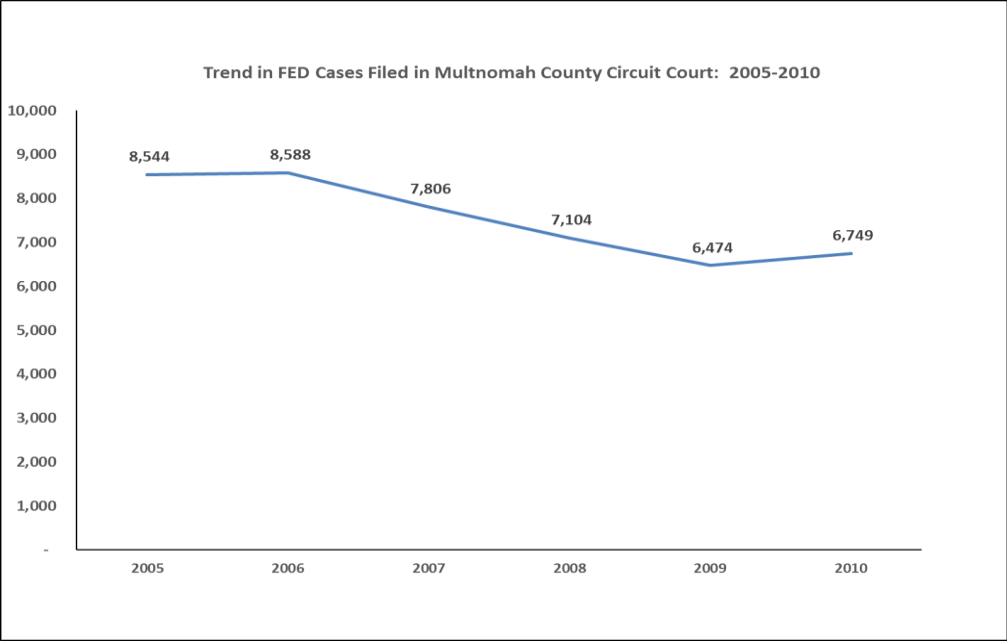 - ➢ Incomplete data on evictions

Data on Evictions

The difficult road to eviction data……….

- Only a fraction (~16%) of evictions play out in the courts as tenant eviction cases; there is no tracking of evictions that occur outside the court system

- The Oregon Judicial Case Information Network, OJCIN OnLine, is a paid subscription service available to people in related professions; Oregon courts moved to a new system called Odyssey since 2012. A platform called OECI (Oregon eCourt Case Information System) can be used at the court premises to search for eviction cases. Each search is limited to 550 records at a time to mitigate the load on the rest of the court system.

- The cases do not track any information on the tenants or the landlords – except for the address of the property under dispute

- Most of the information (e.g. reason for complaint) related to the eviction is stored in <u>document</u> form and not as a searchable <u>database</u>

Sample Analysis Based Tenant Eviction Cases Filed in Multnomah County Court

- Oregon's circuit courts used a case management system called OJIN till 2012. See trend chart for FED cases filed in Multnomah Court based on data from this system

- Special tabulations provided by the Court for PHB. This breaks down the FED cases by nature of outcomes

Trend in FED Cases Filed in Multnomah County Circuit Court: 2005-2010

Year	Cases
2005	8,544
2006	8,588
2007	7,806
2008	7,104
2009	6,474
2010	6,749

Eviction Cases Filed in Multnomah County Court, Jan 2015 - Mar 2017

Case Outcomes	# Cases Filed
Case Level Category	**Number of Cases**
Case is not Disposed	9
FTA Results in General Judgment	1,145
FTA Results in Writ of Execution	725
General Dismissal	2,727
General Judgment	435
ORSS is not Complete	451
ORSS Results General Dismissal	3,279
ORSS Results in General Judgment	1,042
ORSS Results in Writ of Execution	816
Pre-Court Dismissal	887
Writ of Execution Filed	262
Grand Total	**11,778**

Concluding Thoughts

Data Universe

- Ideal data (data that is timely, error free, easy to extract and use, secure and free☺) is hard to come by

- As a practical approach, it is better to use available datasets based on program/project needs and use it in accordance with provided guidelines or qualify the nature of the data (highlight limitations/gaps etc.)

- When data gaps are identified (as is the case with several tenant protection issues), it will be useful to have a conversation around the **lifecycle approach** towards the use and release of this data. Attempting such an approach will ensure that we not only collect what is needed but also that data is maintained and accessible beyond the point of collection

Thank You!!