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DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

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Analysis of the

MARKET
WASHINGTON, D.C. 20411

PORTLAND, OREGON- WASHINGTON HOUSING MARKET

as of October 1, 1971

A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D.C. 20411

June 1972

Housing Market Analysis

Portland, Oregon-Washington, as of October 1, 1971

Foreword

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

HOUSING MARKET ANALYSIS - PORTLAND, OREGON-WASHINGTON
AS OF OCTOBER 1, 1971

The Portland, Oregon-Washington Housing Market Area (HMA), consisting of Multnomah, Clackamas, and Washington Counties in Oregon and Clark County in Washington, is identical in definition to the Portland Standard Metropolitan Statistical Area (SMSA). The HMA is located in northwestern Oregon and southwestern Washington, across the Columbia River, and had an estimated population of 1,037,200 in October 1971.

The economy of the Portland HMA is based upon a diverse range of activities including manufacturing and agriculture as well as a state and regional center for government, trade, finance, and services. The employment increases in recent years stimulated population growth, which resulted in record levels of new housing production.

Generally, the market for housing in the Portland area is good. The market for sales housing is fairly tight as indicated by the 1.0 percent homeowner vacancy rate. Despite the current 7.1 percent renter vacancy rate, the market for rental accommodations is judged to be good. Vacancies in older, less competitive apartments throughout the HMA as well as in units built in recent years in some suburban areas are primarily responsible for the high renter vacancy rate. Future growth in the economy and the local housing market will be sustained by continued expansion in the nonmanufacturing sector.

Anticipated Housing Demand

The demand for new, nonsubsidized housing in the Portland Housing Market Area is based on an anticipated net increase of 9,350 new households annually during the forecast period (October 1, 1971 to October 1, 1973). Consideration also has been given to such factors as the number of housing units currently vacant, the present level of construction activity, anticipated demolitions of housing units, and current family incomes. It is estimated that there will be an annual demand for 11,100 units of new, nonsubsidized housing in the area during the two-year period October 1, 1971 to October 1, 1973. Housing marketed to meet this demand would be most readily absorbed if the annual volume of new units included about 5,400 single-family houses and 4,700 multifamily housing units. An additional 1,000 units a year of demand is expected to be met with mobile homes. Distributions of demand for single-family houses by price class and for multifamily units by size and rents are presented in table I.

The estimated annual demand for 11,100 units of nonsubsidized housing during the forecast period is similar to the average annual volume of 10,361 comparable units added during 1970. The demand estimate is influenced by the judgment that some part of the demand can be met by the available vacant units and by the substantial number of units currently under construction in the HMA.

It should be noted that the demand estimates discussed in this analysis are not intended to be predictions of short-term construction activity. Rather, they are suggestive of construction levels which would promote an orderly housing market consistent with trends evident in the Portland Housing Market Area as of October 1, 1971.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by HUD: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment of project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Portland HMA, the total occupancy potential is estimated to be 3,550 units annually.

The annual occupancy potentials^{1/} for subsidized housing discussed below are based on 1971 incomes, the occupancy of substandard housing, estimates of

^{1/} The occupancy potentials referred to in this analysis have been calculated to reflect the capacity of the market in view of existing vacancy strength or weakness. The successful attainment of the calculated potentials for subsidized housing may well depend upon construction in suitable locations, as well as upon distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

the elderly population, income limits in effect on October 1, 1971, and on available market experience.^{1/} The estimated occupancy potential for low-rent public housing in Portland also involved other considerations which will be discussed below.

Section 235 and Section 236. Subsidized housing for households with low-to moderate incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for the same families may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Portland HMA, it is estimated (based on regular income limits) that, for the period October 1, 1971 to October 1, 1973, there is an occupancy potential for an annual total of 725 family units utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for 625 units of Section 236 rental housing for elderly couples and individuals.

There has been some activity under Section 235 in the Portland area. As of October 1, 1971, approximately 1,150 new houses in the HMA had been insured under Section 235, including 360 in Washington County, 325 in Clackamas County, 255 in Multnomah County and 210 in Clark County. Of the total, 535 houses were insured in 1970, and 510 were insured in the first nine months of 1971. As of October 1, 1971, 180 existing homes had been insured under Section 235, including 45 in 1969, 100 in 1970 and 35 in 1971. Under Section 236 and Section 221(d)(3) BMIR programs, a total of about 710 units had been completed in the HMA as of October 1971, and approximately 160 units of Section 236 housing were under construction; all are scheduled to be completed in early 1972. Most of these projects have had satisfactory occupancy levels.

In addition, there were two existing Section 202 rental projects of 470 units in the HMA in October 1971; the Section 202 program serves the same elderly persons eligible under Section 236. Absorption of these units has been good.

The bulk of the sales units sold under provisions of Section 235 have been in new construction, located in the communities of Tigard, Greesham, and Hillsboro, south of the city of Portland, with sales prices approximating the maximums allowable under Section 235 in the area of \$18,000 and \$21,000 for three- and four-bedroom units, respectively. Subsidized housing units authorized by building permits between 1960 and 1971 are presented in table IX.

1/ Families with incomes inadequate to purchase or rent unsubsidized housing generally are eligible for one form or another of subsidized housing.

In October 1971, there were 160 units of Section 236 housing under construction in the HMA, all of which were designed to be occupied by families. No units have been proposed in these projects for elderly couples and individuals. In addition to the rental units, approximately 110 sales units now under construction are expected to be financed under Section 235. Units currently under construction should satisfy about 35 percent of the first year's potential for family units under Section 235 and 236.

Rental Housing Under the Public Housing and Rent-Supplement Programs. These programs serve families and individuals in essentially the same low-income group. The principal differences arise from the manner in which net income is computed for each program and from other eligibility requirements. For the Portland metropolitan area, the annual occupancy potential for public housing is estimated to be 900 units for families and 1,650 units for the elderly, a total of 2,550 units.^{1/} About 20 percent of the elderly families and individuals eligible for public housing also qualify under Section 236. Under the rent-supplement program, the potential for families would be about 35 percent of the figure shown above; the elderly market would remain unchanged, however.

As of October 1, 1971, there were approximately 4,150 low-rent public housing units under management in the HMA, including 3,450 units in the city of Portland, 400 units in Clackamas County, and 300 units in the city of Vancouver. This total includes about 1,150 units designed for elderly occupancy and about 1,725 units of leased housing. There were two projects with a total of 200 units of housing for the elderly under construction and nearly completed. No units were being constructed for family occupancy under the low rent public housing program. The Clackamas County and Vancouver Housing Authorities report virtually no vacancies and the Portland Housing Authority indicated only a modest vacancy rate. There was a considerable waiting list in Portland and Clackamas County for both family and elderly public housing units.

There were 17 projects with 485 units of Section 221(d)(3) rent supplement housing in the HMA, including two projects in Vancouver. In addition, there was a total of 45 units of rent supplement housing in some Section 236 projects in the HMA. An additional 175 rent supplement units were in projects currently under construction in the HMA. The number of units expected to be completed under the public housing and rent supplement programs during the next two years is substantially below the estimated occupancy potential for such housing (see table II).

The Sales Market

As of October 1, 1971, the market for sales housing in the Portland HMA was quite active and showed a reasonably satisfactory balance of supply and demand. Since the mid-1960's, a rapid rate of population growth in response to increased job opportunities has maintained a good sales market in the HMA for both new and existing sales housing. By April 1970, the sales vacancy rate had declined to 1.0 percent, from the 1960 level of 1.6 percent.

^{1/} The large proportion of the potential among the elderly reflects the age distribution of the low-income population of the Portland area.

The primary reason for the tight sales market in the HMA appears to be an excess of demand over supply in the below \$22,000 price range. Despite the stimulus of Section 235 financing, construction activity in this price range has generally been insufficient to meet the demand. The strongest segment of the sales market appears to be the \$23,000 to \$32,000 price range. Building activity in that price range is occurring all around the city of Portland. However, the most active areas of construction appear to be south and west of the city of Portland.

Local sources indicate that the volume of listings for existing homes has increased compared to last year. The average sales price for existing homes in October 1971 was about \$20,000. Realtors have indicated that acceptable single-family homes are generally sold shortly after listing. However, the market for existing housing priced above \$30,000 has weakened noticeably in recent months, particularly in Washington County. Much of the weakened condition of this segment of the sales market can be attributed to buyer caution and increased financing costs in the area.

In addition, in recent years, mobile home units have constituted a substantial portion of the housing sold in the Portland area. As of October 1, 1971, sales were reportedly brisk, as adequate financing has become more readily available. The typical unit sold in the Portland area is a 60 ft. x 12 ft., furnished, two-bedroom unit priced from \$4,000 to about \$10,000. The good market for mobile home units can be attributed to the increased supply of spaces in good quality mobile home parks. Although there are some spaces in mobile home parks available for sale, most are rented. Typically rents vary between \$55 and \$70 per month, including sewer and water, garbage collection and community recreation buildings.

The Rental Market

There has been a sustained high level of multifamily construction in the Portland metropolitan area since the mid-1960's; an average of nearly 5,550 units were authorized annually between January 1966 and September 1971. Because of the increase in the rate of population and household growth in response to increasing job opportunities, the absorption experience of apartment units was excellent between 1966 and 1968, and there was a slight decline in the renter vacancy rate despite the high level of construction. However, because of the unusually large number of rental units which have come onto the market since 1968, the supply of rental accommodations has exceeded household growth and high renter vacancies indicate a weakened market. Local sources indicate that the increasing vacancies have not been concentrated in any rent range or unit size. There are indications, however, that renters in the southern suburbs, especially Washington County are becoming increasingly selective and that most of the increase in vacancy in the area is occurring in existing units as newer projects are completed. In the past few years, the construction of apartments has exceeded household growth resulting in a slightly overbuilt market in that county. The vacancy rate in Washington County was estimated to be an abnormally high 10.8 percent in October 1971. Newly completed apartments in the county in recent months are offering a wider variety of amenities, and rent increases have become much less common.

Available evidence also indicates that the market for older, marginally acceptable rental units in less desirable areas of the HMA have had occupancy problems, despite generally lower rents and easier accessibility to the business districts.

Among new unsubsidized apartments marketed in recent months, the gross monthly rents (utilities included) have been concentrated in the following ranges: \$130 to \$140 for efficiency units, \$160 to \$170 for one-bedroom units, \$190 to \$240 for two-bedroom units, and \$250 to \$300 for three-bedroom units. Virtually all of the new projects are garden style consisting primarily of one- and two-bedroom units. Absorption has been slowest in units with gross rents in excess of \$220 monthly. The strongest segment of the market continues to be for family units with gross rents below \$140 monthly; however, units of this type are in short supply.

Economic, Demographic, and Housing Factors

The following findings and assumptions form the primary basis for conclusions regarding the requirements for housing in the Portland Housing Market Area.

Employment. An average of 444,500 persons were employed in the Portland Housing Market Area during the twelve-month period ending October 31, 1971. This total consisted of 386,200 nonagricultural wage and salary workers, 47,900 persons who were either self-employed, domestics, or unpaid family workers, and 10,500 workers employed in agriculture. The current employment level reflects the area's long-term trend of vigorous growth in nonagricultural industries. During the 1960-1970 period, nonagricultural wage and salary employment gains were registered in every year, except in 1961 (because of the national recession) and 1970. Annual gains in employment during the period ranged from 8,900 to 21,800. Since 1970, however, nonagricultural wage and salary employment has increased by a total of about 6,000 new jobs. Agriculture continues to be a significant source of employment in the HMA, but increased mechanization has resulted in a steady decline in the agricultural employment levels.

During the twelve months ending in October 1971, nonmanufacturing activity accounted for about 300,300 jobs or 78 percent of all wage and salary employment in the Portland HMA. The concentration and rapid growth of employment in trade, government, and services reflects the rapid population growth in the HMA and the increasingly important position of the Portland area as a regional center for commercial and governmental activity.

Employment for about 84,600 persons was provided by the area manufacturing industries. Since 1960, increased manufacturing activity has resulted in the addition of over 20,000 jobs in manufacturing. Portland's manufacturing sector is characterized by its diversification. The largest firm in the area, an electronics firm, which manufactures oscilloscopes, accounts for less than two percent of total employment in the area. Other smaller manufacturing industries produce paper, sportswear, steel, sawmill and logging machinery, furniture, ships, boats and barges. Generally, the manufacturing

sector of the Portland area economy is tied to national trends, but many Portland area manufacturing firms produce for specialized, international markets and are less affected by domestic economic fluctuations. Slight employment losses in the manufacturing sector in recent months can be attributed to streamlining of operations at major plants throughout the HMA.

During the two-year forecast period (October 1, 1971 to October 1, 1973) it is anticipated that nonagricultural wage and salary employment will increase from the 1971 level by about 10,000 annually. This forecast is made with the expectation that most of the new employment opportunities will result from growth in the nonmanufacturing sectors of trade, services, government, and transportation, communications, and utilities. The current slightly reduced level of manufacturing employment is expected to prevail during the early portion of the forecast period followed by some recovery which may produce a slight net gain by 1973. Trends in the area's work force components, including nonagricultural wage and salary employment by industry, are shown in table III.

Income. As of October 1971, the estimated median annual income of all families in the Portland HMA was \$9,950, after the deduction of federal income taxes. Renter households of two or more persons had an estimated median annual after-tax income of \$8,000. In 1959, the estimated median annual after-tax income for all families and for renter households, respectively, were \$5,600 and \$4,525. Percentage distributions of families and renter households by after-tax incomes are shown in table IV.

There is little variation in family incomes between counties. Median income in Washington County is the highest while Clackamas County has the lowest income at the median.

Population and Household Trends. As of October 1, 1971, the population of the Portland HMA was estimated at 1,037,200 persons. From April 1960 to April 1970, the average annual population increase was about 18,500 persons. Since the 1970 Census, the population has increased by an annual average of about 20,050. In recent years, population increase and in-migration have been considerably higher than those of the early 1960's. The greatest proportion of the growth is judged to have occurred in the period since 1964, concurrent with a marked increase in employment growth.

During the two-year period from October 1, 1971 to October 1, 1973, it is anticipated that total population in the HMA will increase by about 21,500 persons per year. This population projection is based upon continued employment and household expansion in the Portland area.

The total number of households in the HMA on October 1, 1971 was estimated to be about 352,700. From April 1960 to April 1970, there was an average annual increase of 7,225 households. Since the 1970 Census, there has been an average annual increase of 7,450 households.

The number of households in the Portland HMA is expected to increase by about 9,350 annually during the two-year forecast period. The projected

household growth is based upon anticipated employment expansion and reduced household size. Population and household trends are shown in table V.

Housing Factors. The housing inventory of the Portland HMA totaled 369,700 units as of October 1971, a net gain of about 78,900 units since April 1960. Since the April 1970 Census, the inventory has increased by about 11,500 units. The net increase in the inventory since the 1970 Census resulted from the construction of about 13,400 new units, the loss of about 2,650 units through demolition or other causes, and the net addition of approximately 750 mobile homes. There were about 6,600 units under construction in the HMA on October 1, 1971, including about 4,150 multifamily units of which about 350 are subsidized by federal programs. About 2,450 single-family houses were under construction at that time.

The volume of nonassisted residential building activity in the HMA^{1/} has fluctuated from year to year during the 1960-1970 decade but reached a peak of 12,446 units in 1968. However, in 1969, because of the high cost of money, total authorizations declined to 11,561 units. In 1970, 10,361 units were authorized. This reduced level of construction was attributed to a local sewer ban restriction during most of 1970. The restriction prohibited new housing starts in the unincorporated area of Washington County. During the first ten months of 1971, about 13,155 units have been authorized, including a record level of 7,220 multifamily units. This substantial increase in building has been stimulated by several factors including; continued demand for housing, increased availability of mortgage funds, declining interest rates, and removal of the sewer ban in recent months (see table VIII). Publicly financed and assisted housing unit authorizations for 1960 through 1970 are shown in table IX.

Vacancy. There were approximately 17,000 vacant housing units in the Portland HMA in October 1971, of which 11,900 were available for occupancy; 5,100 units were either seasonal, unsuitable as dwellings, or unavailable for other reasons. Of the available units, 2,350 were for sale and 9,550 were for rent. The homeowner vacancy rate of 1.0 percent reflected the generally balanced state of the market for sales housing. The vacancy rate for rental units was 7.1 percent, somewhat lower than the 7.4 percent recorded in the 1970 Census. However, indications are that the current renter vacancy rate is slightly above the optimum. Vacancy data for April 1960, April 1970, and October 1971 are presented in table VII.

^{1/} Virtually all residential building activity is covered by building permits.

Table I

Estimated Annual Demand for Nonsubsidized New Housing^{a/}
Portland, Oregon-Washington, Housing Market Area
October 1, 1971 to October 1, 1973

Single-family Houses

<u>Price class</u>	<u>Annual number of units</u>
Under \$17,500	500
\$17,500 - 19,999	550
20,000 - 22,499	750
22,500 - 24,999	800
25,000 - 29,999	1,125
30,000 - 34,999	825
35,000 and over	<u>850</u>
Total	5,400

Multifamily Units

<u>Gross monthly rent^{b/}</u>	<u>Size of unit</u>			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
\$130 - \$139	150	-	-	-
140 - 149	125	-	-	-
150 - 159	65	600	-	-
160 - 169	40	500	-	-
170 - 179	-	300	-	-
180 - 189	-	200	-	-
190 - 199	-	180	630	-
200 - 209	-	150	450	-
210 - 229	-	100	380	180
230 - 249	-	-	300	120
250 and over	-	-	<u>170</u>	<u>60</u>
Total	<u>380</u>	<u>2,030</u>	<u>1,930</u>	<u>360</u>

a/ In addition to the forecast demand for single-family houses and multifamily units, it is estimated that the HMA also could absorb about 1,000 mobile home units annually.

b/ Gross rent is shelter rent plus the cost of utilities.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing
Portland, Oregon-Washington, HMA
October 1, 1971 to October 1, 1973

	<u>Section 236a/ exclusively</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
A. <u>Families</u>				
1 bedroom	90	-	185	275
2 bedrooms	300	-	375	675
3 bedrooms	215	-	210	425
4+ bedrooms	<u>120</u>	-	<u>130</u>	<u>250</u>
Total	725	-	<u>900^{b/}</u>	1,625
B. <u>Elderly</u>				
Efficiency	175	300	1,150	1,625
1 bedroom	<u>100</u>	<u>50</u>	<u>150</u>	<u>300</u>
	275	350	<u>1,300^{c/}</u>	1,925

a/ Estimates are based on regular income limits.

b/ Approximately 45 percent of these families also are eligible under the rent supplement program.

c/ All of the elderly couples and individuals also are eligible for rent supplement payments.

Source: Estimated by Housing Market Analyst.

Table III

Civilian Work Force and Employment by Industry
Portland, Oregon-Washington, HMA
1960-1971
(Annual averages in 000's)

Industry	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	12 mos. av. end. Oct. 31	
												1970	1971
Civilian labor force	<u>344.7</u>	<u>348.2</u>	<u>354.8</u>	<u>364.4</u>	<u>375.7</u>	<u>390.9</u>	<u>409.3</u>	<u>419.5</u>	<u>435.8</u>	<u>458.4</u>	<u>466.1</u>	<u>465.4</u>	<u>474.4</u>
Unemployment	16.7	22.5	18.6	17.5	17.2	15.6	13.7	16.7	15.5	16.2	26.1	24.8	28.9
Percent of work force	4.8	6.5	5.2	4.8	4.6	4.0	3.3	4.0	3.6	3.5	5.6	5.3	6.1
Agricultural employ.	17.0	14.9	14.4	12.8	12.8	12.4	13.0	12.9	12.0	12.7	11.8	11.8	10.5
Nonag. employment	<u>310.3</u>	<u>310.5</u>	<u>321.5</u>	<u>333.8</u>	<u>345.6</u>	<u>362.7</u>	<u>382.0</u>	<u>389.7</u>	<u>407.8</u>	<u>429.1</u>	<u>427.7</u>	<u>428.4</u>	<u>434.0</u>
Wage and salary	<u>266.1</u>	<u>264.5</u>	<u>274.1</u>	<u>283.9</u>	<u>295.1</u>	<u>313.1</u>	<u>334.9</u>	<u>343.8</u>	<u>361.6</u>	<u>381.6</u>	<u>380.9</u>	<u>381.6</u>	<u>386.2</u>
Manufacturing	<u>64.4</u>	<u>63.6</u>	<u>65.7</u>	<u>66.7</u>	<u>68.9</u>	<u>73.6</u>	<u>82.2</u>	<u>82.0</u>	<u>86.8</u>	<u>91.3</u>	<u>85.7</u>	<u>86.9</u>	<u>84.6</u>
Durable goods	35.4	35.3	37.2	38.5	40.7	44.6	52.7	52.0	55.9	59.9	54.9	56.0	54.1
Nondurable goods	29.0	28.3	28.5	28.2	28.2	29.0	29.5	30.0	30.9	31.4	30.8	30.9	30.5
Nonmanufacturing	<u>201.7</u>	<u>200.9</u>	<u>208.4</u>	<u>217.2</u>	<u>226.2</u>	<u>239.5</u>	<u>252.7</u>	<u>261.8</u>	<u>274.8</u>	<u>290.3</u>	<u>295.2</u>	<u>294.7</u>	<u>301.6</u>
Construction	14.8	12.8	13.9	14.6	14.7	15.3	15.7	15.9	18.0	19.5	17.5	17.1	17.5
Trans., comm., & utils.	27.5	26.8	26.8	26.8	27.4	28.4	29.1	29.7	29.7	30.4	30.3	30.4	29.6
Whol. & retail trade	66.8	66.2	68.4	70.7	74.0	78.3	83.0	85.0	88.1	92.5	92.7	92.9	94.5
Fin., ins., & real est.	14.9	15.3	16.0	16.7	17.5	18.9	20.2	21.5	22.8	24.2	24.8	24.7	25.1
Services & misc.	37.8	38.8	40.7	43.2	45.4	48.1	51.7	54.6	59.3	64.6	67.9	67.5	70.6
Government	39.9	41.0	42.6	45.2	47.2	50.5	53.0	55.1	56.9	59.1	62.0	61.5	64.3
Other nonag. workers ^{a/}	44.2	46.0	47.4	49.9	50.5	49.6	47.1	45.9	46.0	47.5	46.8	46.8	47.8
Persons in labor-mgt. disputes	0.7	0.3	0.3	0.3	0.1	0.2	0.6	0.2	0.5	0.4	0.5	.4	1.0

a/ Includes self-employed, unpaid family workers and domestics.

Source: State of Oregon, Employment Division, Research and Statistics.

Table IV

Percentage Distribution of All Families and Renter Households
by Estimated Annual Income After Deduction of Federal Income Tax
Portland, Oregon-Washington, Housing Market Area, 1959 and 1971

Annual income	1959		1971	
	All families	Renter households ^{a/}	All families	Renter households ^{a/}
Under \$ 2,000	9	14	4	7
\$ 2,000 - 2,999	7	12	3	5
3,000 - 3,999	10	16	3	5
4,000 - 4,999	14	16	4	7
5,000 - 5,999	16	12	5	7
6,000 - 6,999	14	10	6	9
7,000 - 7,999	9	8	8	10
8,000 - 8,999	6	5	8	9
9,000 - 9,999	4	2	10	8
10,000 - 12,499	6	2	18	15
12,500 - 14,999	4	2	12	8
15,000 and over	1	1	19	10
Total	100	100	100	100
Median	\$5,600	\$4,525	\$9,950	\$8,000

^{a/} Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table V

Population and Household Trends
Portland, Oregon-Washington, HMA
1960-1973

<u>Area</u>	<u>April</u> <u>1960</u>	<u>April</u> <u>1970</u>	<u>October</u> <u>1971</u>	<u>October</u> <u>1973</u>
<u>Population</u>				
Multnomah County	522,813	554,668	561,400	575,500
Clackamas County	113,038	166,088	173,700	183,600
Washington County	92,237	157,920	165,700	177,000
Clark Co., Wash.	<u>93,809</u>	<u>128,454</u>	<u>136,400</u>	<u>144,100</u>
Total HMA	821,897	1,007,130	1,037,200	1,080,200
<u>HMA avg. annual increase</u>		<u>Number^{a/}</u>		<u>Percent</u>
1960-1970		18,500		2.0
1970-1971		20,050		2.0
1971-1973		21,500		2.1
<u>Households</u>				
Multnomah County	178,496	199,591	203,300	210,400
Clackamas County	34,515	51,677	54,300	58,500
Washington County	27,390	49,173	52,000	56,500
Clark Co., Wash.	<u>28,783</u>	<u>41,064</u>	<u>43,100</u>	<u>46,000</u>
Total HMA	269,184	341,505	352,700	371,400
<u>HMA avg. annual increase</u>		<u>Number^{a/}</u>		<u>Percent</u>
1960-1970		7,225		2.4
1970-1971		7,450		2.2
1971-1973		9,350		2.6

a/ Rounded.

Source: 1960 and 1970 Censuses of Population and Housing, 1971 and 1973 estimated by Housing Market Analyst.

Table VI

Housing Inventory, Tenure, and Total Vacancy Trends
Portland, Oregon-Washington, HMA
April 1, 1960 - October 1, 1971

<u>Inventory and tenure</u>	<u>Oregon</u>			<u>Wash.</u>	<u>HMA</u> <u>Total</u>
	<u>Multnomah</u> <u>County</u>	<u>Clackamas</u> <u>County</u>	<u>Washington</u> <u>County</u>	<u>Clark</u> <u>County</u>	
<u>April 1, 1960</u>					
Total inventory	<u>189,548</u>	<u>40,032</u>	<u>29,996</u>	<u>31,215</u>	<u>290,791</u>
Total occupied	<u>178,496</u>	<u>34,515</u>	<u>27,390</u>	<u>28,783</u>	<u>269,184</u>
Owner-occupied	<u>118,234</u>	<u>27,234</u>	<u>21,793</u>	<u>21,733</u>	<u>188,994</u>
Percent of total occ.	66.2%	78.9%	79.6%	75.5%	70.2%
Renter-occupied	<u>60,262</u>	<u>7,281</u>	<u>5,597</u>	<u>7,050</u>	<u>80,190</u>
Percent of total occ.	33.8%	21.1%	20.4%	24.5%	29.8%
Total vacant	<u>11,052</u>	<u>5,517</u>	<u>2,606</u>	<u>2,432</u>	<u>21,607</u>
<u>April 1, 1970</u>					
Total inventory	<u>208,964</u>	<u>54,603</u>	<u>52,437</u>	<u>42,916</u>	<u>358,920</u>
Total occupied	<u>199,591</u>	<u>51,677</u>	<u>49,173</u>	<u>41,064</u>	<u>341,505</u>
Owner-occupied	<u>120,458</u>	<u>38,545</u>	<u>34,238</u>	<u>28,619</u>	<u>221,860</u>
Percent of total occ.	60.4%	74.6%	69.6%	69.7%	64.9%
Renter-occupied	<u>79,133</u>	<u>13,132</u>	<u>14,935</u>	<u>12,445</u>	<u>119,645</u>
Percent of total occ.	39.6%	25.4%	30.4%	30.3%	35.1%
Total vacant	<u>9,373</u>	<u>2,926</u>	<u>3,264</u>	<u>1,852</u>	<u>17,415</u>
<u>October 1, 1971</u>					
Total inventory	<u>213,000</u>	<u>56,900</u>	<u>55,100</u>	<u>44,700</u>	<u>369,700</u>
Total occupied	<u>203,300</u>	<u>54,300</u>	<u>52,000</u>	<u>43,100</u>	<u>352,700</u>
Owner-occupied	<u>121,500</u>	<u>39,750</u>	<u>36,750</u>	<u>29,700</u>	<u>227,700</u>
Percent of total occ.	59.7%	73.0%	70.6%	68.9%	64.6%
Renter-occupied	<u>81,800</u>	<u>14,550</u>	<u>15,250</u>	<u>13,400</u>	<u>125,000</u>
Percent of total occ.	40.3%	27.0%	29.4%	31.1%	35.4%
Total vacant	<u>9,700</u>	<u>2,600</u>	<u>3,100</u>	<u>1,600</u>	<u>17,000</u>

Source: 1960 and 1970 Censuses of Housing; 1971 estimated by Housing Market Analyst.

Table VII

Vacancy Trends
Portland, Oregon-Washington, HMA
April 1, 1960 - October 1, 1971

<u>Vacancy characteristics</u>	<u>Oregon</u>			<u>Washington</u>	<u>HMA Total</u>
	<u>Multnomah County</u>	<u>Clackamas County</u>	<u>Washington County</u>	<u>Clark County</u>	
<u>April 1, 1960</u>					
Total vacant units	<u>11,052</u>	<u>5,517</u>	<u>2,606</u>	<u>2,432</u>	<u>21,607</u>
Available vacant	<u>7,154</u>	<u>1,015</u>	<u>1,039</u>	<u>1,217</u>	<u>10,425</u>
For sale	1,741	439	477	370	3,027
Homeowner vacancy rate	1.5%	1.6%	2.1%	1.7%	1.6%
For rent	5,413	576	562	847	7,398
Rental vacancy rate	8.2%	7.3%	9.1%	10.7%	8.5%
Other vacant	3,898	4,502	1,567	1,215	11,182
<u>April 1, 1970</u>					
Total vacant units	<u>9,373</u>	<u>2,926</u>	<u>3,264</u>	<u>1,852</u>	<u>17,415</u>
Available vacant	<u>6,975</u>	<u>1,129</u>	<u>2,396</u>	<u>1,249</u>	<u>11,749</u>
For sale	961	394	485	381	2,221
Homeowner vacancy rate	0.8%	1.0%	1.4%	1.3%	1.0%
For rent	6,014	735	1,911	868	9,528
Rental vacancy rate	7.1%	5.3%	11.3%	6.5%	7.4%
Other vacant	2,398	1,797	868	603	5,666
<u>October 1, 1971</u>					
Total vacant units	<u>9,700</u>	<u>2,600</u>	<u>3,100</u>	<u>1,600</u>	<u>17,000</u>
Available vacant	<u>7,000</u>	<u>1,200</u>	<u>2,450</u>	<u>1,250</u>	<u>11,900</u>
For sale	950	400	600	400	2,350
Homeowner vacancy rate	0.8%	1.0%	1.6%	1.3%	1.0%
For rent	6,050	800	1,850	850	9,550
Rental vacancy rate	6.9%	5.2%	10.8%	6.0%	7.1%
Other vacant	2,700	1,400	650	350	5,100

Source: 1960 and 1970 Censuses of Housing; 1971 estimated by Housing Market Analyst.

Table VIII

Housing Units Authorized by Building Permits^{a/}
Portland, Oregon-Washington, SMSA
1960-1971

Year	Total units	Type of structure		Geographic Area				
		Single-family	Multi-family	Multnomah County		Clackamas County	Washington County	Clark County Washington
				Portland	Rest of Co.			
1960	6,155	4,317	1,838	1,661	1,464	990	1,244	796
1961	6,269	4,876	1,383	1,138	1,606	1,094	1,444	987
1962	6,431	4,597	1,834	1,245	1,544	1,143	1,492	827
1963	7,344	4,677	2,667	1,418	1,970	1,251	1,809	896
1964	8,416	4,733	3,683	1,919	1,825	1,625	1,769	1,278
1965	7,901	4,742	3,162	1,710	1,652	1,564	1,651	1,324
1966	7,819	4,379	3,440	1,761	1,320	1,504	2,032	1,202
1967	10,095	5,395	4,700	1,701	1,737	1,699	3,152	1,806
1968	12,446	5,701	6,745	1,958	2,020	1,984	3,959	2,525
1969	11,561	5,387	6,174	1,315	2,108	1,906	4,300	1,932
1970	10,361	5,535	4,963	2,203	2,232	2,194	1,793	1,939
1971 ^{b/}	13,155	5,935	7,220	2,193	2,825	2,406	2,957	2,774

^{a/} Excludes publicly financed and assisted housing units.

^{b/} Includes first nine months of 1971.

Sources: U.S. Census Bureau, C-40 Construction Reports, and local building permit issuing offices.

Table IX

Publicly Financed and Assisted Housing
Portland, Oregon-Washington, Housing Market Area
1960-1971

	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1st 9 mos.</u> <u>1971</u>
Subsidized single-family units ^{a/}	-	-	-	-	-	-	-	-	1	55	583	509
Subsidized multifamily ^{b/}	-	-	65	112	44	-	48	-	223	24	471	151
Low-rent public housing	4	4	330	101	-	3	-	-	300	98	235	-

^{a/} Includes the estimated number of units permitted under Section 235.

^{b/} Includes units authorized under Section 221(d)(3) BMIR and 236.

Source: Portland HUD Area Office and C-40 Construction Reports.

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