

***UNDERSTANDING HOW
PORTLAND'S INCLUSIONARY
HOUSING PROGRAM SERVES
RESIDENTS***

December 2, 2022

Susan Halverson
Amie Thurber, Ph.D.



STUDY FOCUS

- This study focuses on the 24 buildings that are entirely privately financed and open with residents as of June 29, 2022.
- IH residents: residents living in affordable apartments within otherwise market-rate buildings
- IH apartments: affordable apartments within otherwise market-rate buildings



Questions we wanted to answer:

1. What are residents' experiences of living in affordable apartments located within primarily market-rate buildings?
2. Does the location of Portland's IH apartments increase access to opportunities?
3. Who is being served by Portland's IH program?
4. What is the cost of living in IH apartments?
5. How are others evaluating the effectiveness of IH for residents?





***WHAT ARE
RESIDENTS'
EXPERIENCES OF
THEIR BUILDINGS AND
NEIGHBORHOOD?***

***WE WERE UNABLE TO
CONTACT ENOUGH
RESIDENTS TO
ANSWER THIS
QUESTION***



DOES THE LOCATION OF PORTLAND'S IH APARTMENTS INCREASE ACCESS TO OPPORTUNITIES?

- 92% of IH residents live in areas with high levels of opportunity
- 91% of IH residents live in areas that are economically secure
- 4% of IH residents live in areas that are at risk of or currently gentrifying





WHO IS BEING SERVED BY THE IH PROGRAM?

- Compared to PHB's regulated housing overall, IH residents are more likely to be female, and less likely to be disabled, elderly, or include children and students
- IH buildings are designed for small households, with studios and one-bedrooms comprising 93% of IH apartments



WHAT IS THE COST OF LIVING IN IH APARTMENTS?

Some residents are not remaining in their IH apartments

Level of Rent Burden	Current IH residents for whom we have data (N:160) Average rent: \$1,059	If those residents rented at market rate in the same building (N:150) Average rent: \$1,407	If those residents rented at market rate in the same neighborhood (N:147) Average rent: \$1,557
Total rent-burdened (30% or more of income on housing)	91%, n=137	98%, n=147	100%, n=147
Rent-burdened (30-49% of income on housing)	70%, n=105	55%, n=83	47%, n=69
Severely rent-burdened (50% or more of income on housing)	21%, n=32	43%, n=64	53%, n=78



HOW ARE OTHERS EVALUATING THE EFFECTIVENESS OF IH FOR RESIDENTS?

- None of the comparison municipalities evaluate the impact of living in IH on residents' well-being
- Few municipalities report doing any kind of formal evaluation of their programs
- Few researchers are considering residents' experiences as part of IH evaluations

1

**PORTLAND'S IH PROGRAM
CAN BE AN EFFECTIVE
MECHANISM FOR
CREATING AFFORDABLE
HOUSING IN STABLE AND
OPPORTUNITY-RICH
NEIGHBORHOODS –
THOUGH THE STABILITY
FOR RESIDENTS IS
UNCLEAR.**

2

**THERE MAY BE INEQUITIES
IN WHO CAN ACCESS IH
APARTMENTS.**

3

**TO FULLY EVALUATE IH,
MORE INFORMATION IS
NEEDED ABOUT RESIDENTS'
LIVED EXPERIENCES.**

4

**PHB NEEDS BETTER DATA
AND COLLABORATION
FROM HOUSING
PROVIDERS TO FULLY
EVALUATE THIS PROGRAM.**

RECOMMENDATIONS

1

Consider ways to encourage the development of more deeply affordable apartments.

2

Focus on equity in future research and evaluation.

3

Train property managers on reporting requirements and systems.

4

Collect data directly from residents in future research and evaluation.



DISCUSSION

- How do these recommendations fit with your understanding of the program?
 1. Encourage the development of more deeply affordable apartments.
 2. Focus on equity in future research and evaluation
 3. Train property managers.
 4. Collect data directly from residents.
- Which pieces of this are especially interesting to you?
- Which pieces are surprising, and which are unsurprising to you?
- How does this research fit/compliment/contrast with the other research you're looking at?
- In your opinion, what are the most important resident outcomes to investigate in future research?

THANK YOU

SUSAN HALVERSON
shalver2@pdx.edu

AMIE THURBER
athurber@pdx.edu

