

DHM PANEL SURVEY—MAY 2016
Housing & Homelessness
N=687 Oregonians

1. All things considered, would you say things in your state are headed in the right direction, or are they off on the wrong track?

Response Category	N=687
Right direction	43%
Wrong track	42%
Don't know	16%

Before we dive into housing policies, we'd like to know a little bit about your current housing situation. Like our demographic questions, these questions are for statistical purposes and your answers are confidential.

2. Do you rent or own your home?

Response Category	N=687
Rent	18%
Own	70%
I have a different arrangement	12%

The US Housing and Urban Development (HUD) defines “affordable housing” as housing that accounts for no more than 30% (or about one-third) of a household’s income. This suggestion includes basic utilities like water, heat and electricity

3. Using this calculation, is your housing situation “affordable”? Your best guess is okay.

Response Category	N=685
Yes	64%
No	33%
Don't know	4%

4. If an emergency arose that would cost you and your household \$1,000, would you be able to pay for the emergency and pay your rent or mortgage on time?

Response Category	N=687
Yes	58%
No	22%
I don't pay rent or mortgage	16%
Don't know	4%

5. Have you moved in the last two years?

Response Category	N=687
Yes	16%
No	84%

6. If you moved, was it for any of the following reasons?

Response Category	N=109
Increases in rent	25%
Increases in property taxes	4%
Decrease in wages or income	6%
Decrease in rental or other housing assistance	1%
No-cause eviction	2%
For-cause eviction	5%
None of the above	42%
Other (please specify)	42%

7. Some people say that rising home prices in Oregon are a sign of economic growth and are good for the state. Do you agree or disagree?

Response Category	N=674
Strongly agree	3%
Somewhat agree	43%
Somewhat disagree	29%
Strongly disagree	21%
Don't know	4%

8. Some people say that Oregon is in the midst of a housing crisis due to rapidly increasing rents and home prices. Do you agree or disagree?

Response Category	N=674
Strongly agree	44%
Somewhat agree	39%
Somewhat disagree	11%
Strongly disagree	3%
Don't know	3%

9. Regardless of whether you think Oregon is in a housing crisis, fact show that rents and home prices have, for the most part, increased over the past few years. Of the following reasons, which do you think is the primary cause of these rising costs?

Response Category	N=677
Too many people are moving to Oregon from places with higher incomes, and they are driving up the housing prices.	26%
The urban growth boundary limits land supply, leading to an increase in the cost of housing units.	8%
Local and state governments have not invested enough to ensure that there are enough housing units available that are affordable to Oregonians with average or below-average incomes.	7%
Developers are not building housing stock that is affordable to most Oregonians, so the construction boom doesn't benefit most people.	11%

Response Category	N=677
No one person or thing is to blame. The market is responding to an increase in population and desirability.	37%
Local and state governments haven't taken enough actions to correct the market.	5%
None of these	4%
Don't know	2%

10. Generally speaking, who do you think should be most responsible for addressing affordable housing needs in Oregon?

Response Category	N=676
The state government, like Oregon Housing and Community Services	21%
County governments and regional governments, like Metro	13%
City governments	10%
Nonprofits, churches, and community organization	2%
No one needs to be tasked with affordable housing; the market can and will correct itself	29%
Don't know	16%
Other (please specify)	9%

11. Which of the following types of government entities should be most responsible for building and administering subsidized housing for low-income renters and purchasers?

Response Category	N=676
An agency specifically dedicated to housing, like Oregon Housing and Community Services, or the Portland Housing Bureau.	36%
An agency specifically dedicated to economic development, like Business Oregon, or the Portland Development Commission.	3%
Subsidized housing should be managed locally, by whichever local agency is best equipped to handle it.	25%
Subsidized housing should be driven by market incentives, not developed or managed by government agencies.	24%
Don't know	12%

Below are descriptions of housing developments. For each, indicate what effect you think they generally have on housing prices in the community as a whole.

Response Category	Increases prices	Has no effect	Decreases Prices	Don't Know
12. Building high-priced apartments, condos, and townhouses on vacant land.	75%	11%	5%	8%
13. Replacing mid-priced, single family homes with mid-priced apartments, condos and townhouses.	32%	24%	29%	15%

Response Category	Increases prices	Has no effect	Decreases Prices	Don't Know
14. Building low-income apartments, condos and townhouses on vacant land.	8%	27%	52%	13%
15. Replacing low-income, single family homes with low-income apartments, condos, and townhouses.	16%	22%	44%	18%

16. When you think about housing prices in your community, from least expensive to the most expensive, what would you guess a house in the middle of the range would cost to purchase?

Response Category	N=631
Mean	\$273,800
Median	\$250,000

17. Below is a picture of a house like one you might find in Portland. Imagine it has two bedrooms and is 1,200 square feet. If this house were in your neighborhood, what should be a fair price for this home?

Response Category	N=644
Mean	\$201,600
Median	\$180,000

Below is a list of policies that some people have suggested to improve the supply and affordability of housing. Using a scale of 1-7, rank each policy from most effective to least effective, where 1 is most effective and 7 is least effective.

Response Category	Mean	1	2	3	4	5	6	7
18. Loosening building codes to allow for faster and cheaper development of homes and apartments	4.7	12%	10%	9%	12%	9%	18%	30%
19. Allowing exceptions to the urban growth boundary to allow more housing to be built on the outskirts of metro regions.	4.0	19%	11%	12%	14%	11%	15%	18%
20. Changing zoning to allow greater density in existing neighborhoods and to allow a greater mix of residential and commercial zoning	3.7	16%	16%	17%	16%	15%	13%	7%
21. Increasing taxes and fees on new "luxury" developments that are more expensive.	4.0	16%	15%	13%	12%	15%	13%	16%
22. Investing in community land trusts, where a nonprofit or government entity sells houses to families at below-market rates and ensures the houses remain affordable to low-income families in the future.	3.3	22%	17%	18%	16%	12%	9%	7%
23. Relaxing restrictions and fees on accessory dwelling units (ADUs).	3.8	6%	20%	20%	20%	17%	8%	9%
24. Increasing taxes and fees on developers who demolish old housing stock and build new houses on the lots.	4.3	13%	11%	11%	14%	16%	18%	17%

Below is a list of policies some people have suggested to curb rapidly rising rents. For each, indicated whether you think it would improve affordability a lot, somewhat, not at all, or if you think it would make affordability worse.

Response Category	Improve a lot	Improve somewhat	Improve not at all	Make it worse	Don't Know
25. Increase restrictions and improve enforcement for short-term rentals, like AirBnB	10%	17%	31%	24%	18%
26. Create a local funding source for rental assistance	16%	47%	20%	12%	6%
27. Ban no-cause evictions	24%	30%	17%	19%	10%
28. Implement rent control policies that limit the amount and frequency of rent increases for certain units.	34%	38%	10%	15%	3%
29. Implement inclusionary zoning policies that require a certain number of units in larger developments be set aside for lower income rentals.	21%	46%	17%	12%	4%
30. Pass a local general obligation bond to fund the development of additional affordable units.	14%	40%	14%	22%	10%

31. In the last 30 days, how often did you think about homelessness in Oregon?

Response Category	N=633
Never	7%
Once or twice	21%
About once a week	29%
Almost every day	42%
Don't know	1%

32. In the last six months, would you say that the number of people experiencing homelessness in Oregon has increased, stayed about the same, or decreased?

Response Category	N=633
Increased	68%
Stayed about the same	20%
Decreased	1%
Don't know	12%

33. How much do you think the recent increase in housing prices in Oregon has affected the number of people experiencing homelessness in the state?

Response Category	N=630
A great deal	34%
Somewhat	41%
Not much	20%
Not at all	5%

34. What do you think are the three main causes of homelessness in Oregon?

Response Category	N=591
Unemployment	38%
Personal choice	32%
Poverty	32%
Mental illness and the lack of needed services	26%
Low-paying jobs	25%
Substance abuse and lack of needed services	23%
Lack of affordable housing	22%
Medical or health costs	4%
Eviction	4%
Foreclosure	4%
Family disputes	2%
Domestic violence	1%
Loss of home to fire/other disaster	0%
Other (please specify)	11%

35. Which of the following statements comes closest to your own views, even if neither is exactly right?

Response Category	N=630
A. The number of those experiencing homelessness in Oregon is directly related to the cost of housing. Policies that focus on making housing more affordable for people with low incomes or people struggling with addiction or mental health problems are the best way to reduce homelessness in the state.	28%
B. Homelessness in Oregon is best viewed as a separate issue from affordable housing. Policies that focus on making housing more affordable will not be as effective as those aimed at alleviating the real root causes of homelessness, such as drug addiction and mental health issues.	68%
Don't know	4%

36. Imagine that your community was deciding how to best allocate resources toward housing initiatives in response to homelessness. Which of the following do you believe would be the most effective policy?

Response Category	N=631
Increasing the number of emergency shelters and transitional facilities for people currently experiencing homelessness	42%
Providing assistance for those currently at risk of losing their homes	18%
Increasing the stock of housing affordable to people with low incomes	17%
Providing rental assistance for those currently living on the streets or in shelters	13%
Don't know	9%

37. Which of the following statements comes closest to your own views, even if neither is exactly right?

Response Category	N=631
Homelessness is a solvable problem; there are things we can change about our society to end it completely.	30%
Homelessness is an intractable problem; even if we make changes to our society, there will still be some people who are homeless.	67%
Don't know	3%

DEMOGRAPHICS

These last questions are for demographic purposes only. Your responses are confidential.

38. In what county do you live?

Response Category	N=620
Tri-county	44%
Willamette Valley	27%
Rest of state	29%

39. In what year were you born?

Response Category	N=616
18-29	11%
30-44	22%
45-65	37%
65+	30%

40. I identify my gender as:

Response Category	N=621
Male	48%
Female	52%
Transgender	0%
Other	0%

41. What is the highest level of education you've achieved?

Response Category	N=622
Less than high school diploma	2%
High school diploma/GED	21%
2-year degree/some college	35%
4-year degree	21%
Graduate degree	21%

42. What was your total household income in 2015? Please remember to include everyone, and your best guess is okay.

Response Category	N=601
Less than \$25,000	17%
\$25,000-\$49,999	28%
\$50,000-\$74,999	18%
\$75,000-\$99,999	17%
\$100,000-\$149,999	15%
\$150,000 or more	6%

43. What is your race or ethnicity?

Response Category	N=614
Asian/Pacific Islander	1%
Black/African American	1%
Hispanic/Latino	1%
Native American/American Indian	1%
White	94%
Other	3%

44. What is your party registration?

Response Category	N=621
Democrat	39%
Republican	32%
Independent Party of Oregon	4%
Registered as a member of another party	3%
Not registered as a member of a party (non-affiliated voter)	22%
Not registered to vote	1%

45. When it comes to economic issues are you...

Response Category	N=623
Very liberal	13%
Somewhat liberal	21%
Middle of the road	27%
Somewhat conservative	23%
Very conservative	15%