

# September Monthly Rent Survey Results

## Multifamily NW 2020 Rent Survey

MAY	Sample Size in Units	% of Occupied Households unable to pay	JUNE	Sample Size in Units	% of Occupied Households unable to pay	JULY	Sample Size in Units	% of Occupied Households unable to pay	AUGUST	Sample Size in Units	% of Occupied Households unable to pay	SEPTEMBER	Sample Size in Units	% of Occupied Households unable to pay
<b>Oregon</b>	91,860	11.8%	<b>Oregon</b>	90,409	15.1%	<b>Oregon</b>	101,412	13.2%	<b>Oregon</b>	60,125	11.1%	<b>Oregon</b>	52,895	13.4%
Oregon All Conventional	82,290	11.0%	Oregon All Conventional	68,262	15.0%	Oregon All Conventional	78,544	12.9%	Oregon All Conventional	46,969	10.4%	Oregon All Conventional	30,526	10.0%
Oregon Class A	21,608	5.9%	Oregon Class A	18,842	8.4%	Oregon Class A	24,611	8.0%	Oregon Class A	8,430	4.3%	Oregon Class A	2,078	5.5%
Oregon Class B	47,329	13.3%	Oregon Class B	37,368	17.0%	Oregon Class B	33,607	13.7%	Oregon Class B	32,257	11.7%	Oregon Class B	21,531	9.8%
Oregon Class C	11,218	17.8%	Oregon Class C	9,912	19.2%	Oregon Class C	15,395	18.9%	Oregon Class C	4,794	13.1%	Oregon Class C	4,819	18.3%
Oregon All Tax Credit	8,630	11.8%	Oregon All Tax Credit	22,147	15.4%	Oregon All Tax Credit	22,868	14.0%	Oregon All Tax Credit	13,134	13.6%	Oregon All Tax Credit	22,369	16.9%
<b>Portland</b>	65,994	12.0%	<b>Portland</b>	74,420	15.4%	<b>Portland</b>	80,959	13.9%	<b>Portland</b>	49,567	11.5%	<b>Portland</b>	44,020	14.2%
Portland Conventional	60,020	11.0%	Portland Conventional	56,624	15.4%	Portland Conventional	63,554	13.5%	Portland Conventional	39,308	10.6%	Portland Conventional	23,924	11.5%
Portland Class A	17,896	6.1%	Portland Class A	16,748	8.5%	Portland Class A	19,659	8.7%	Portland Class A	7,171	3.8%	Portland Class A	785	6.6%
Portland Class B	33,027	14.2%	Portland Class B	32,668	18.5%	Portland Class B	29,790	14.9%	Portland Class B	29,560	12.2%	Portland Class B	19,285	10.2%
Portland Class C	7,392	16.3%	Portland Class C	6,125	18.5%	Portland Class C	12,384	18.9%	Portland Class C	1,973	11.0%	Portland Class C	4,367	18.4%
Portland Tax Credit	5,974	13.9%	Portland Tax Credit	17,736	15.2%	Portland Tax Credit	17,445	15.0%	Portland Tax Credit	9,649	15.1%	Portland Tax Credit	18,185	17.8%
<b>Salem</b>	13,664	13.4%	<b>Salem</b>	6,002	14.7%	<b>Salem</b>	8,209	12.8%	<b>Salem</b>	4,243	11.7%	<b>Salem</b>	2,982	8.9%
Salem Conventional	13,088	13.6%	Salem Conventional	5,363	15.0%	Salem Conventional	6,688	13.2%	Salem Conventional	814	7.7%	Salem Conventional	2,212	7.2%
Salem Tax Credit	556	9.9%	Salem Tax Credit	639	13.0%	Salem Tax Credit	1,521	11.2%	Salem Tax Credit	3,429	12.6%	Salem Tax Credit	770	13.2%
<b>Eugene</b>	9,227	8.9%	<b>Eugene</b>	6,852	10.9%	<b>Eugene</b>	9,488	8.1%	<b>Eugene</b>	4,247	6.5%	<b>Eugene</b>	4,164	9.1%
Eugene Conventional	8,115	8.7%	Eugene Conventional	5,568	11.0%	Eugene Conventional	7,433	8.0%	Eugene Conventional	3,138	6.4%	Eugene Conventional	2,017	7.0%
Eugene Tax Credit	1,112	9.7%	Eugene Tax Credit	1,289	8.9%	Eugene Tax Credit	1,055	8.9%	Eugene Tax Credit	1,049	6.9%	Eugene Tax Credit	2,147	11.1%
<b>Central Oregon</b>	1,965	12.8%	<b>Central Oregon</b>	1,859	16.6%	<b>Central Oregon</b>	1,683	11.9%	<b>Central Oregon</b>	1,496	9.3%	<b>Central Oregon</b>	1,472	7.8%
Cent. Oregon Conventional	719	16.1%	Cent. Oregon Conventional	443	15.2%	Cent. Oregon Conventional	513	9.9%	Cent. Oregon Conventional	444	5.3%	Cent. Oregon Conventional	372	7.0%
Central Oregon Tax Credit	1,247	11.0%	Central Oregon Tax Credit	1,457	17.1%	Central Oregon Tax Credit	1,170	14.2%	Central Oregon Tax Credit	1,052	11.0%	Central Oregon Tax Credit	1,100	8.1%
<b>Southern Oregon</b>	670	3.0%	<b>Southern Oregon</b>	-	-	<b>Southern Oregon</b>	907	3.5%	<b>Southern Oregon</b>	-	-	<b>Southern Oregon</b>	Insufficient Data	-
S. Oregon Conventional	289	1.4%	S. Oregon Conventional	-	No Data	S. Oregon Conventional	41	0.8%	Southern Oregon, no responses	-	-	Southern Oregon, no responses	-	-
Southern Oregon Tax Credit	381	4.2%	Southern Oregon Tax Credit	391	21.3%	Southern Oregon Tax Credit	866	9.4%	Southern Oregon Tax Credit	168	3.0%	Southern Oregon Tax Credit	-	-
<b>Eastern Oregon (Tax Credit)</b>	-	-	<b>Eastern Oregon (Tax Credit)</b>	414	31.2%	<b>Eastern Oregon</b>	326	3.0%	<b>Eastern Oregon</b>	290	15.7%	<b>Eastern Oregon</b>	Insufficient Data	-
<b>Oregon Coast</b>	-	-	<b>Oregon Coast</b>	381	20.3%	<b>Oregon Coast</b>	800	11.1%	<b>Oregon Coast</b>	112	30.6%	<b>Oregon Coast</b>	Insufficient Data	-

Multifamily NW collaborated with a broad group of housing professionals (management companies, private managers, housing authorities, nonprofits, state agencies) to collect surveys of conventional and affordable rental housing to establish the ongoing impact on rent payment during the COVID -19 crisis.

Only 52,895 units were represented in the survey for September, down from over 100,000 participating units in July. Between COVID-19, non-payment of rent, forest fires, and a rapid succession of hastily crafted legislation, housing providers are experiencing acute strain.

The survey asked: How many households were unable to pay full rent by the 8th day of the month? The 8th of the month is the customary date for issuing nonpayment notices and is a good measure of the hardships renter households are experiencing. The survey adjusted for vacancy in order to arrive at the true percentage of occupied households impacted. [Click on the image above to download a PDF copy of the datasets.](#)

### Key findings:

- On average, 13.4% of Oregon households did not pay their rent by the 8th of the month, which is a decline from 11.1% reported in August.
- Statewide, of renter households living in Affordable Tax Credit units, 16.9% were unable to pay rent, compared to 13.6% in August.
- Conventional “Class-C” workforce multifamily housing, which experienced a 18.3% inability to pay rent.
- There were not enough responses from Southern Oregon, Eastern Oregon, or the Oregon Coast to report with statistical validity.
- This survey, we asked how many households have received Short-Term Emergency Rental Assistance, and how many households are behind on rent by two or more months. The chart below compares Portland Metro, Eugene Area, and Salem Area on these factors.

	Portland	Eugene	Salem
<b>% Receiving Assistance</b>	<b>0.41%</b>	<b>2.40%</b>	<b>2.90%</b>
<b>% Behind 2 or more Months</b>	<b>4.30%</b>	<b>2.00%</b>	<b>1.50%</b>

*Thank you to every member that took the time to complete the August Rent Survey that created this important data set. Independent owners to large management firms to affordable housing providers together contributed to the data. Particular thanks to Home Forward in Portland, Homes for Good in Eugene, Housing Works in Central Oregon, the Salem Housing Authority and Jackson County Housing Authority for helping ensure participation across Oregon. Multifamily NW also extends an appreciative thank you to the Rental Housing Alliance, Oregon Housing and Community Services, Housing Oregon, Oregon Association of Realtors and NARPM who were major collaborators in this survey.*