

Down Payment Assistance Loans 2010-15



PORTLAND HOUSING BUREAU

Dan Saltzman, Commissioner
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Down Payment Assistance Loans (DPAL)

From late 2010 to 2015 PHB invested \$3.8 million and generated \$10 million in home equity.

Our analysis includes 125 Down Payment Assistance Loans (DPAL) averaging \$30,789 per household:

- average purchase price per home is \$171,451
- average appreciation amount is \$89,683. The Portland average appreciation amount for the same time period is \$78,746.

Down Payment Assistance Loans (DPAL)

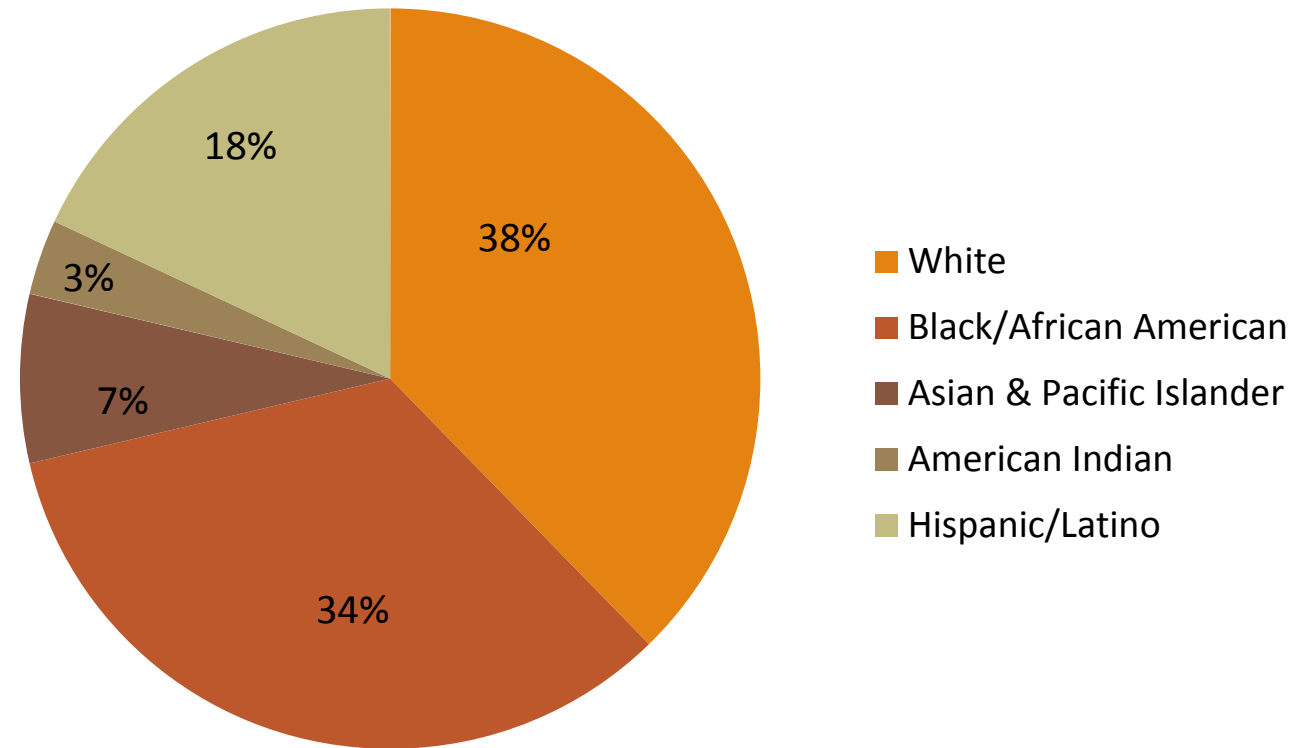
(Continued)

- homes appreciate at an average annual rate of 15%
- 54% of homes are located in the Lents URA and 46% in the Interstate Corridor URA
- home average sales price and average appreciation amounts in the Lents URA are \$156,791 and \$70,188.
- home average sales price and average appreciation amount in the Interstate Corridor URA is \$188,634 and \$112,166.
- appreciation rates and amounts demonstrate racial differentials

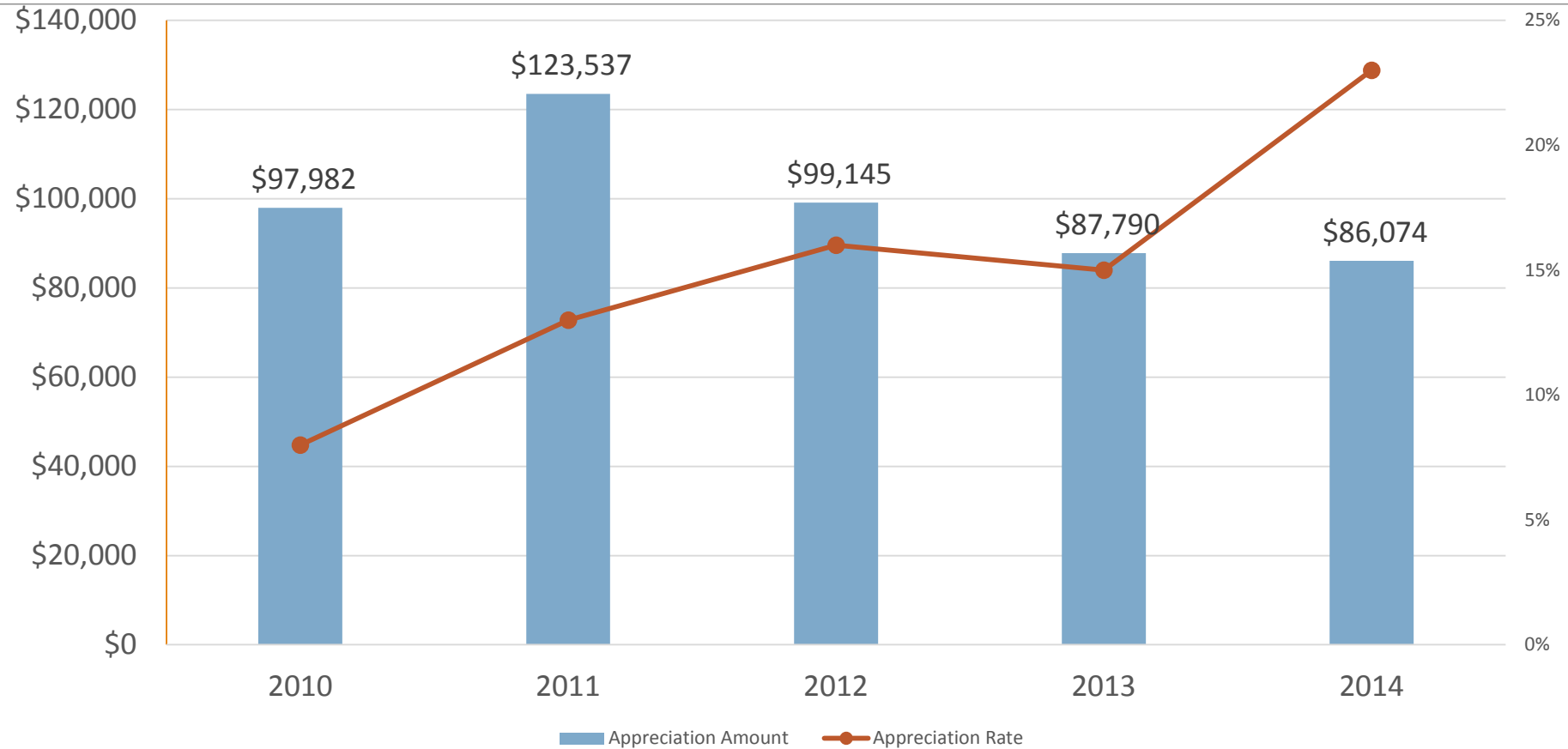
Retention and Demographics

125 Households

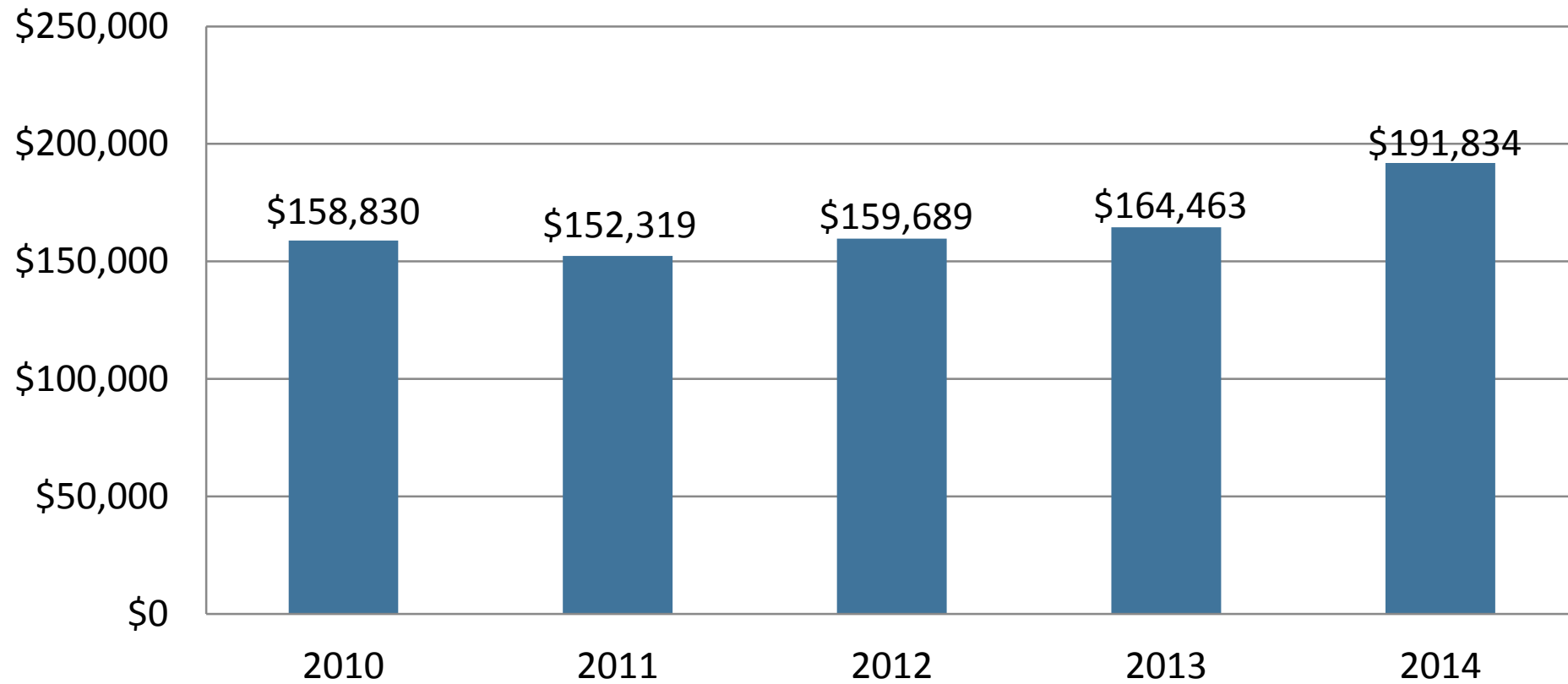
- 105 reside in home (84%)
- 20 not residing in home (16%)



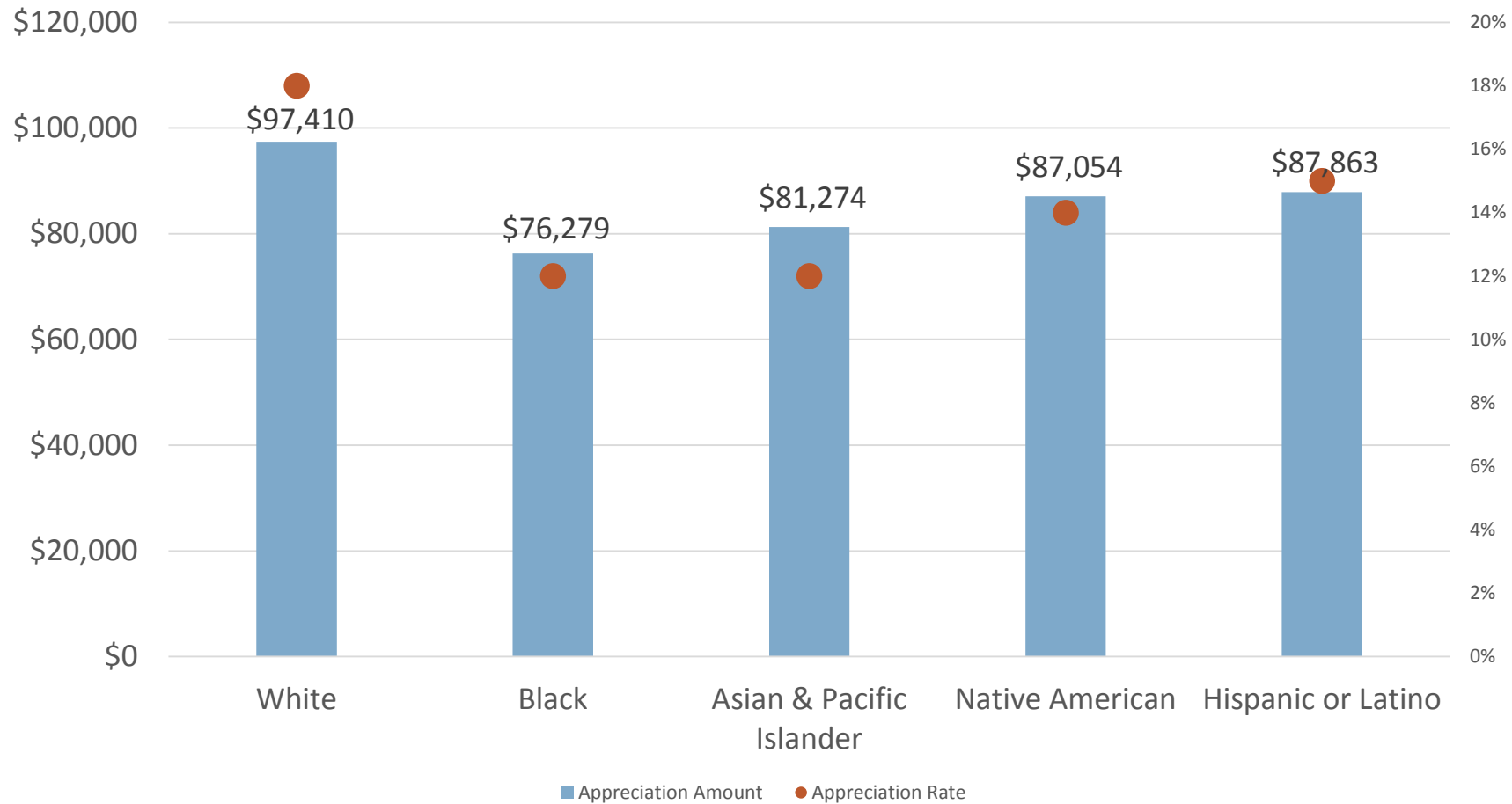
Average Home Appreciation by Year of Purchase



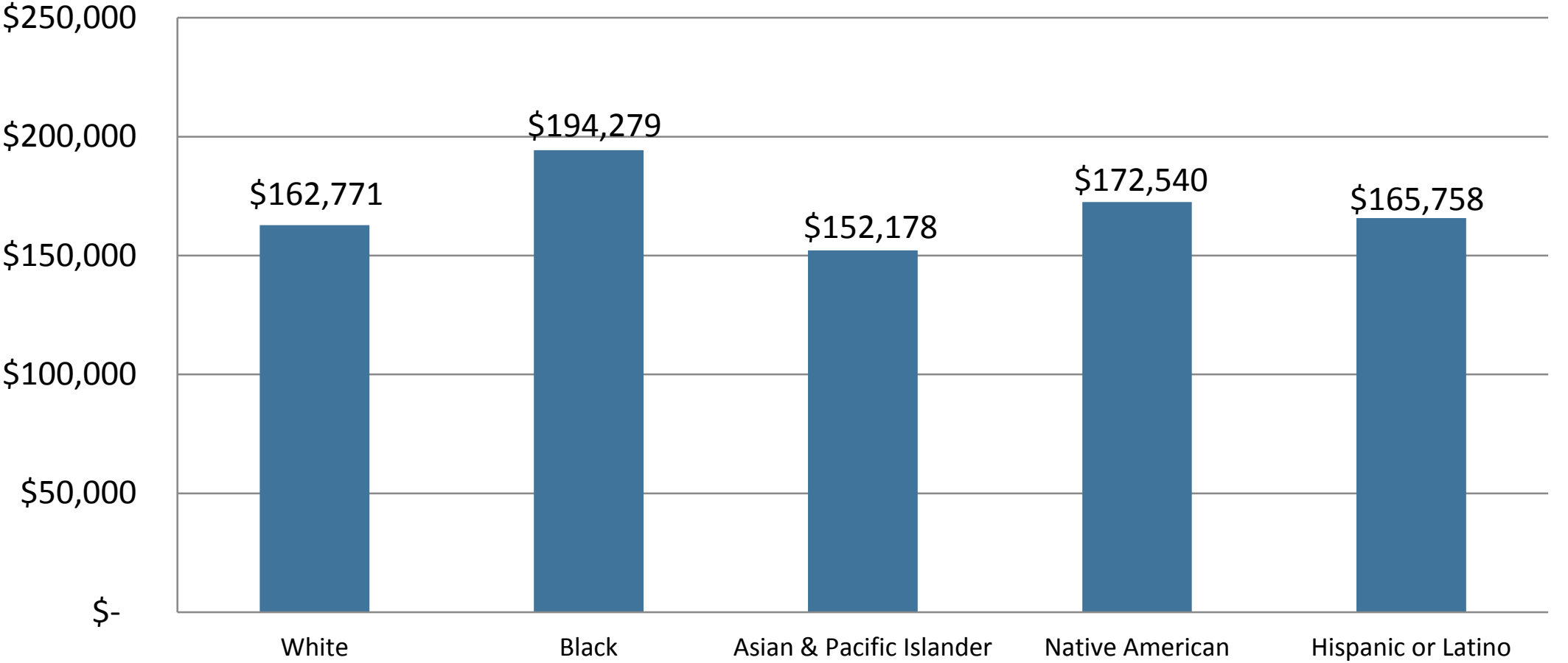
Average Sales Price by Year of Purchase



Average Home Appreciation by Race & Ethnicity



Average Sales Price by Race & Ethnicity



Influences on Appreciation Rates

- The difference between the amount of appreciation gained by white households and black households is a statistically significant difference.
- One component of the data that partially explains this difference is that black households purchased larger homes on average as compared with white households, 3.2 and 2.7 bedrooms respectively.
- This also holds true for average square feet, the average size homes purchased by black households was 1444 versus 1227 for white households.

Further analysis needed:

- Do appreciation rates compare with the racial composition of neighborhoods?
- Do the effects of neighborhood characteristics on appreciation rates differ between white and black homeowners?
- Other influencing factors and questions.