

POLK COUNTY

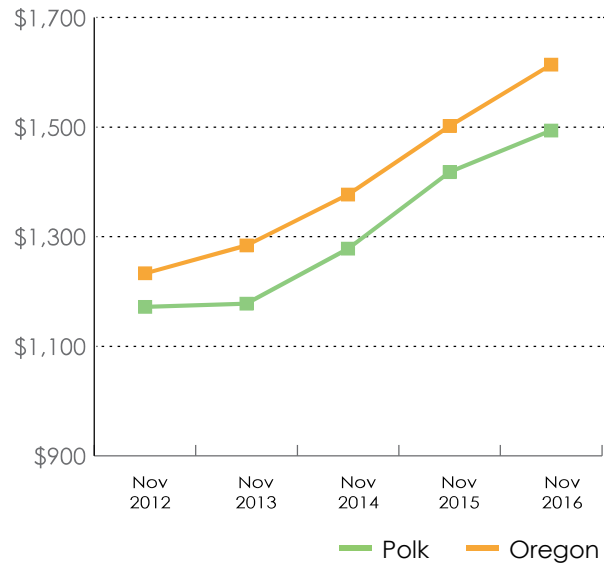
DEMOGRAPHIC & HOUSING PROFILES



Polk County

| Population | Polk | Oregon | United States |
|---------------------|--------|-----------|---------------|
| Total (2015 est.) | 79,391 | 4,028,977 | 312,418,820 |
| # Change since 2010 | 3,988 | 197,903 | 12,673,282 |
| % Change since 2010 | 5.3% | 5.2% | 4.1% |

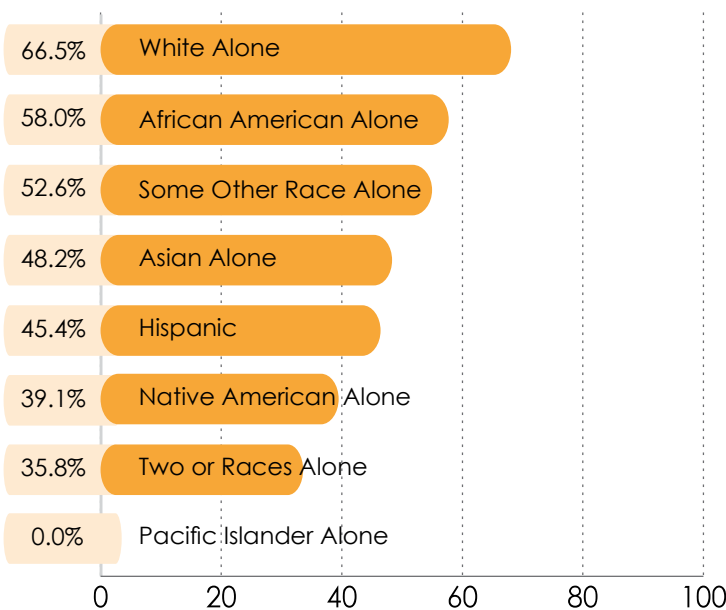
Median Rents, 2012-2016



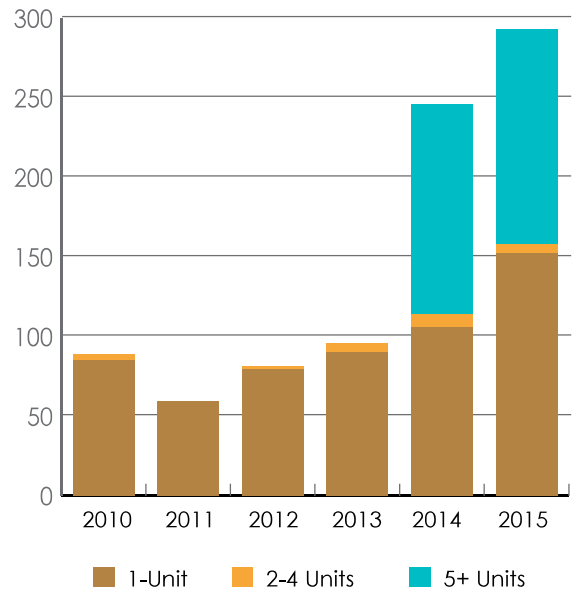
Vacancy Rates, 2011-2015



Homeownership Rates by Race/Ethnicity, 2011-2015



Building Permits Issued in County



POLK COUNTY

Employment and Industry Growth

| Jobs by Industry | 2015 | % Change Since 2009 | 2015 Average Wage |
|--------------------------|---------------|---------------------|-------------------|
| Natural Resources | 1,852 | 13.9% | \$31,977 |
| Construction | 1,983 | 0.1% | \$45,682 |
| Manufacturing | 2,909 | -1.6% | \$37,994 |
| Wholesale Trade ** | 628 | 2.3% | \$32,196 |
| Retail Trade** | 3,839 | 4.5% | \$32,196 |
| Transportation ** | 904 | -27.0% | \$32,196 |
| Information | 334 | -46.6% | \$42,227 |
| Finance | 1,716 | 3.6% | \$37,618 |
| Professional, Scientific | 2,578 | 17.2% | \$32,204 |
| Education, Healthcare | 8,765 | 8.2% | \$31,416 |
| Leisure, Hospitality | 2,500 | -4.0% | \$14,509 |
| Public Administration | 3,281 | -10.4% | \$19,585 |
| Other Services | 1,398 | -10.8% | \$47,056 |
| Total | 32,687 | 0.6% | |

** Combined average wage shown per BLS.

\$ 8.53

Tillamook County's mean renter wage

\$15.65

The hourly wage needed to afford a 2-bedroom apartment at HUD's Fair Market Rent.



Sixty-one hours per week at minimum wage is needed to afford a 2-bedroom apartment.

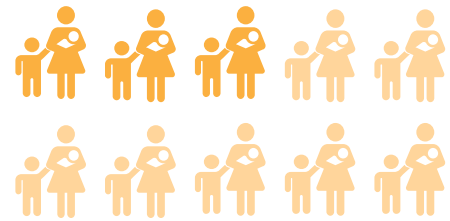
Median Home Sales by Region, 2015

| Oregon Region* | Sales Price |
|--|---------------|
| Polk County | \$207,750** |
| Central | \$276,545 |
| Eastern | \$143,468 |
| Gorge | \$238,045 |
| North Coast | \$221,895 |
| Portland Metropolitan Statistical Area | \$315,632 |
| South Central | Not Available |
| Southwestern | \$212,159 |
| Willamette Valley | \$217,611 |

*Regions are defined on the back cover

** This is the Zillow Home Value Index Estimate as of December 2015

3 out of 10

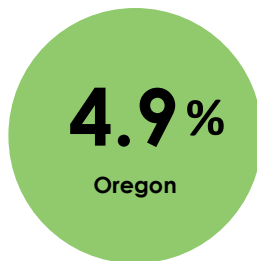
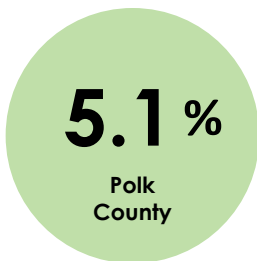


of all renters are paying more than 50% of their income in rent

3 out of 5



renters with extremely low incomes are paying more than 50% of their income in rent



Unemployment Rates, 2016



POLK COUNTY

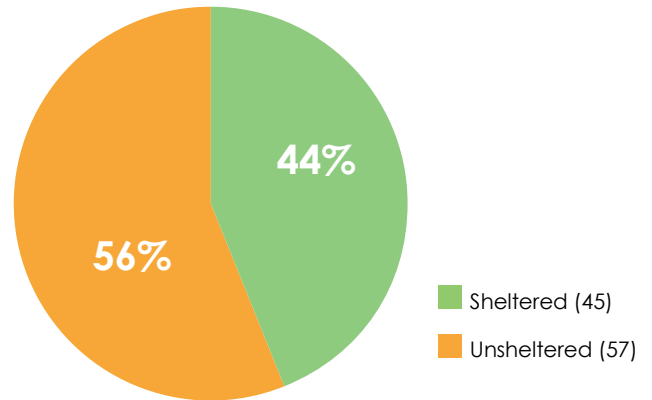
Shortage of Affordable Units, 2010-2014

| Renter Affordability | < 30% MFI | < 50% MFI | < 80% MFI |
|-------------------------|-----------|-----------|-----------|
| Renter Households | 2,155 | 4,070 | 6,130 |
| Affordable Units | 739 | 2,394 | 7,954 |
| Surplus / (Deficit) | (1,416) | (1,676) | 1,824 |
| Affordable & Available* | 349 | 1,474 | 5,349 |
| Surplus / (Deficit) | (1,806) | (2,596) | (781) |

*Number of affordable units either vacant or occupied by person(s) in income group.

| Owner Affordability | ... for MFI | .. for 80% MFI | .. for 50% MFI |
|-----------------------|-------------|----------------|----------------|
| Max Affordable Value | \$250,099 | \$200,080 | \$125,050 |
| % of Stock Affordable | 61.9% | 46.7% | 17.2% |

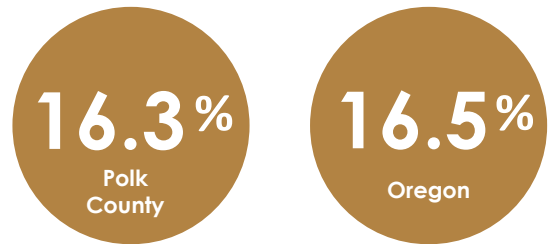
Point-in-Time Homelessness, 2017 Polk County: Total 102



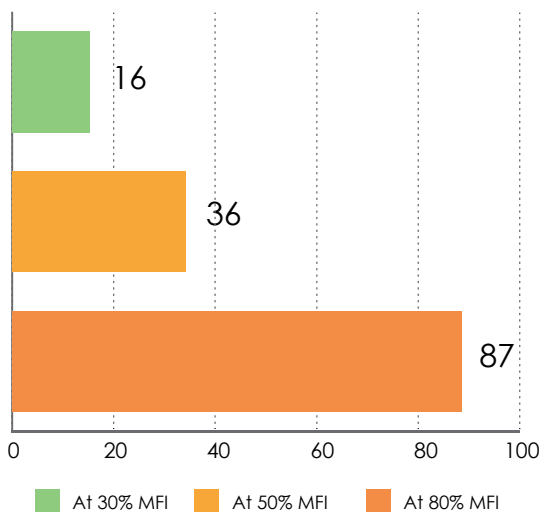
\$64,035

Polk County's
Median Family Income (MFI)

Oregon Poverty Rate, 2011-2015



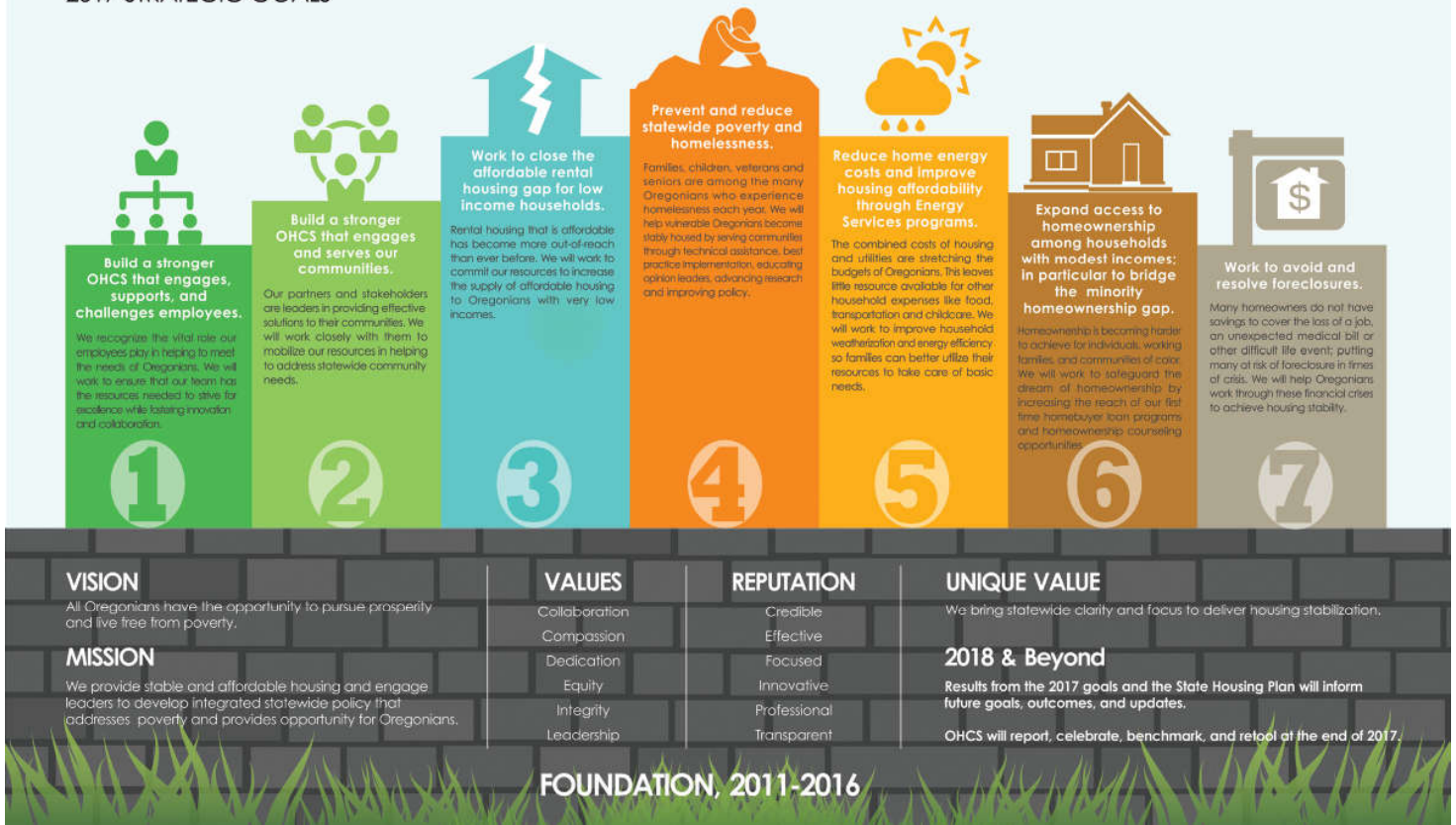
Affordable and Available Rental Homes per 100 Renter Households, 2015



Self-Sufficiency Standard for Select Counties and Family Types, 2014

| | One Adult | One Adult One Preschooler | Two Adults One Preschooler One School-Age |
|------------|-----------|------------------------------|---|
| Clackamas | \$24,469 | \$47,211 | \$65,490 |
| Deschutes | \$20,631 | \$40,088 | \$49,572 |
| Jackson | \$19,728 | \$37,497 | \$47,587 |
| Klamath | \$19,264 | \$27,477 | \$41,817 |
| Lane | \$19,892 | \$43,125 | \$60,005 |
| Lincoln | \$20,420 | \$32,390 | \$45,918 |
| Marion | \$19,642 | \$31,149 | \$43,779 |
| Multnomah | \$19,993 | \$47,037 | \$65,027 |
| Polk | \$19,962 | \$31,281 | \$44,561 |
| Umatilla | \$18,377 | \$28,436 | \$43,134 |
| Washington | \$24,353 | \$47,571 | \$65,800 |

OREGON HOUSING AND COMMUNITY SERVICES
2017 STRATEGIC GOALS



Data Sources

Page 1:

Population Estimates: U.S. Census Bureau, Annual Population Estimates, 2010 and 2015
Homeownership Rates by Race/Ethnicity: U.S. Census Bureau, 2011-2015 American Community Survey Estimates
Median Rents: Zillow Rent Index, 2010-2016
Vacancy Rates: U.S. Census Bureau, 2011-2015 American Community Survey Estimates
Building Permits: U.S. Census Bureau, Building Permit Survey, 2010-2015

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Employment and Industry Growth: 2011-2015 American Community Survey Estimates and Oregon Employment Department, Employment and Wages by Industry
Median Home Sales by Region: RMLS Data from Local Administrators, 2015
Unemployment Rate: Oregon Employment Department, Unemployment Rates, 2016 Not Seasonally Adjusted
Oregon's Renter Wage, Housing Wage, and Hours Needed to Work at Minimum Wage: National Low Income Housing Coalition, Out of Reach 2016
Rent Burden Infographics: 2011-2015 American Community Survey Estimates

Regions:

Central: Crook, Deschutes, Jefferson
Eastern: Baker, Gilliam, Grant, Harney, Malheur, Morrow, Umatilla, Union, Wallowa, Wheeler
Gorge: Hood River, Sherman, Wasco
North Coast: Clatsop, Columbia, Tillamook
Portland Metropolitan Statistical Area: Clackamas, Multnomah, Washington
South Central: Klamath, Lake
Southwestern: Coos, Curry, Douglas, Jackson, Josephine
Willamette Valley: Benton, Lane, Lincoln, Linn, Marion, Polk, Yamhill

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Shortage of Affordable Units: HUD, 2010-2014 Comprehensive Housing Affordability Strategy Data
Oregon's Median Family Income: 2011-2015 American Community Survey Estimates
Affordable and Available Rental Homes per 100 Renter Households: HUD, 2010-2014 Comprehensive Housing Affordability Strategy Data
Point-in-Time Homeless Count: 2017 Point-in-Time Count estimates from HUD Continuums of Care
Poverty Rate: 2011-2015 American Community Survey Estimates
Self-Sufficiency Standard for Select Counties and Family Types: The Center for Women's Welfare, The Self-Sufficiency Standard for Oregon, 2014



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