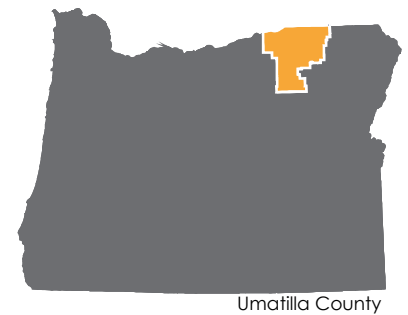


# UMATILLA COUNTY

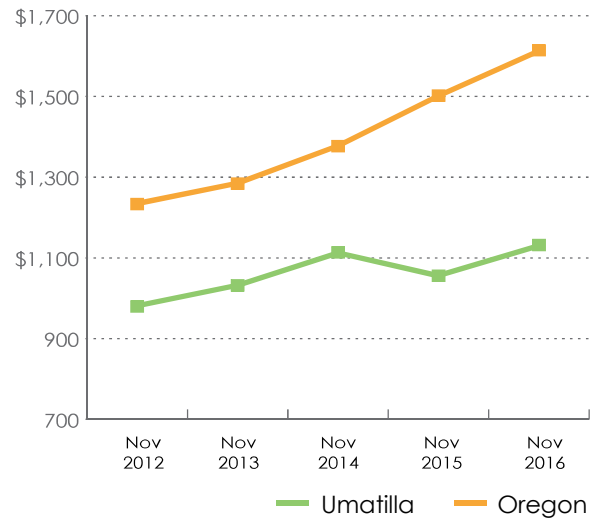
## DEMOGRAPHIC & HOUSING PROFILES



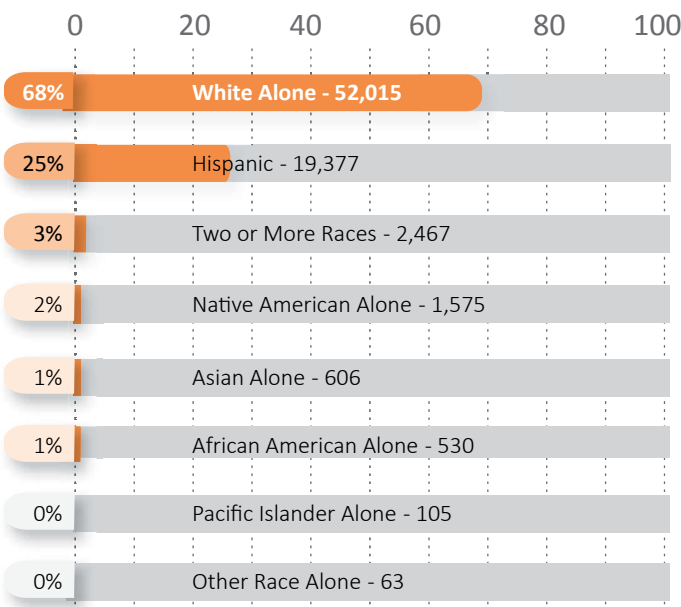
Umatilla County

Population	Umatilla	Oregon	United States
Total (2015 est.)	76,531	4,028,977	312,418,820
# Change since 2010	642	197,903	12,673,282
% Change since 2010	0.8%	5.2%	4.1%

### Median Rents, 2012-2016



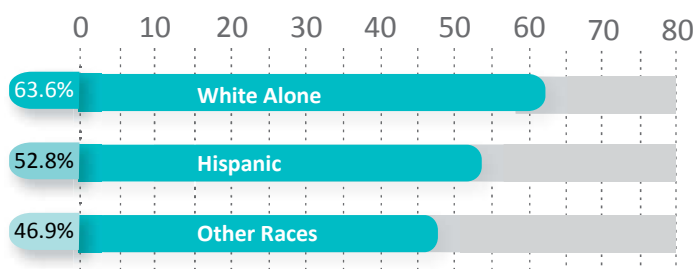
### Population by Race/Ethnicity, 2011-2015



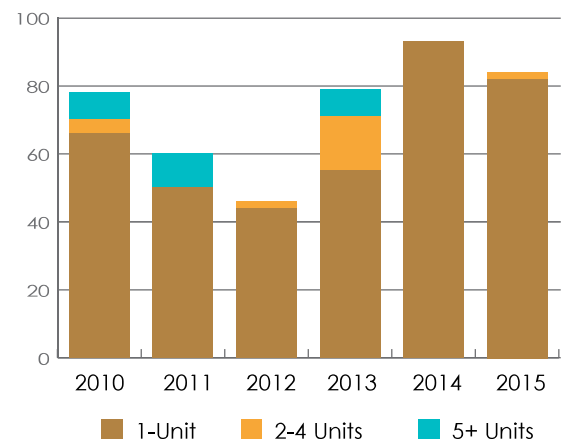
### Vacancy Rates, 2011-2015



### Homeownership Rates by Race/Ethnicity, 2011-2015



### Building Permits Issued in County



# UMATILLA COUNTY

## Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	2,957	-0.8%	\$30,673
Construction	1,641	-5.7%	\$49,504
Manufacturing	3,605	1.6%	\$36,118
Wholesale Trade **	830	40.7%	\$37,502
Retail Trade**	4,251	-5.6%	\$37,502
Transportation **	2,065	1.0%	\$37,502
Information	576	11.0%	\$39,568
Finance	1,093	-9.4%	\$42,405
Professional, Scientific	2,350	-4.6%	\$35,963
Education, Healthcare	6,284	6.7%	\$41,048
Leisure, Hospitality	2,867	3.2%	\$15,297
Public Administration	2,630	6.7%	\$23,431
Other Services	1,301	-2.4%	\$59,851
<b>Total</b>	<b>32,450</b>	<b>1.2%</b>	

\*\* Combined average wage shown per BLS.

# \$ 11.41

Umatilla County's mean renter wage

# \$13.56

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



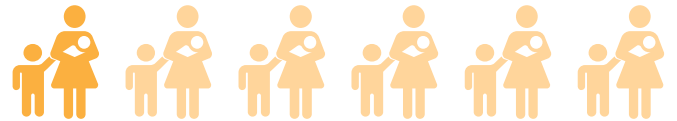
Fifty-four hours per week at minimum wage is needed to afford a 2-bedroom apartment.

## Median Home Sales by Region, 2015

Oregon Region*	Sales Price
Umatilla County	\$145,596
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.

# 1 out of 6



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

# 1 out of 2



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

# 5.4%

Umatilla County

# 4.9%

Oregon

Unemployment Rates, 2016



# UMATILLA COUNTY

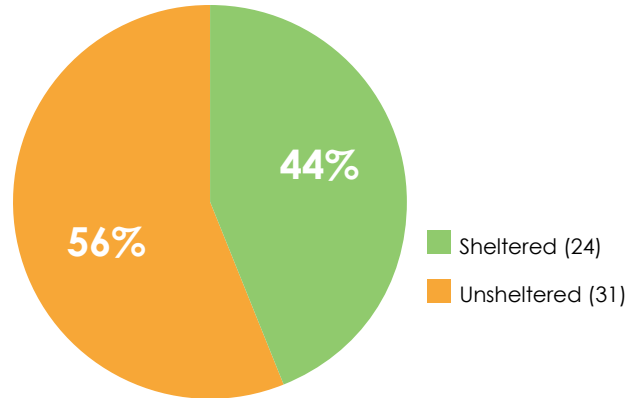
## Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	1,850	3,995	6,275
Affordable Units	1,635	4,735	9,485
Surplus / (Deficit)	(215)	740	3,210
Affordable & Available*	770	2,505	5,900
Surplus / (Deficit)	(1,080)	(1,490)	(375)

\*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	\$223,307	\$178,645	\$111,653
% of Stock Affordable	76.2%	63.9%	33.0%

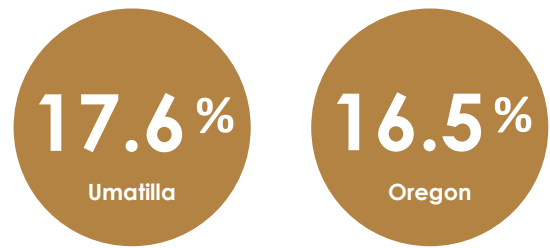
## Point-in-Time Homelessness, 2017 Umatilla County: Total 55



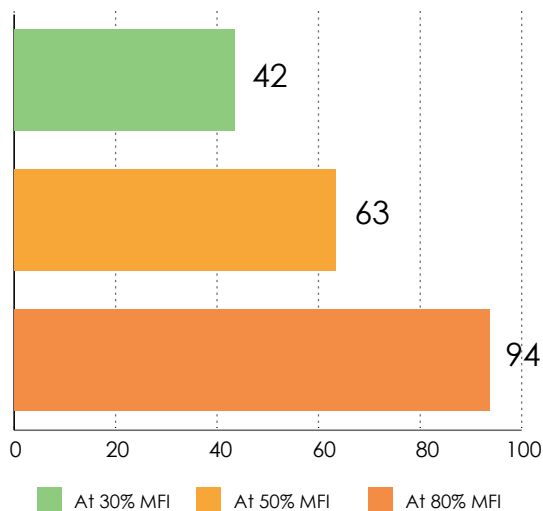
# \$57,175

Umatilla County's  
Median Family Income (MFI)

## Poverty Rates, 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
Marion	\$19,642	\$31,149	\$43,779
Multnomah	\$19,993	\$47,037	\$65,027
Umatilla	\$18,377	\$28,436	\$43,134
Washington	\$24,353	\$47,571	\$65,800

