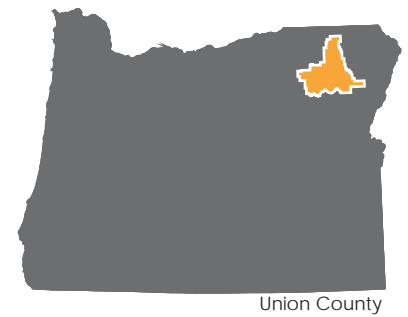


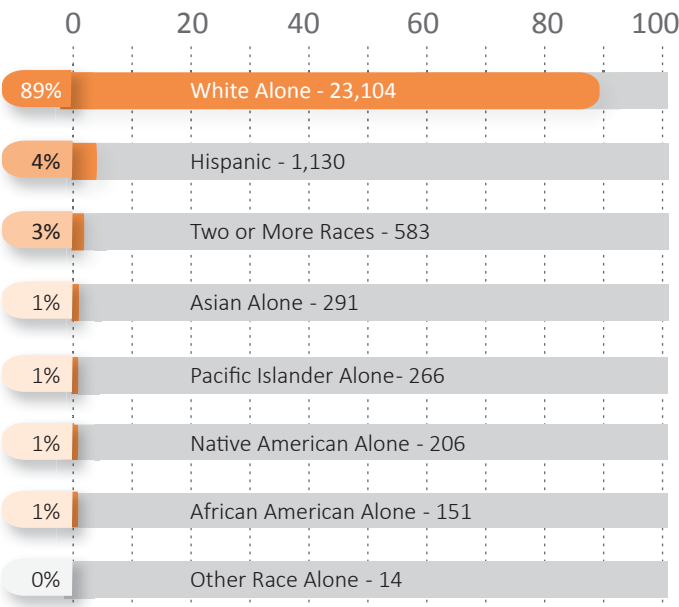
UNION COUNTY

DEMOGRAPHIC & HOUSING PROFILES

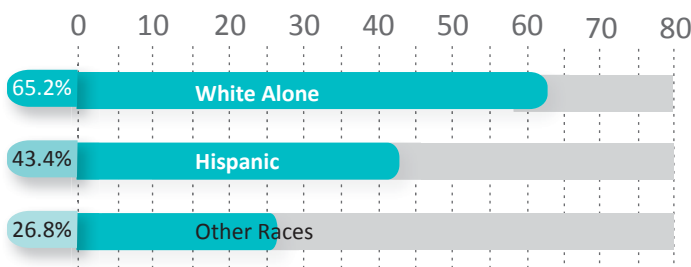


Population	Union	Oregon	United States
Total (2015 est.)	25,790	4,028,977	312,418,820
# Change since 2010	42	197,903	12,673,282
% Change since 2010	0.2%	5.2%	4.1%

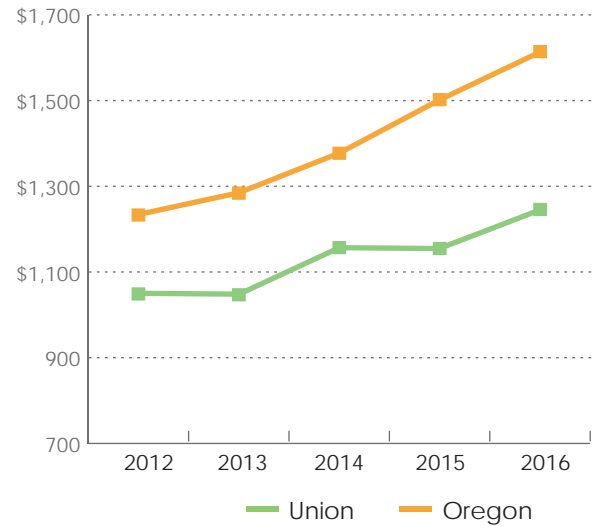
Population by Race/Ethnicity, 2011-2015



Homeownership Rates by Race/Ethnicity, 2011-2015



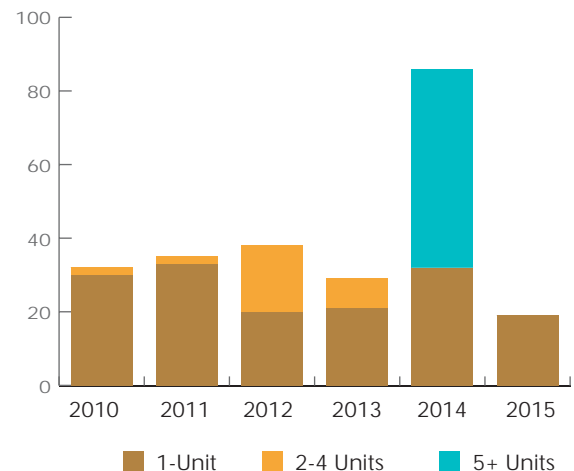
Median Rents, 2010-2016



Vacancy Rates, 2011-2015



Building Permits Issued in County



UNION COUNTY

Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	767	-7.3%	\$32,123
Construction	608	-27.7%	\$37,873
Manufacturing	1,048	-18.9%	\$48,083
Wholesale Trade **	316	49.1%	\$29,407
Retail Trade**	1,345	-1.5%	\$29,407
Transportation **	609	-18.4%	\$29,407
Information	244	58.4%	\$32,790
Finance	502	4.8%	\$38,167
Professional, Scientific	587	-17.3%	\$36,851
Education, Healthcare	3,002	13.3%	\$44,084
Leisure, Hospitality	729	-15.7%	\$13,660
Public Administration	710	8.9%	\$19,647
Other Services	557	19.0%	Not Available
Total	11,024	-2.1%	

** Combined average wage shown per BLS.

\$ 9.15

Union County's mean renter wage

\$13.10

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



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

Median Home Sales by Region, 2015

Oregon Region*	Sales Price
Union County	\$161,512
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 3



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

5 out of 7



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

5.9%

Union County

4.9%

Oregon

Unemployment Rates, 2016



UNION COUNTY

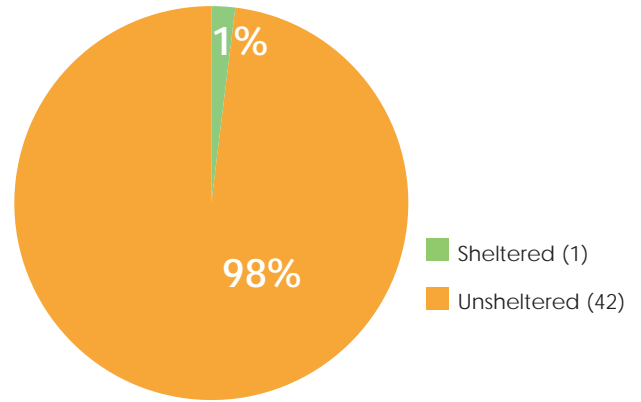
Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	990	1,615	2,365
Affordable Units	525	1,560	3,380
Surplus / (Deficit)	(465)	(55)	1,015
Affordable & Available*	300	990	2,275
Surplus / (Deficit)	(690)	(625)	(90)

*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	\$210,340	\$168,272	\$105,170
% of Stock Affordable	64.9%	51.8%	25.4%

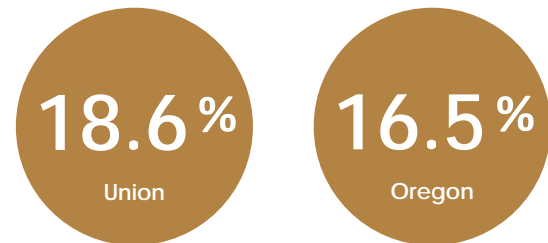
Point-in-Time Homelessness, 2017 Union County: Total 43



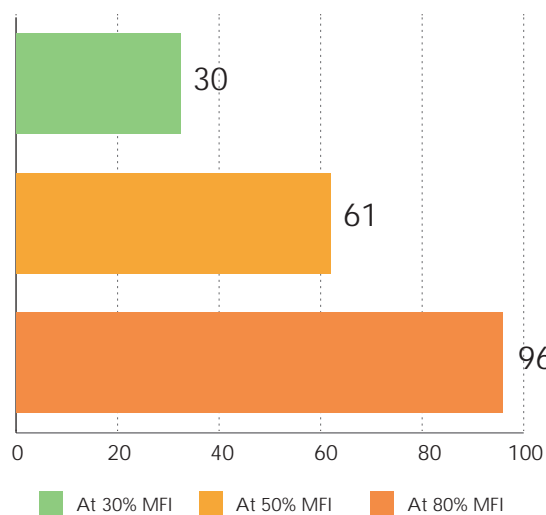
\$53,855

Union County's
Median Family Income (MFI)

Poverty Rates, 2011-2015



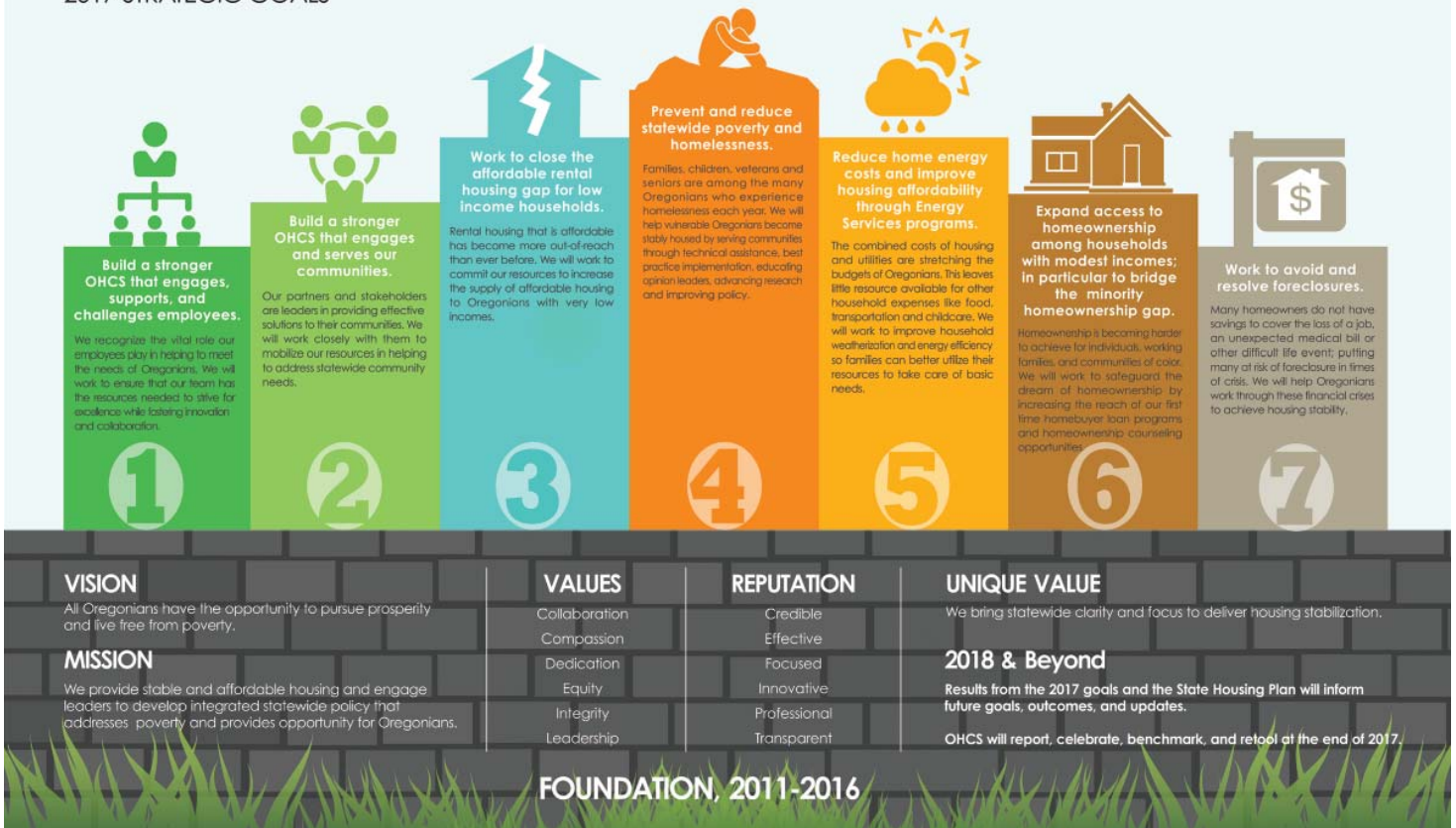
Affordable and Available Rental Homes per 100 Renter Households, 2015



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
Crook	\$18,788	\$26,848	\$40,473
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
Union	\$17,731	\$26,635	\$40,716
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
Population by Race/Ethnicity: U.S. Census Bureau, 2011-2015 American Community Survey Estimates
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

Page 2:

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

Page 3:

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: 2016 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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