

# BENTON COUNTY

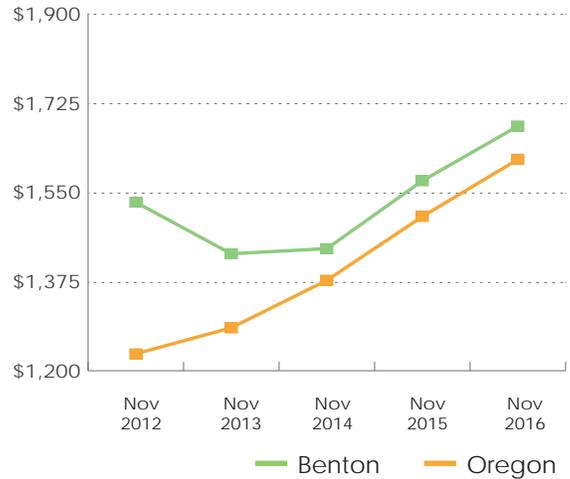
## DEMOGRAPHIC & HOUSING PROFILES



Benton County

Population	Benton	Oregon	United States
Total (2015 est.)	87,572	4,028,977	312,418,820
# Change since 2010	1,993	197,903	12,673,282
% Change since 2010	2.3%	5.2%	4.1%

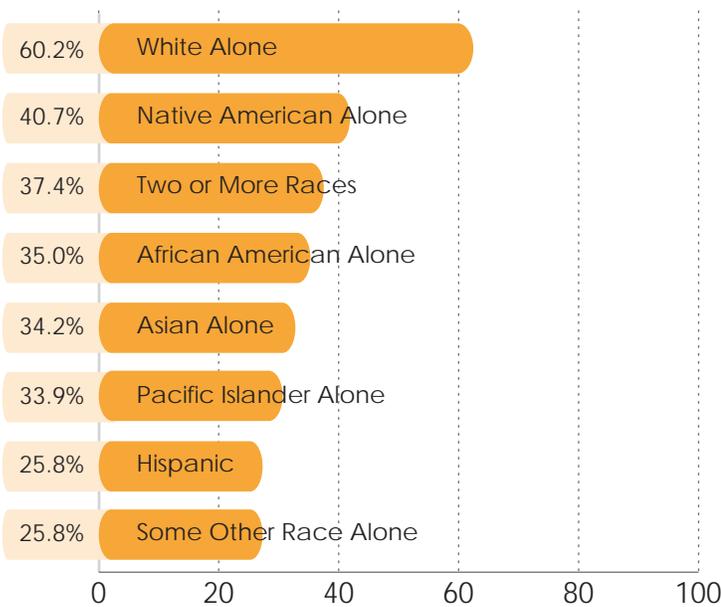
### Median Rents, 2012-2016



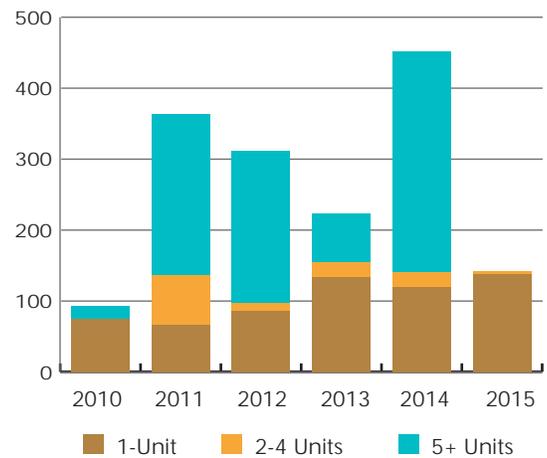
### Vacancy Rates, 2011-2015



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



### Building Permits Issued in County



# BENTON COUNTY

## Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	1,465	-14.6%	\$35,921
Construction	1,551	-18.6%	\$45,500
Manufacturing	3,379	-26.7%	\$74,630
Wholesale Trade **	524	-30.9%	\$30,511
Retail Trade**	3,711	-21.2%	\$30,511
Transportation **	920	15.4%	\$30,511
Information	674	-0.7%	\$67,994
Finance	1,227	-27.1%	\$47,784
Professional, Scientific	4,041	-5.3%	\$55,425
Education, Healthcare	15,150	9.5%	\$51,759
Leisure, Hospitality	3,877	11.6%	\$15,188
Public Administration	1,574	10.1%	\$27,783
Other Services	1,822	36.8%	\$54,956
<b>Total</b>	<b>39,915</b>	<b>-3.1%</b>	

\*\* Combined average wage shown per BLS.

# \$10.98

Benton County's mean renter wage

# \$17.88

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



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

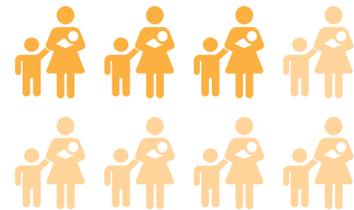
## Median Home Sales by Region, 2015

Oregon Region*	Sales Price
Benton County	\$260,000**
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

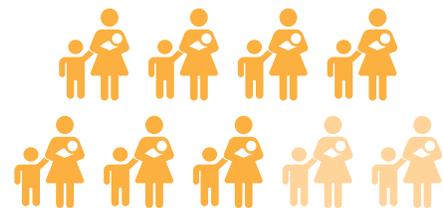
\*\* This is the Zillow Home Value Index Estimate as of December 2015

# 3 out of 8

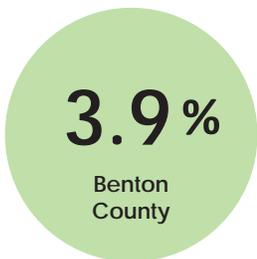


of all renters are paying more than 50% of their income in rent

# 7 out of 9



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



Unemployment Rates, 2016



# BENTON COUNTY

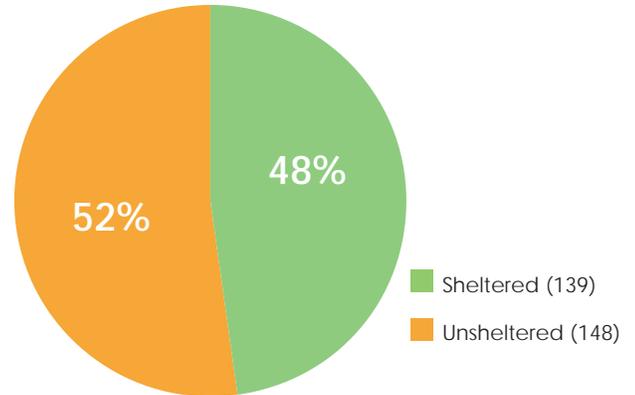
## Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	5,610	8,175	10,965
Affordable Units	1,520	6,735	13,820
Surplus / (Deficit)	(4,090)	(1,440)	2,855
Affordable & Available*	880	4,655	11,105
Surplus / (Deficit)	(4,730)	(3,520)	140

\*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	\$300,608	\$240,486	\$150,304
% of Stock Affordable	60.1%	39.5%	11.8%

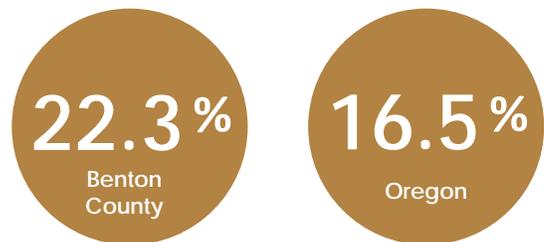
## Point-in-Time Homelessness, 2017 Benton County: Total 287



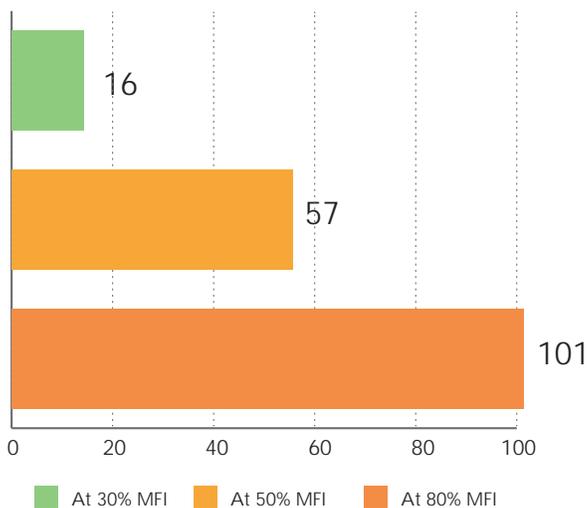
# \$76,967

Benton County's  
Median Family Income (MFI)

## Oregon Poverty Rate, 2011-2015



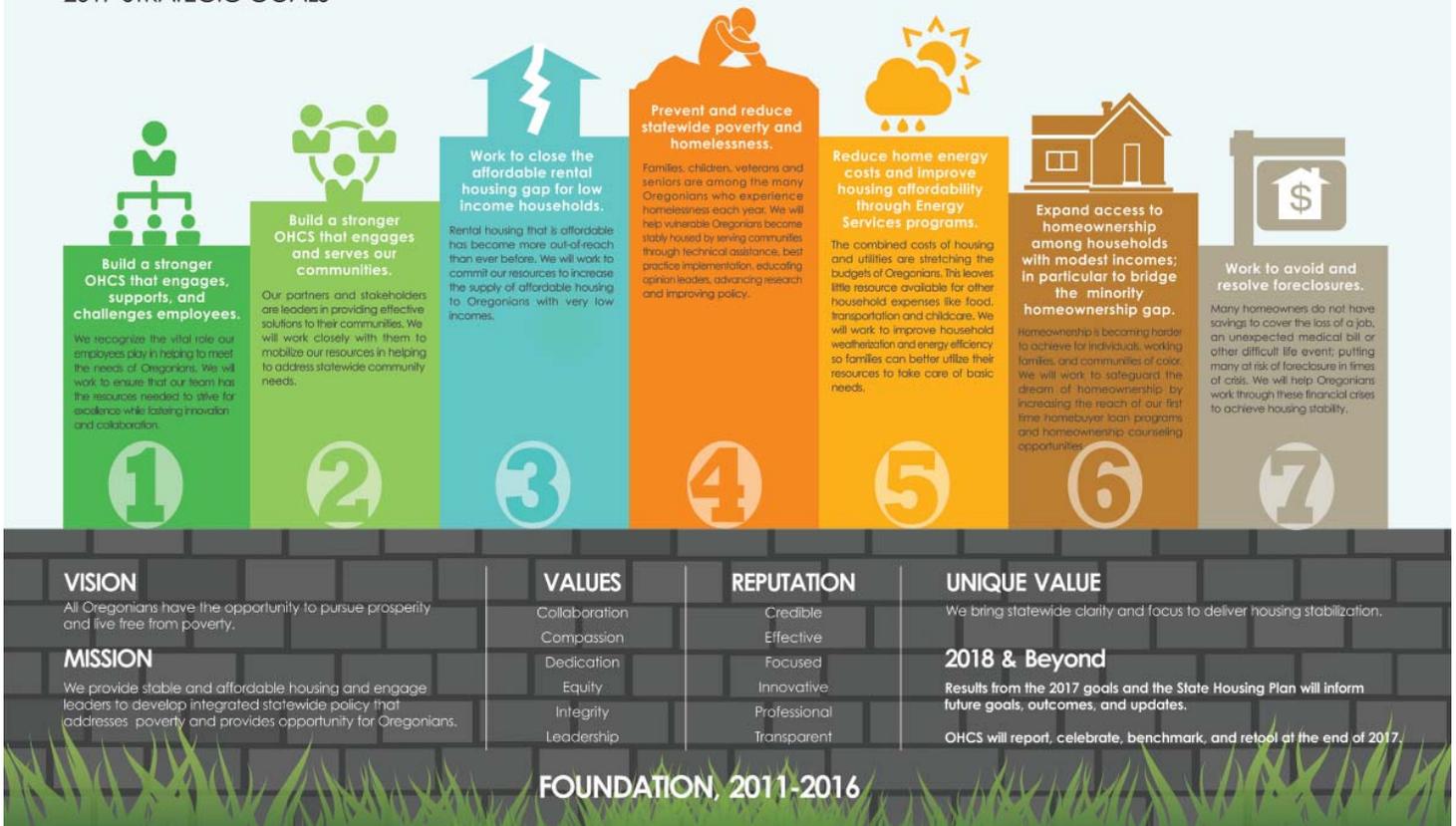
## Affordable and Available Rental Homes per 100 Renter Households, 2015



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

	One Adult	One Adult One Preschooler	Two Adults One Preschooler One School-Age
Benton	\$20,367	\$44,684	\$62,671
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
Linn	\$18,524	\$29,415	\$41,866
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

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: 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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