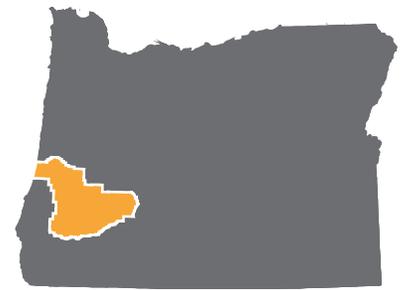


DOUGLAS COUNTY

DEMOGRAPHIC & HOUSING PROFILES



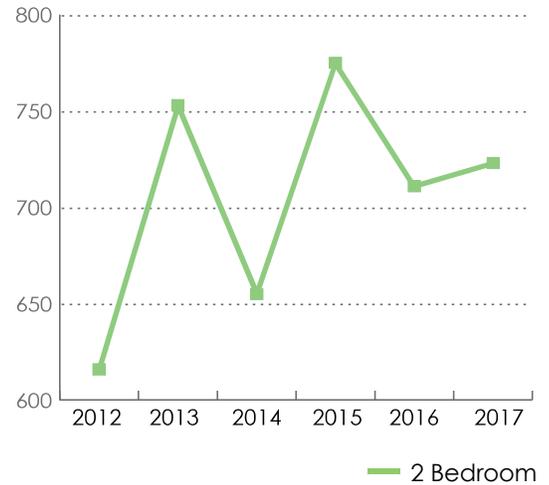
Douglas County

| Population | Douglas | Oregon | United States |
|---------------------|---------|-----------|---------------|
| Total (2015 est.) | 107,685 | 4,028,977 | 312,418,820 |
| # Change since 2010 | 18 | 197,903 | 12,673,282 |
| % Change since 2010 | 0.0% | 5.2% | 4.1% |

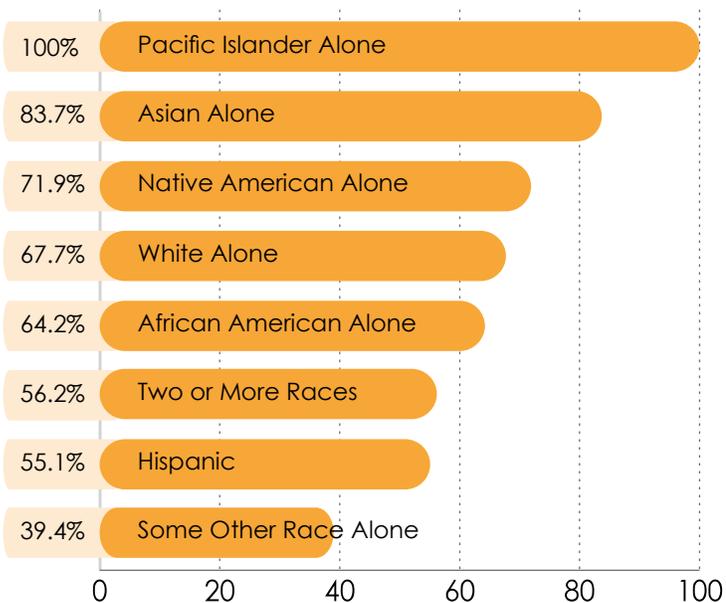
Vacancy Rates, 2011-2015



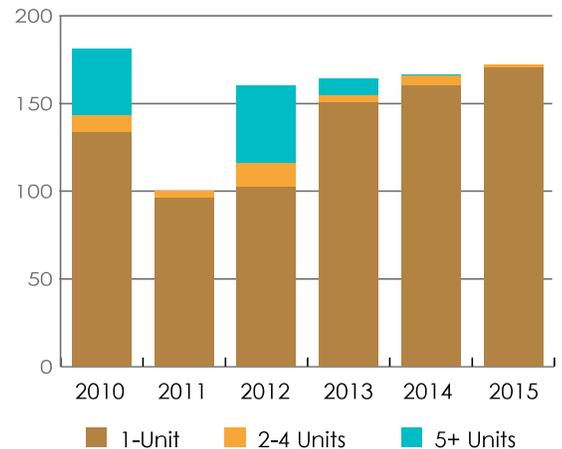
Fair Market Rents, 2012-2017



Homeownership Rates by Race/Ethnicity, 2011-2015



Building Permits Issued in County



DOUGLAS COUNTY

Employment and Industry Growth

| Jobs by Industry | 2015 | % Change Since 2009 | 2015 Average Wage |
|--------------------------|---------------|---------------------|-------------------|
| Natural Resources | 2,364 | 2.1% | \$39,652 |
| Construction | 2,252 | -30.2% | \$42,109 |
| Manufacturing | 4,457 | -18.7% | \$46,614 |
| Wholesale Trade ** | 890 | -24.2% | \$32,061 |
| Retail Trade** | 4,871 | -12.8% | \$32,061 |
| Transportation ** | 2,032 | -2.1% | \$32,061 |
| Information | 529 | -21.9% | \$45,806 |
| Finance | 1,643 | -20.2% | \$44,789 |
| Professional, Scientific | 2,840 | 5.8% | \$37,337 |
| Education, Healthcare | 9,060 | -2.1% | \$46,177 |
| Leisure, Hospitality | 4,003 | -13.1% | \$15,720 |
| Public Administration | 2,250 | 19.0% | \$21,453 |
| Other Services | 2,372 | 5.4% | \$51,936 |
| Total | 39,563 | -8.6% | |

** Combined average wage shown per BLS.

\$11.99

Douglas County's mean renter wage

\$14.10

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



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

Median Home Sales by Region, 2015

| Oregon Region* | Sales Price |
|--|---------------|
| Douglas County | \$158,063** |
| 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

2 out of 7

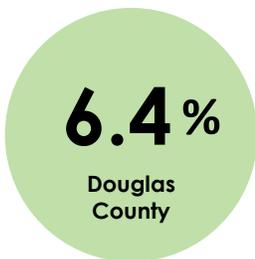


of all renters are paying more than 50% of their income in rent

5 out of 7



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



Unemployment Rates, 2016



DOUGLAS COUNTY

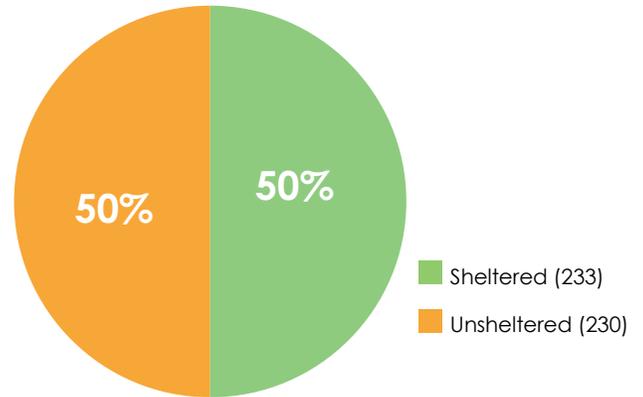
Shortage of Affordable Units, 2010-2014

| Renter Affordability | < 30% MFI | < 50% MFI | < 80% MFI |
|-------------------------|-----------|-----------|-----------|
| Renter Households | 2,305 | 5,655 | 8,725 |
| Affordable Units | 1,410 | 4,325 | 11,910 |
| Surplus / (Deficit) | (895) | (1,330) | 3,185 |
| Affordable & Available* | 660 | 2,555 | 8,290 |
| Surplus / (Deficit) | (1,645) | (3,100) | (435) |

*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 | \$196,225 | \$156,980 | \$98,112 |
| % of Stock Affordable | 57.6% | 42.6% | 22.8% |

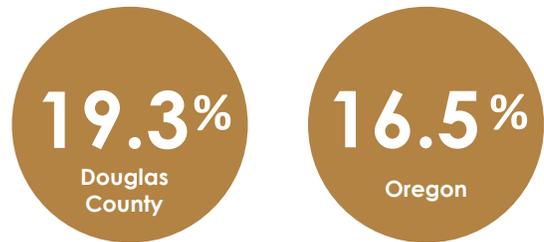
Point-in-Time Homelessness, 2017 Douglas County: Total 463



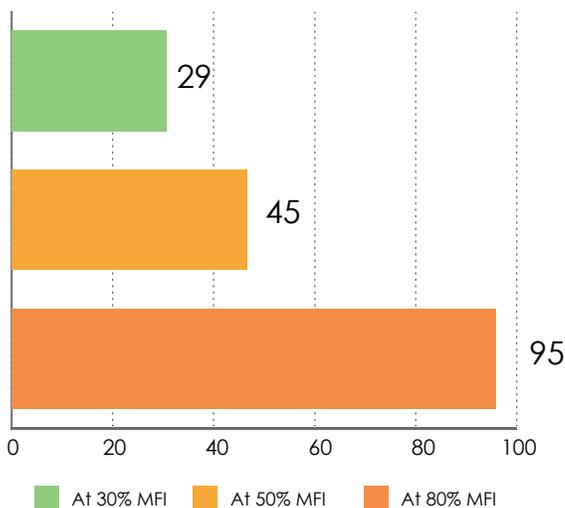
\$50,241

Douglas County's
Median Family Income (MFI)

Oregon Poverty Rate, 2011-2015



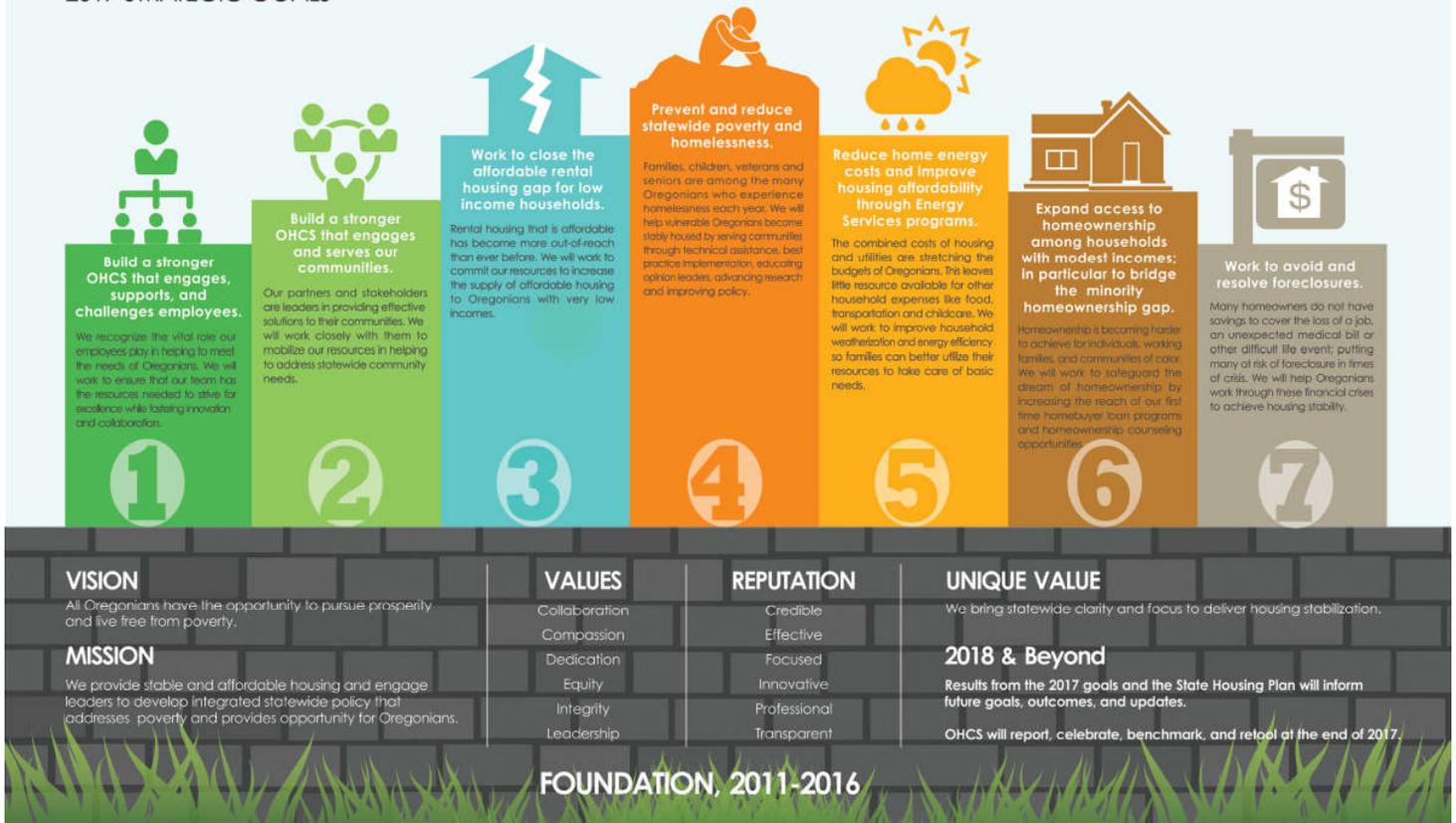
Affordable and Available Rental Homes per 100 Renter Households, 2015



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 |
| Douglas | \$17,466 | \$27,564 | \$40,029 |
| Hood River | \$22,367 | \$45,674 | \$64,255 |
| Jackson | \$19,728 | \$37,497 | \$47,587 |
| 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 |
| Wasco | \$19,809 | \$31,084 | \$44,524 |
| 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
Fair Market Rents: U.S. Department of Housing and Urban Development, 2012-2017
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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