

GRANT COUNTY

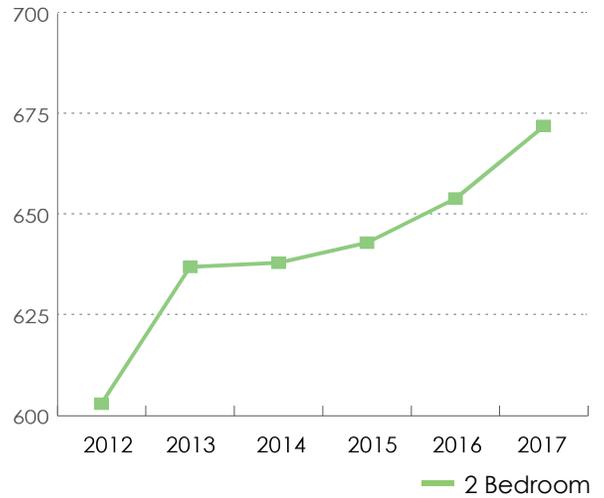
DEMOGRAPHIC & HOUSING PROFILES



Grant County

Population	Grant	Oregon	United States
Total (2015 est.)	7,185	4,028,977	312,418,820
# Change since 2010	-260	197,903	12,673,282
% Change since 2010	-3.5%	5.2%	4.1%

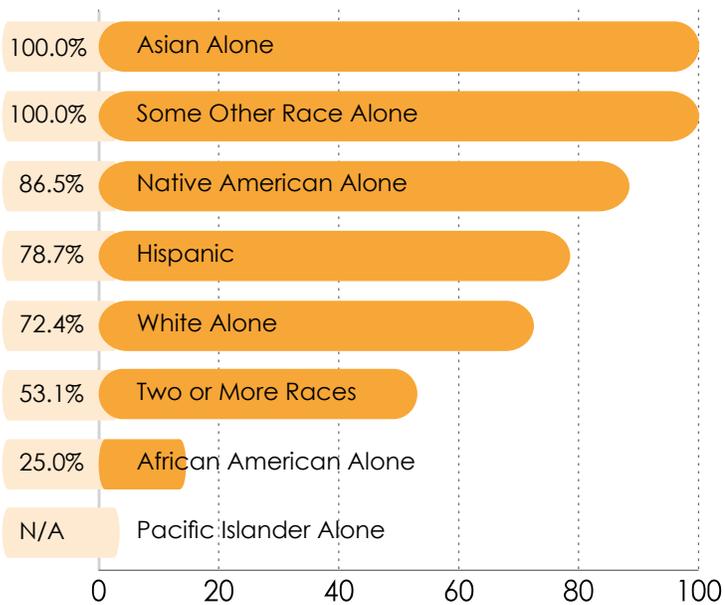
Fair Market Rents, 2012-2017



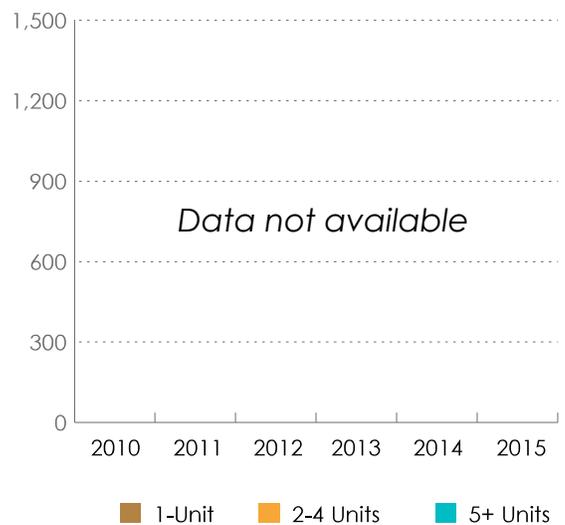
Vacancy Rates, 2011-2015



Homeownership Rates by Race/Ethnicity, 2011-2015



Building Permits Issued in County



GRANT COUNTY

Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	504	7.5%	\$35,857
Construction	163	-12.8%	\$25,638
Manufacturing	183	-29.3%	\$39,476
Wholesale Trade **	31	63.2%	\$30,814
Retail Trade**	320	8.8%	\$30,814
Transportation **	206	60.9%	\$30,814
Information	37	32.1%	\$45,020
Finance	53	-68.3%	\$35,701
Professional, Scientific	166	-30.8%	\$32,197
Education, Healthcare	488	-29.8%	\$30,771
Leisure, Hospitality	265	-5.4%	\$15,714
Public Administration	332	65.2%	\$19,798
Other Services	130	-22.6%	\$54,732
Total	2,878	-8.2%	

** Combined average wage shown per BLS.

\$ 9.16

Grant 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
Grant County	\$127,281**
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 9



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

5 out of 8



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

7.8%

Grant County

4.9%

Oregon

Unemployment Rates, 2016



GRANT COUNTY

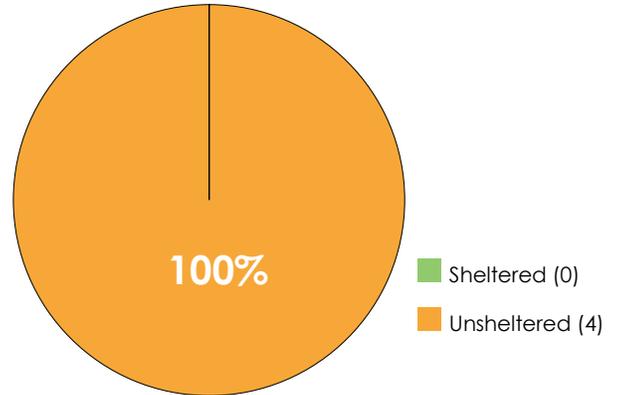
Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	190	375	580
Affordable Units	170	410	740
Surplus / (Deficit)	(20)	35	160
Affordable & Available*	55	205	540
Surplus / (Deficit)	(135)	(170)	(40)

*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	\$198,099	\$158,480	\$99,050
% of Stock Affordable	62.7%	53.9%	34.8%

Point-in-Time Homelessness, 2017 Grant County: Total 4



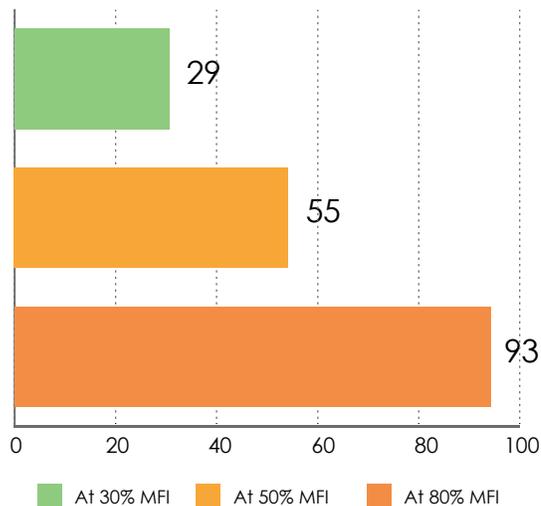
\$50,721

Grant County's
Median Family Income (MFI)

Poverty Rates, 2011-2015



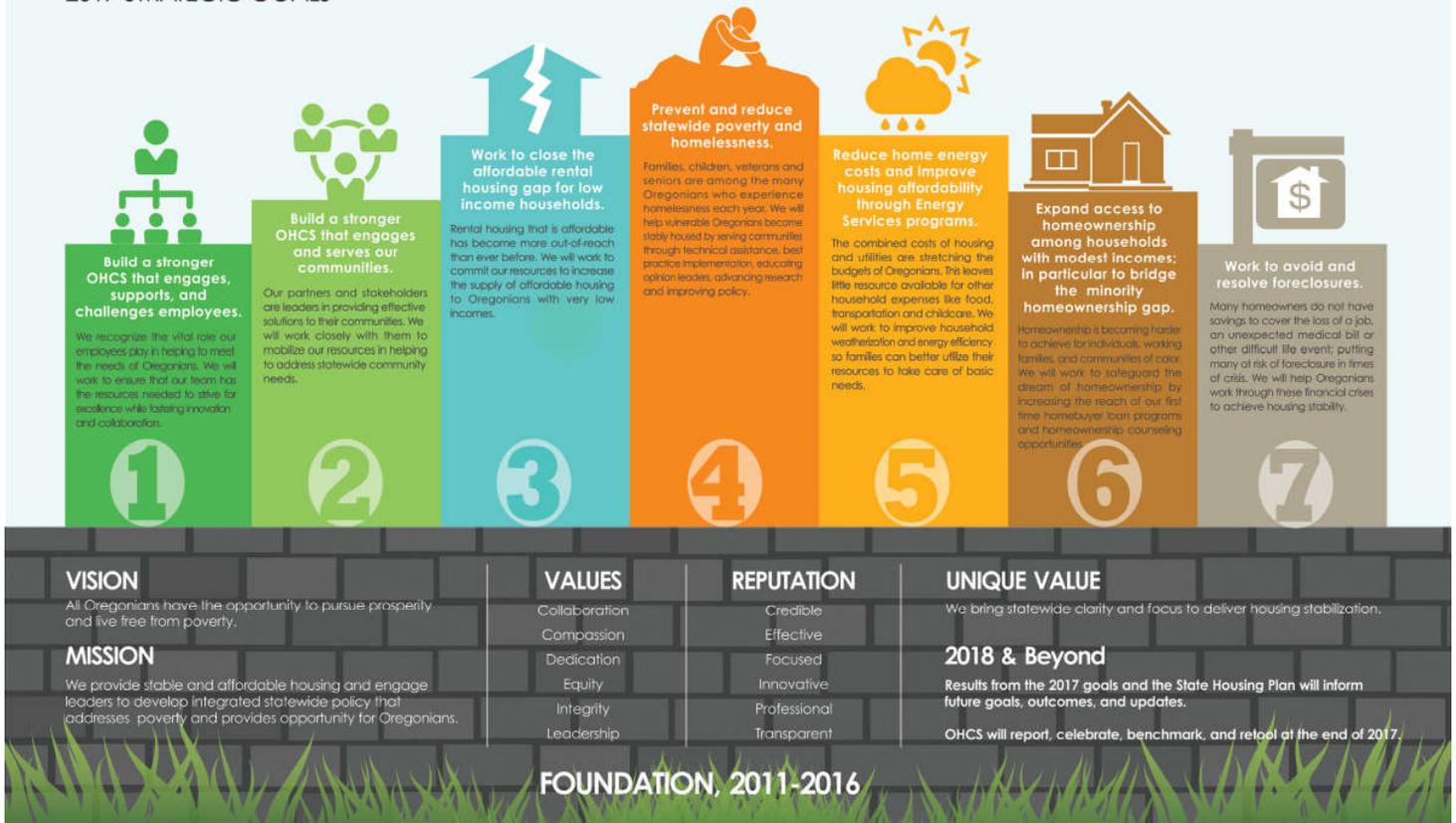
Affordable and Available Rental Homes per 100 Renter Households, 2015



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

	One Adult	One Adult One Preschooler	Two Adults One Preschooler One School-Age
Coos	\$18,447	\$28,530	\$40,876
Deschutes	\$20,631	\$40,088	\$49,572
Grant	\$17,653	\$26,514	\$40,833
Jackson	\$19,728	\$37,497	\$47,587
Jefferson	\$18,480	\$26,610	\$41,345
Lane	\$19,892	\$43,125	\$60,005
Marion	\$19,642	\$31,149	\$43,779
Multnomah	\$19,993	\$47,037	\$65,027
Polk	\$19,962	\$31,281	\$44,561
Washington	\$24,353	\$47,571	\$65,800
Yamhill	\$22,635	\$39,305	\$49,635

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

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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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Printed November 2017

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