

JOSEPHINE COUNTY

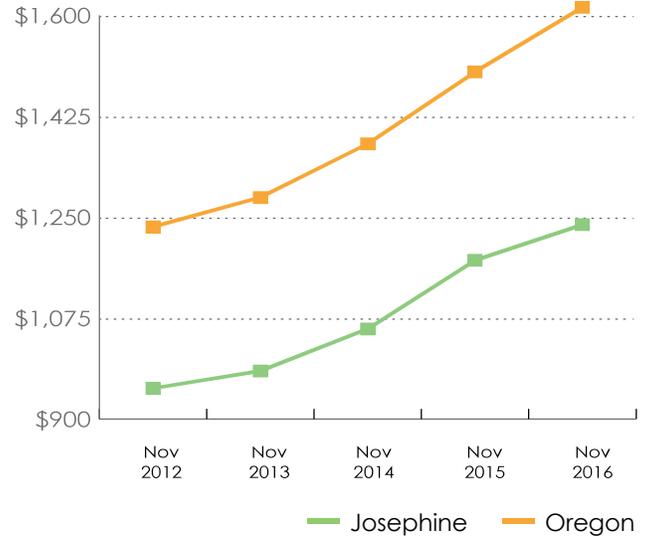
DEMOGRAPHIC & HOUSING PROFILES



Josephine County

Population	Josephine	Oregon	United States
Total (2015 est.)	84,745	4,028,977	312,418,820
# Change since 2010	2,032	197,903	12,673,282
% Change since 2010	2.5%	5.2%	4.1%

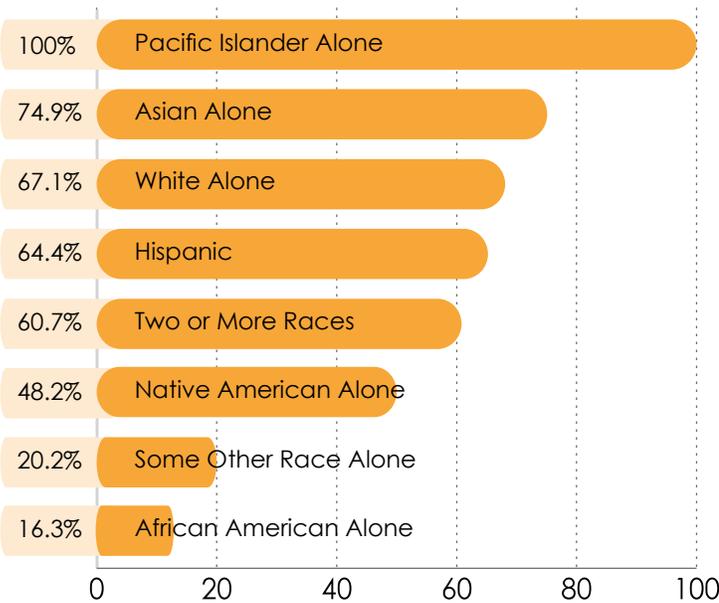
Median Rents, 2012-2016



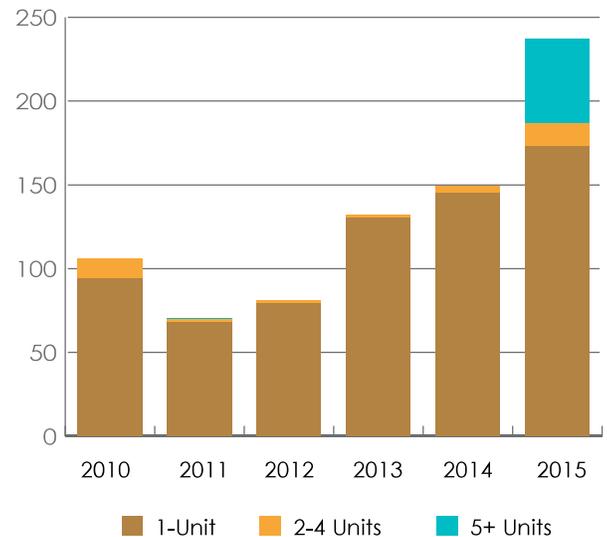
Vacancy Rates, 2011-2015



Homeownership Rates by Race/Ethnicity, 2011-2015



Building Permits Issued in County



JOSEPHINE COUNTY

Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	675	-29.8%	\$35,405
Construction	1,596	-45.2%	\$35,038
Manufacturing	3,169	-6.5%	\$39,074
Wholesale Trade **	686	-2.1%	\$30,600
Retail Trade**	4,295	-6.1%	\$30,600
Transportation **	1,442	-2.4%	\$30,600
Information	332	-50.7%	\$42,361
Finance	1,388	-23.8%	\$43,363
Professional, Scientific	2,786	4.5%	\$37,143
Education, Healthcare	7,148	10.8%	\$41,787
Leisure, Hospitality	2,112	-21.3%	\$15,665
Public Administration	1,318	5.5%	\$20,909
Other Services	1,563	-28.5%	\$50,207
Total	28,510	-10.2%	

** Combined average wage shown per BLS.

\$11.22

Josephine County's mean renter wage

\$15.29

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



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

Median Home Sales by Region, 2015

Oregon Region*	Sales Price
Josephine County	\$196,477**
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

1 out of 3



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

3 out of 4



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

6.6%

Josephine County

4.9%

Oregon

Unemployment Rates, 2016



JOSEPHINE COUNTY

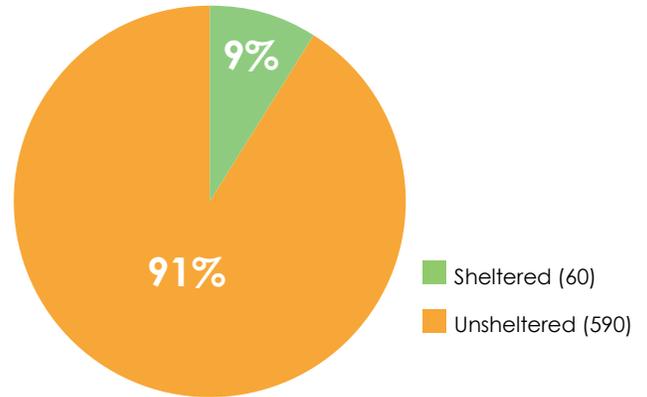
Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	2,505	4,525	7,530
Affordable Units	1,605	2,620	7,625
Surplus / (Deficit)	(900)	(1,905)	95
Affordable & Available*	760	1,605	5,460
Surplus / (Deficit)	(1,745)	(2,920)	(2,070)

*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	\$181,426	\$145,141	\$90,713
% of Stock Affordable	37.7%	23.6%	12.4%

Point-in-Time Homelessness, 2017 Josephine County: Total 650



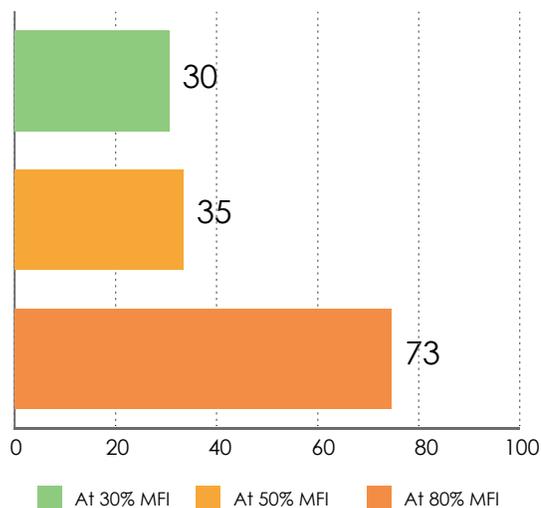
\$46,452

Josephine County's
Median Family Income (MFI)

Oregon Poverty Rate, 2011-2015



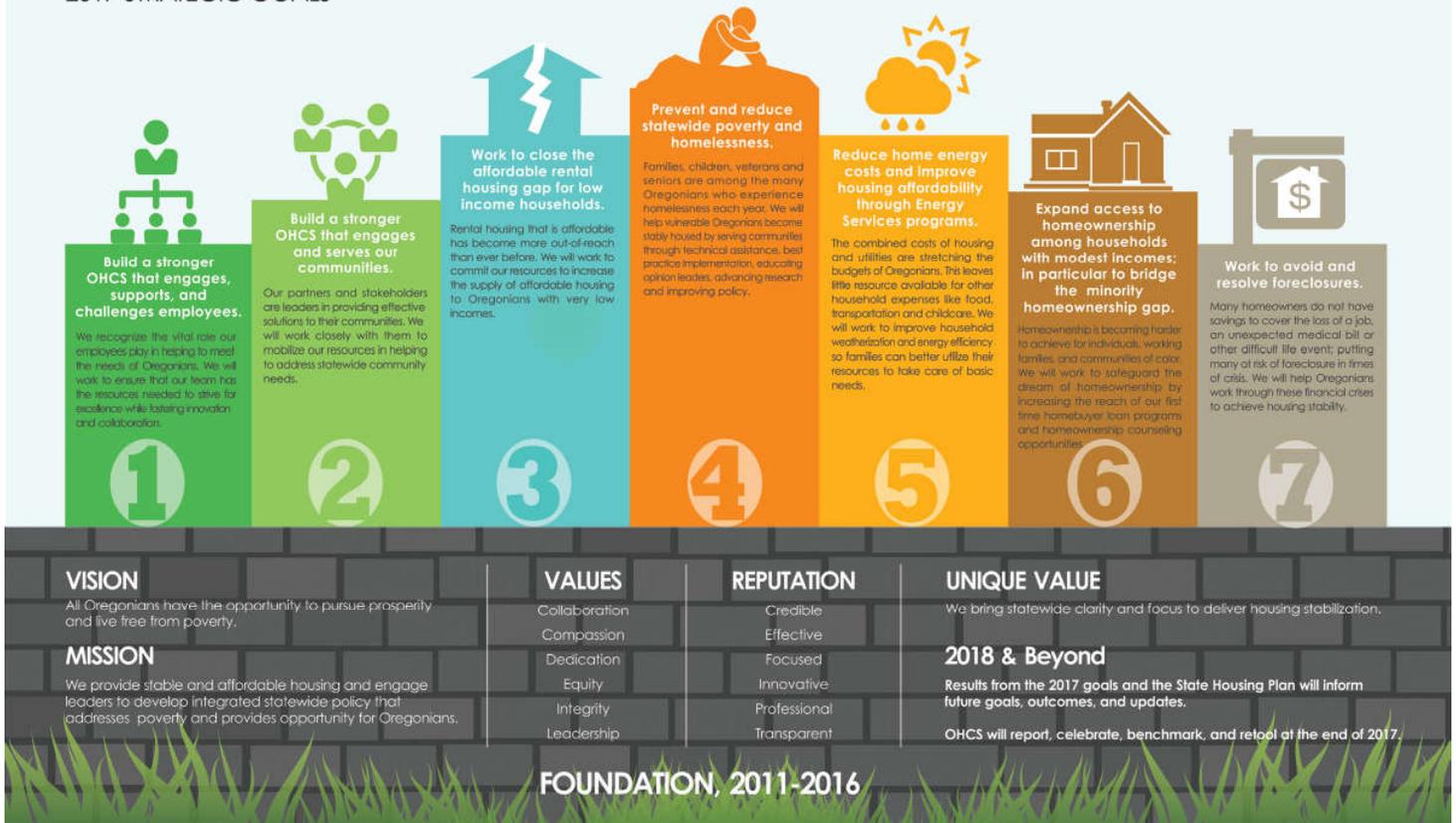
Affordable and Available Rental Homes per 100 Renter Households, 2015



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
Jackson	\$19,728	\$37,497	\$47,587
Josephine	\$20,178	\$29,838	\$44,366
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

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
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

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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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