

# LINN COUNTY

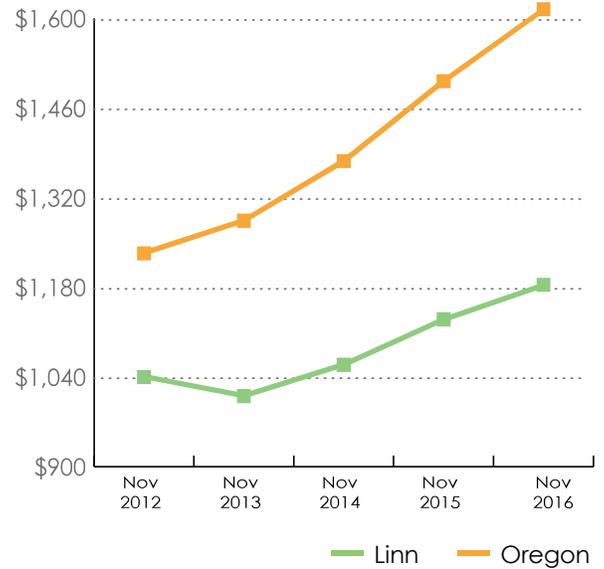
## DEMOGRAPHIC & HOUSING PROFILES



Linn County

Population	Linn	Oregon	United States
Total (2015 est.)	120,547	4,028,977	312,418,820
# Change since 2010	3,875	197,903	12,673,282
% Change since 2010	3.3%	5.2%	4.1%

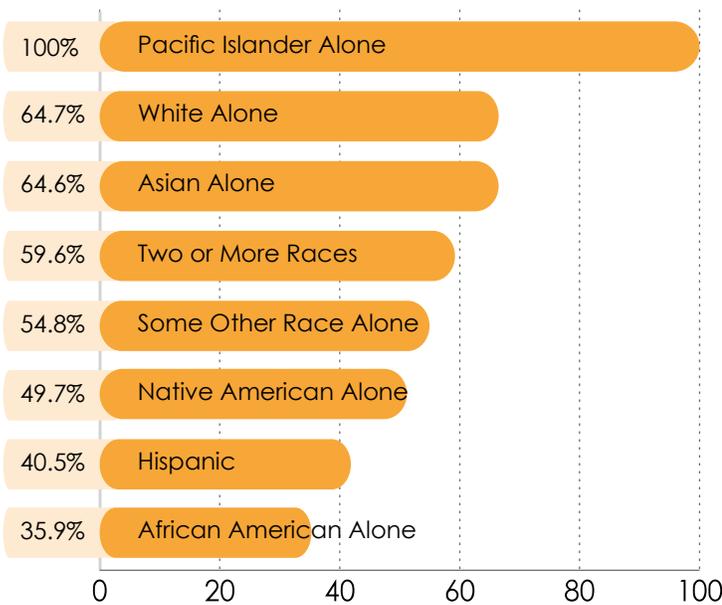
### Median Rents, 2012-2016



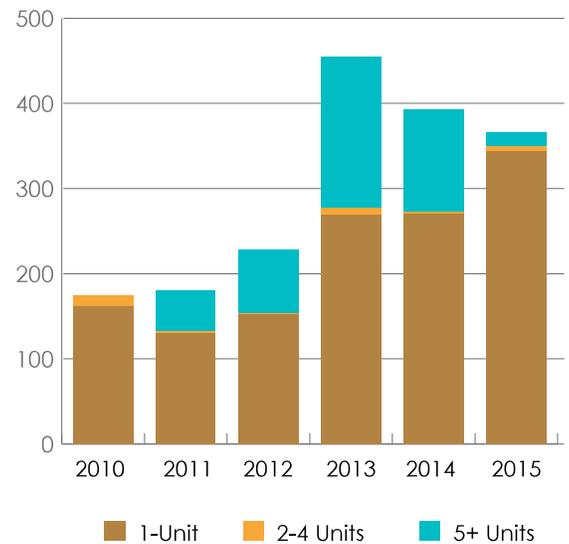
### Vacancy Rates, 2011-2015



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



### Building Permits Issued in County



# LINN COUNTY

## Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	2,351	-14.0%	\$36,060
Construction	3,416	-14.8%	\$47,466
Manufacturing	6,950	-13.9%	\$58,050
Wholesale Trade **	1,270	-13.1%	\$35,601
Retail Trade**	6,784	10.3%	\$35,601
Transportation **	2,246	5.8%	\$35,601
Information	690	-14.5%	\$43,152
Finance	1,650	-20.6%	\$38,739
Professional, Scientific	3,583	7.5%	\$34,584
Education, Healthcare	11,643	9.2%	\$42,759
Leisure, Hospitality	3,749	8.4%	\$15,287
Public Administration	2,419	14.2%	\$20,467
Other Services	2,141	-11.3%	\$52,849
<b>Total</b>	<b>48,892</b>	<b>-1.1%</b>	

\*\* Combined average wage shown per BLS.

# \$11.72

Linn County's mean renter wage

# \$16.88

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



Sixty-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
Linn County	\$182,095**
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

# 3 out of 4



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

# 5.8%

Linn County

# 4.9%

Oregon

Unemployment Rates, 2016



# LINN COUNTY

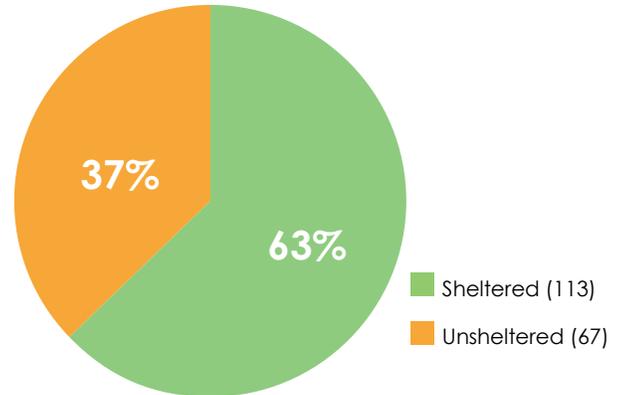
## Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	3,350	6,215	9,740
Affordable Units	1,385	3,190	12,115
Surplus / (Deficit)	(1,965)	(3,025)	2,375
Affordable & Available*	475	1,930	8,610
Surplus / (Deficit)	(2,875)	(4,285)	(1,130)

\*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	\$213,691	\$170,953	\$106,845
% of Stock Affordable	64.9%	48.2%	19.6%

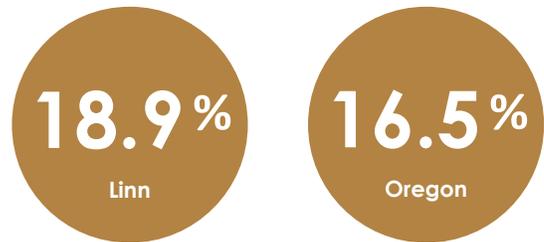
## Point-in-Time Homelessness, 2017 Linn County: Total 180



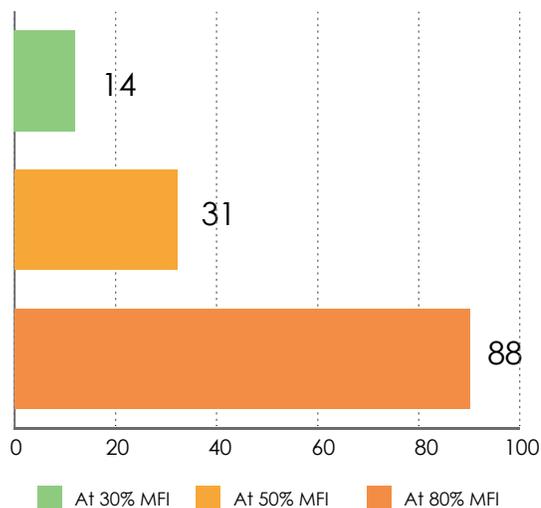
# \$54,713

Linn County's  
Median Family Income (MFI)

## Oregon Poverty Rate, 2011-2015



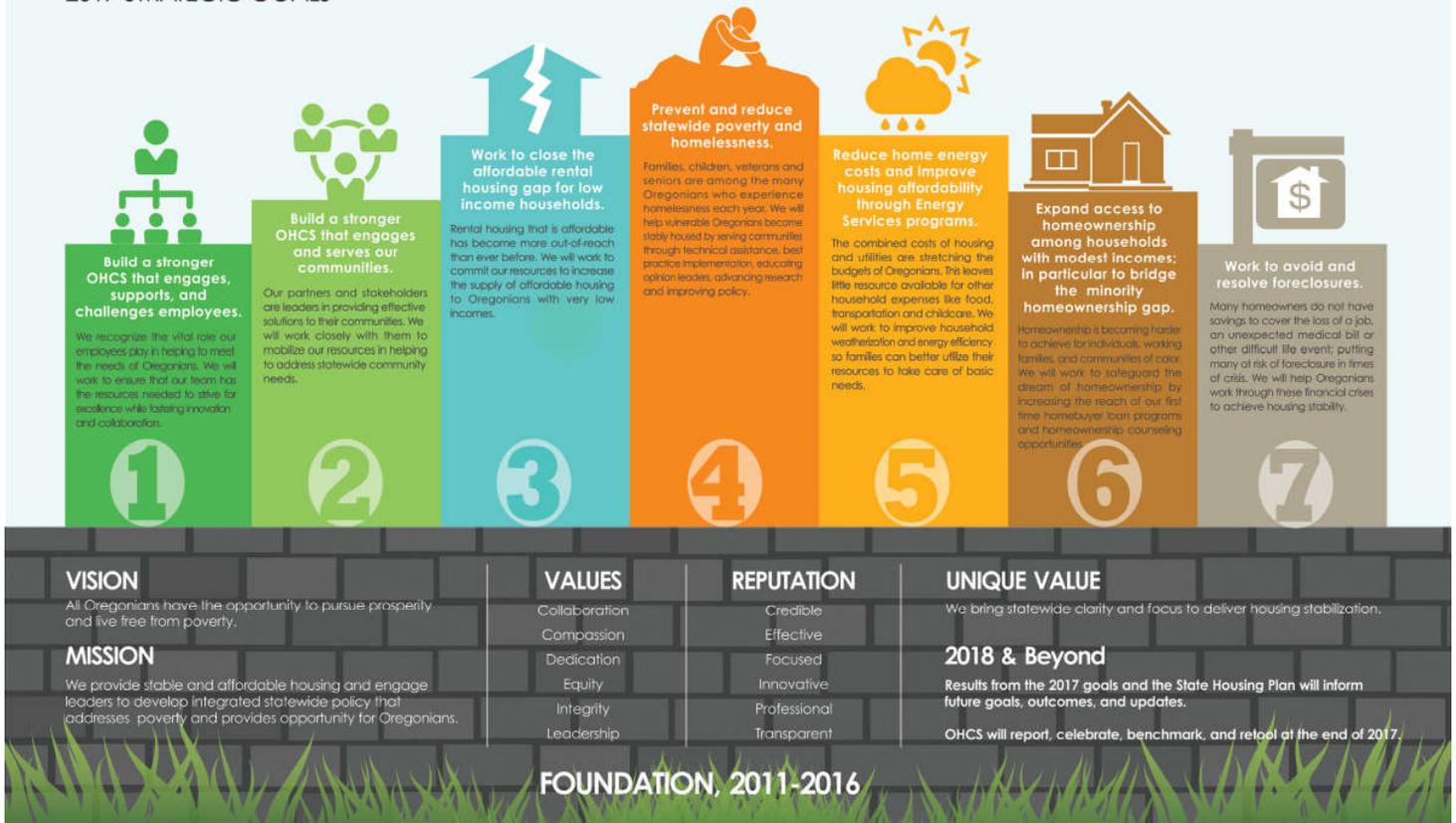
## Affordable and Available Rental Homes per 100 Renter Households, 2015



## 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
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  
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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