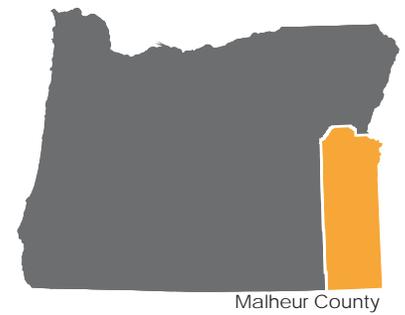


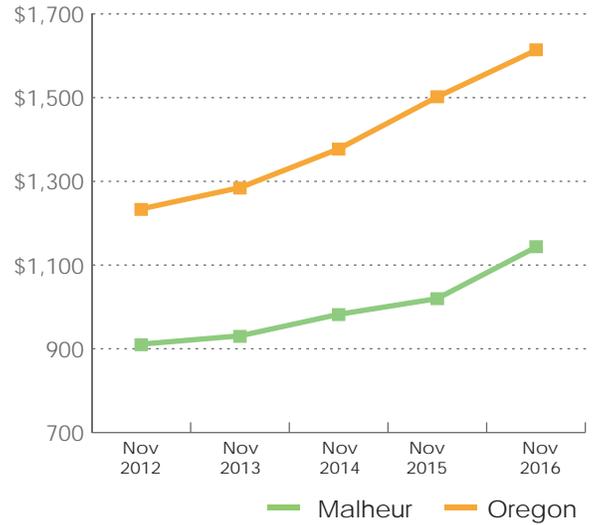
MALHEUR COUNTY

DEMOGRAPHIC & HOUSING PROFILES

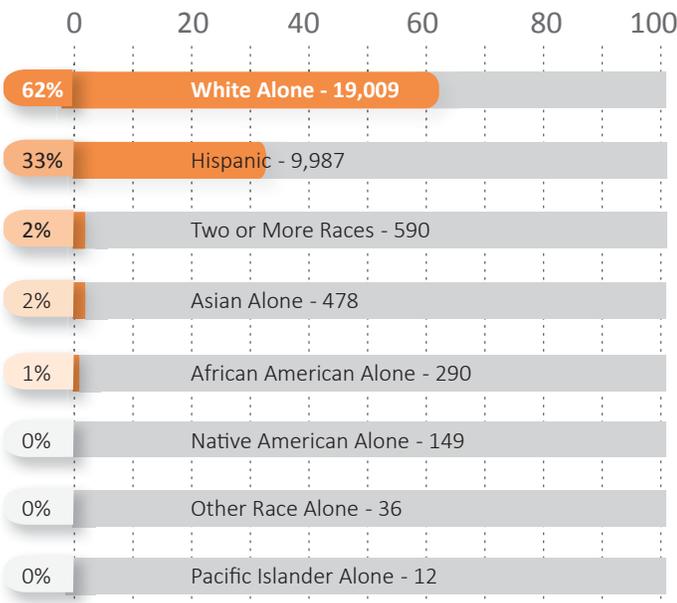


Population	Malheur	Oregon	United States
Total (2015 est.)	30,380	4,028,977	312,418,820
# Change since 2010	-933	197,903	12,673,282
% Change since 2010	-3.0%	5.2%	4.1%

Median Rents, 2012-2016



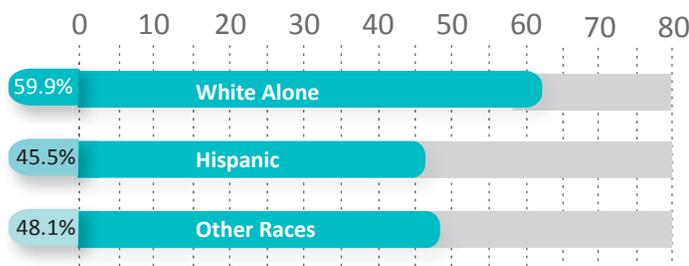
Population by Race/Ethnicity, 2011-2015



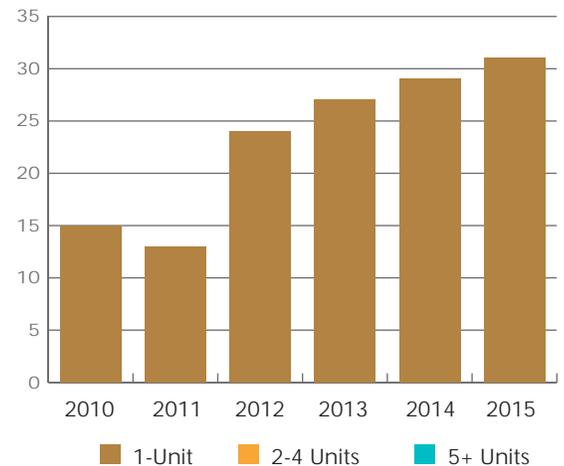
Vacancy Rates, 2011-2015



Homeownership Rates by Race/Ethnicity, 2011-2015



Building Permits Issued in County



MALHEUR COUNTY

Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	1,678	17.8%	\$28,379
Construction	503	-38.2%	\$31,702
Manufacturing	1,048	-8.8%	\$32,324
Wholesale Trade **	520	3.8%	\$31,114
Retail Trade**	1,059	-13.6%	\$31,114
Transportation **	464	19.9%	\$31,114
Information	81	-47.1%	\$34,952
Finance	323	-30.8%	\$39,858
Professional, Scientific	523	8.7%	\$33,579
Education, Healthcare	2,006	-24.6%	\$35,678
Leisure, Hospitality	1,089	24.2%	\$14,603
Public Administration	866	-4.6%	\$23,401
Other Services	435	-1.4%	Not Available
Total	10,595	-7.8%	

** Combined average wage shown per BLS.

\$ 8.13

Malheur 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
Malheur County	Not Available
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.

1 out of 3



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

2 out of 3



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

5.6%

Malheur County

4.9%

Oregon

Unemployment Rates, 2016

MALHEUR COUNTY

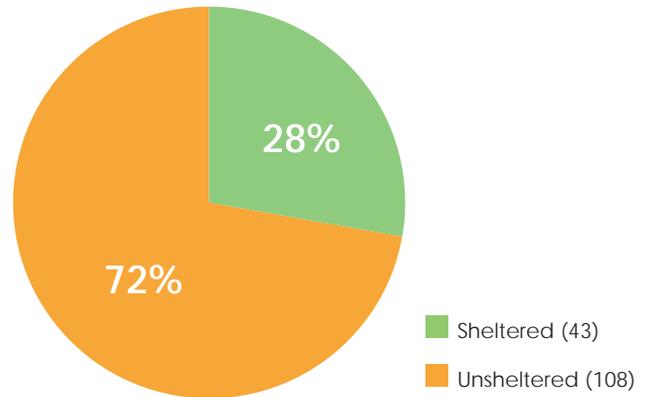
Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	1,135	2,280	3,045
Affordable Units	870	2,145	3,915
Surplus / (Deficit)	(265)	(135)	129
Affordable & Available*	330	1,295	2,985
Surplus / (Deficit)	(805)	(985)	(60)

*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	\$190,948	\$152,758	\$95,474
% of Stock Affordable	71.6%	59.0%	34.2%

Point-in-Time Homelessness, 2017 Malheur County: Total 151



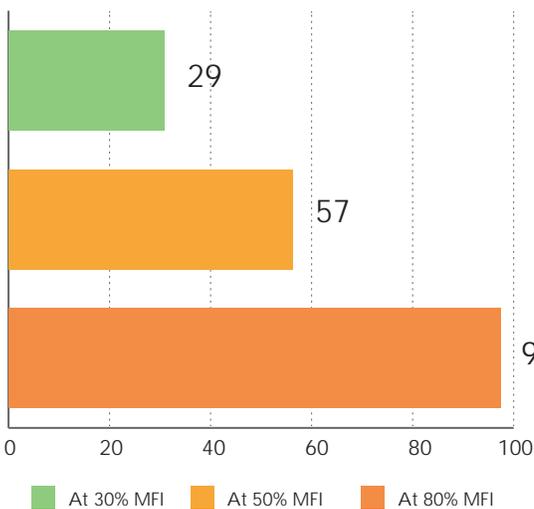
\$48,890

Malheur County's
Median Family Income (MFI)

Poverty Rates, 2011-2015



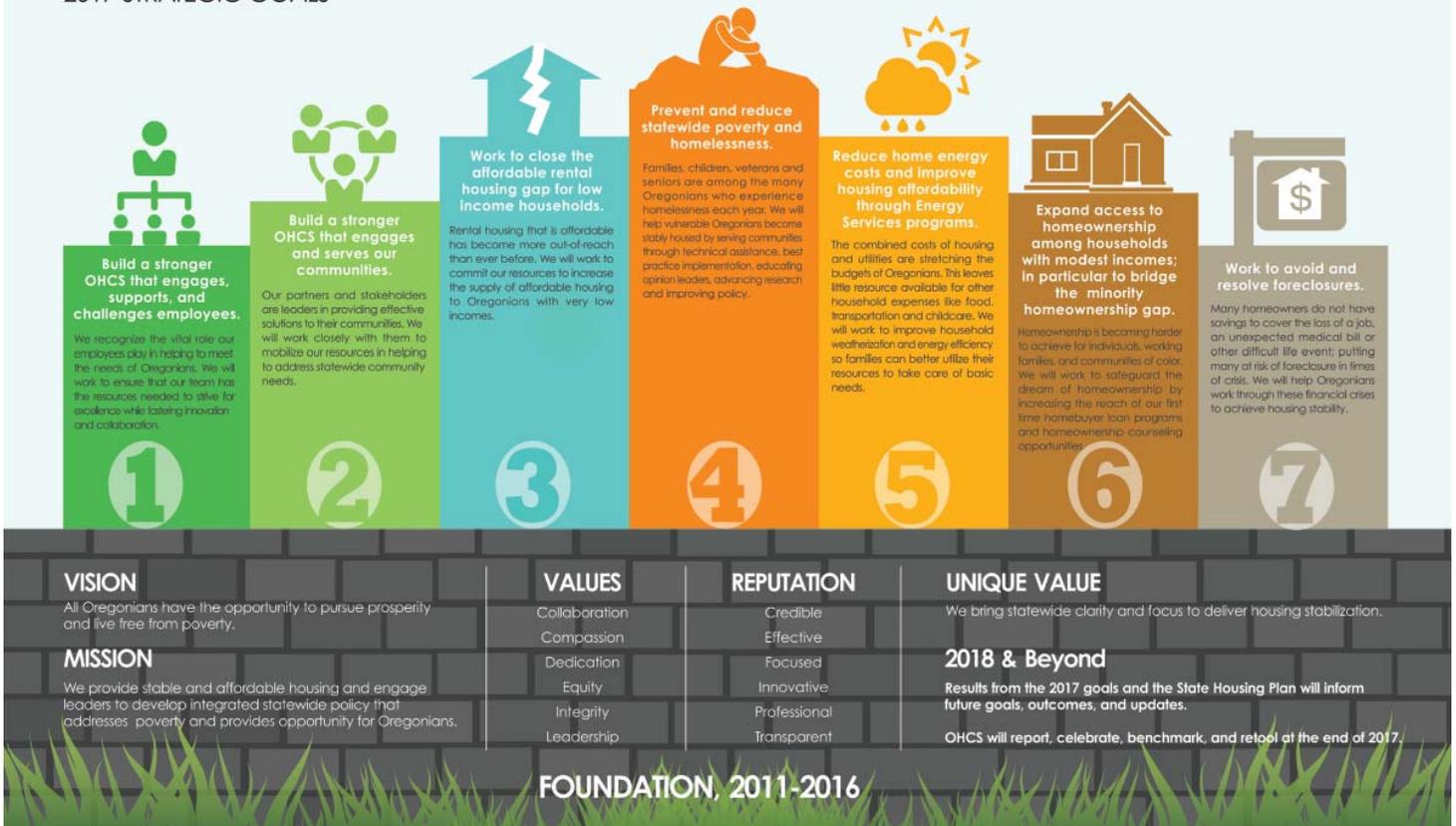
Affordable and Available Rental Homes per 100 Renter Households, 2015



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

	One Adult	One Adult One Preschooler	Two Adults One Preschooler One School-Age
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
Malheur	\$17,433	\$24,765	\$37,011
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: 2016 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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