

SHERMAN COUNTY

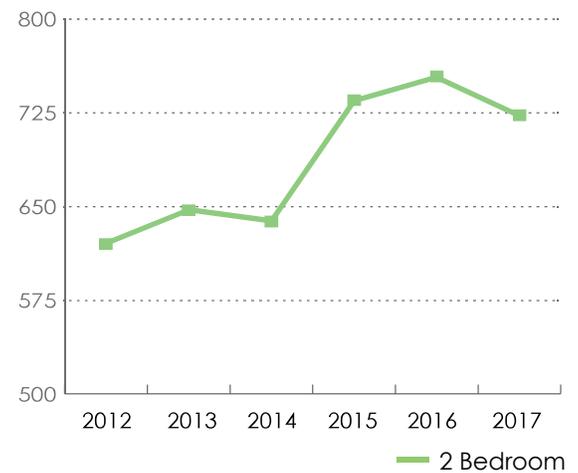
DEMOGRAPHIC & HOUSING PROFILES



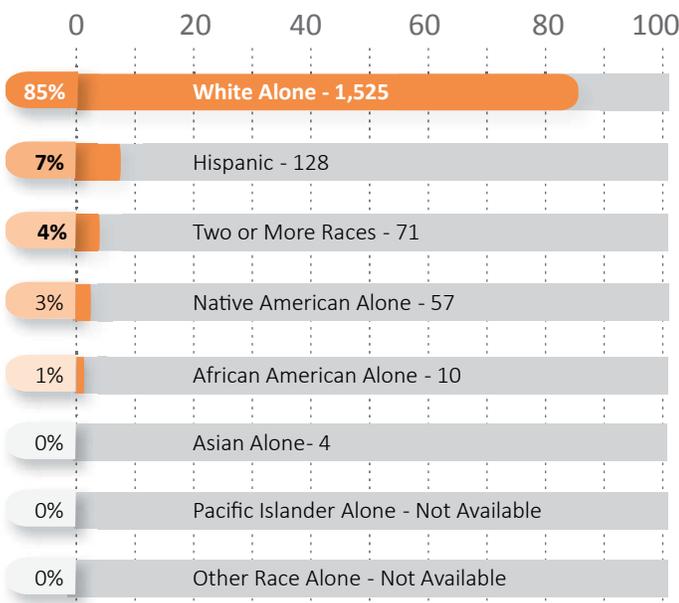
Sherman County

Population	Sherman	Oregon	United States
Total (2015 est.)	1,680	4,028,977	312,418,820
# Change since 2010	-85	197,903	12,673,282
% Change since 2010	-4.8%	5.2%	4.1%

Fair Market Rents, 2012-2017



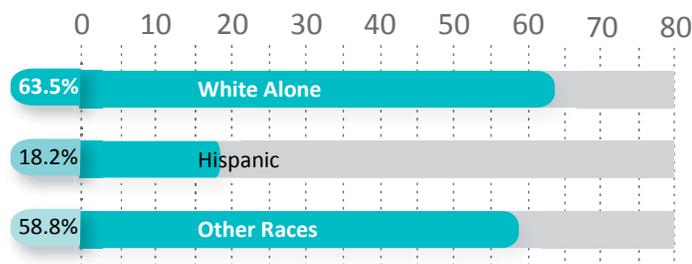
Population by Race/Ethnicity, 2011-2015



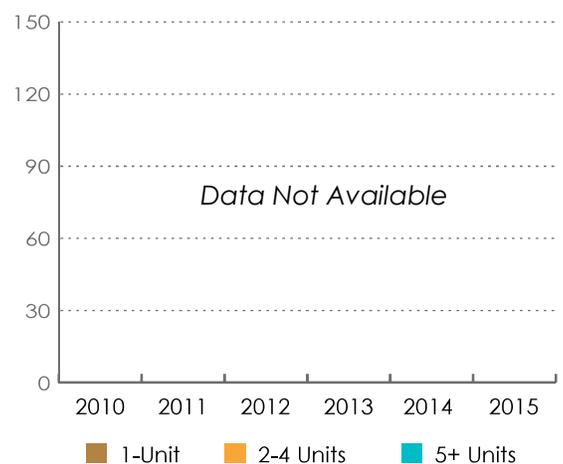
Vacancy Rates, 2011-2015



Homeownership Rates by Race/Ethnicity, 2011-2015



Building Permits Issued in County



SHERMAN COUNTY

Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	138	-13.8%	Not Available
Construction	50	-18.0%	Not Available
Manufacturing	18	-5.3%	Not Available
Wholesale Trade **	59	55.3%	\$33,816
Retail Trade**	66	-27.5%	\$33,816
Transportation **	54	-43.2%	\$33,816
Information	5	400.0%	Not Available
Finance	19	35.7%	\$35,720
Professional, Scientific	35	-25.5%	\$67,738
Education, Healthcare	152	19.7%	\$13,855
Leisure, Hospitality	59	-33.7%	\$20,008
Public Administration	44	-15.4%	\$50,419
Other Services	47	422.2%	Not Available
Total	746	-7.1%	

** Combined average wage shown per BLS.

\$13.77

Sherman 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
Sherman County	\$87,437**
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

3 out of 10



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

5 out of 6



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

4.6%

Sherman County

4.9%

Oregon

Unemployment Rates, 2016



SHERMAN COUNTY

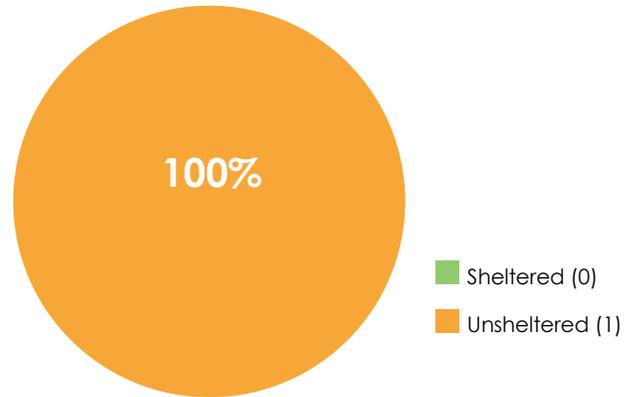
Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	75	105	145
Affordable Units	69	189	274
Surplus / (Deficit)	(6)	84	129
Affordable & Available*	14	63	142
Surplus / (Deficit)	(61)	(42)	(3)

*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	\$230,680	\$184,544	\$115,340
% of Stock Affordable	76.3%	65.6%	38.3%

Point-in-Time Homelessness, 2017 Sherman County: Total 1



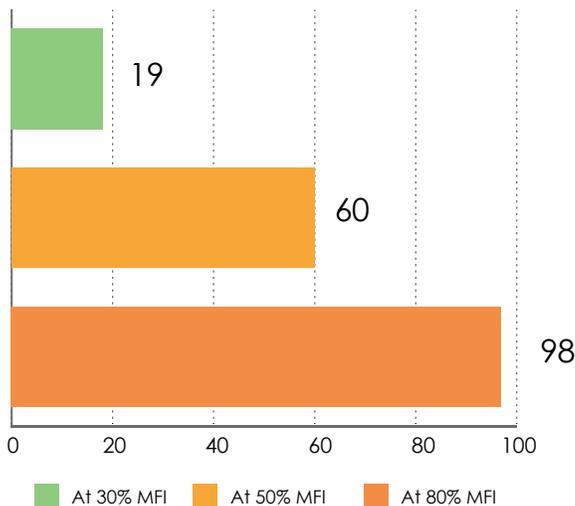
\$59,063

Sherman County's
Median Family Income (MFI)

Oregon Poverty Rate, 2011-2015



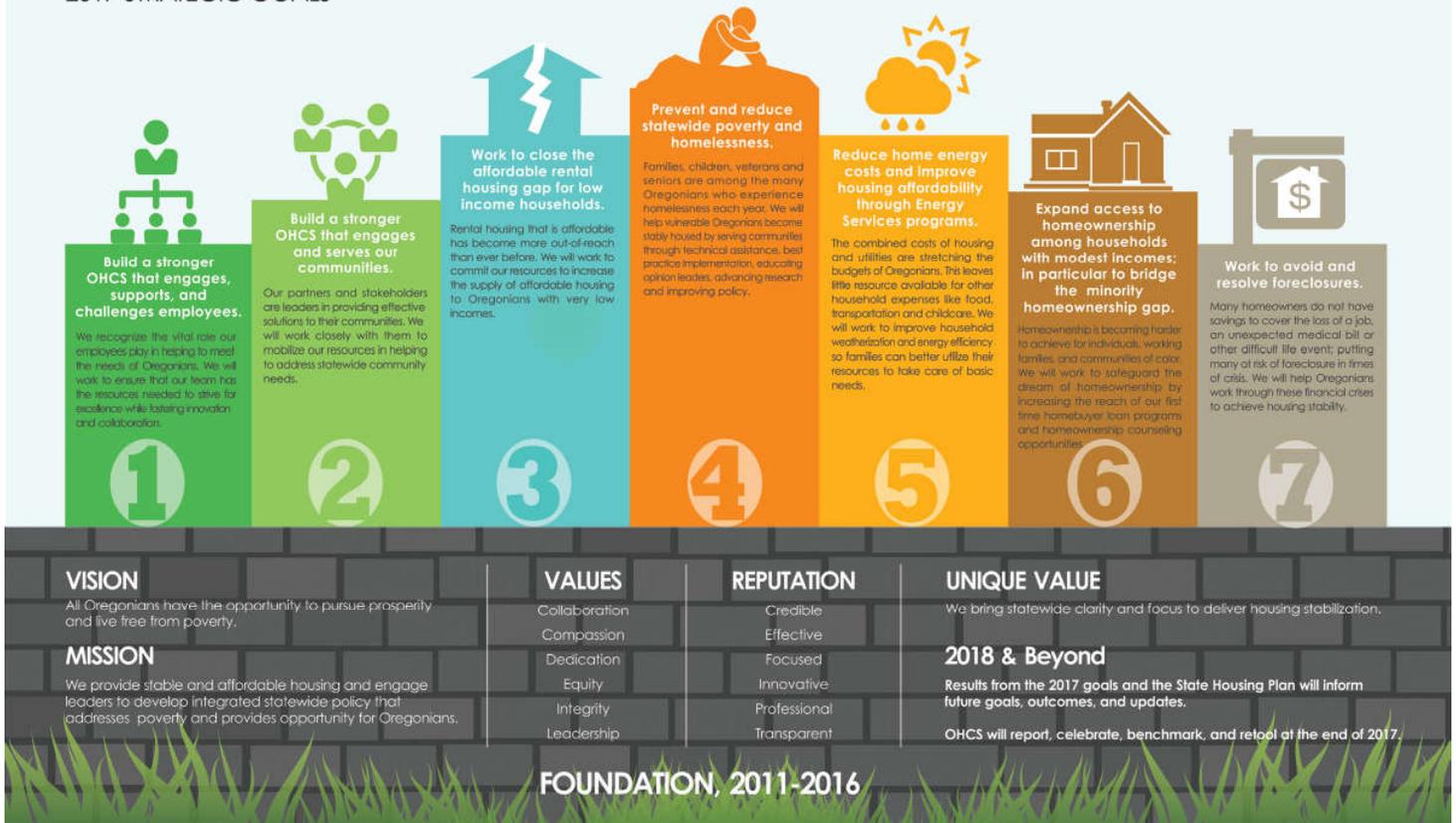
Affordable and Available Rental Homes per 100 Renter Households, 2015



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
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
Sherman	\$18,612	\$25,975	\$39,832
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
 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
 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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