

WASCO COUNTY



Wasco County

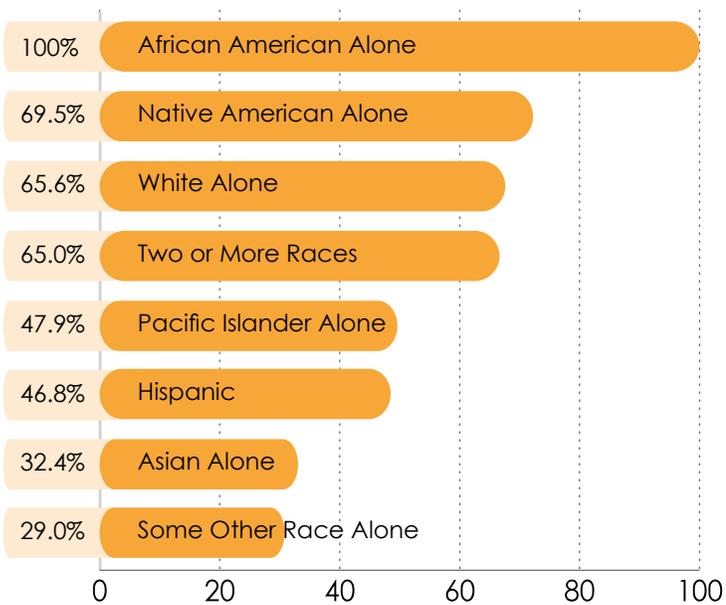
DEMOGRAPHIC & HOUSING PROFILES

Population	Wasco	Oregon	United States
Total (2015 est.)	25,775	4,028,977	312,418,820
# Change since 2010	562	197,903	12,673,282
% Change since 2010	2.2%	5.2%	4.1%

Vacancy Rates, 2011-2015



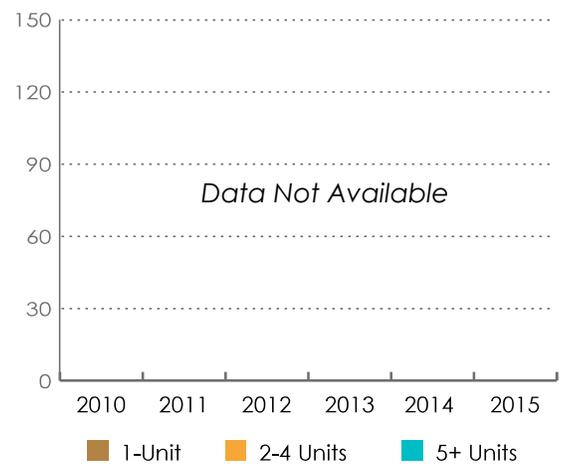
Homeownership Rates by Race/Ethnicity, 2011-2015



Median Rents, 2012-2016



Building Permits Issued in County



WASCO COUNTY

Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	1,243	15.3%	\$20,834
Construction	643	-21.3%	\$45,899
Manufacturing	676	6.3%	\$34,749
Wholesale Trade **	258	-29.3%	\$30,547
Retail Trade**	1,430	-14.6%	\$30,547
Transportation **	474	-20.5%	\$30,547
Information	180	-23.1%	\$145,057
Finance	436	-10.7%	\$39,256
Professional, Scientific	738	-12.8%	\$41,615
Education, Healthcare	2,737	20.1%	\$44,997
Leisure, Hospitality	1,097	48.0%	\$16,531
Public Administration	433	-20.1%	\$21,756
Other Services	562	-8.9%	Not Available
Total	10,907	-0.1%	

** Combined average wage shown per BLS.

\$10.55

Wasco County's mean renter wage

\$15.13

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



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

Median Home Sales by Region, 2015

Oregon Region*	Sales Price
Wasco County	\$156,646**
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

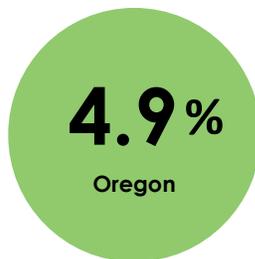
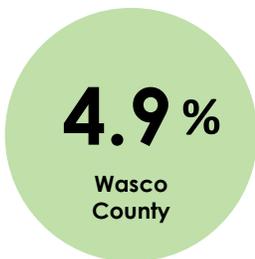


of all renters are paying more than 50% of their income in rent

3 out of 4



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



Unemployment Rates, 2016



WASCO COUNTY

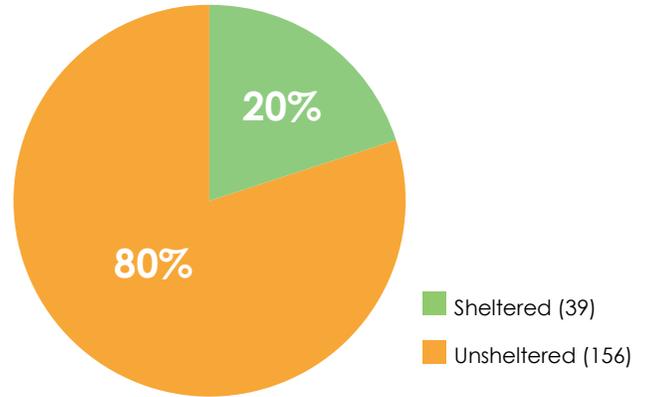
Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	650	1,245	2,025
Affordable Units	610	1,140	2,595
Surplus / (Deficit)	(40)	(105)	570
Affordable & Available*	175	480	1,725
Surplus / (Deficit)	(475)	(765)	(300)

*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	\$202,298	\$161,838	\$101,149
% of Stock Affordable	61.2%	39.7%	17.2%

Point-in-Time Homelessness, 2017 Wasco County: Total 195



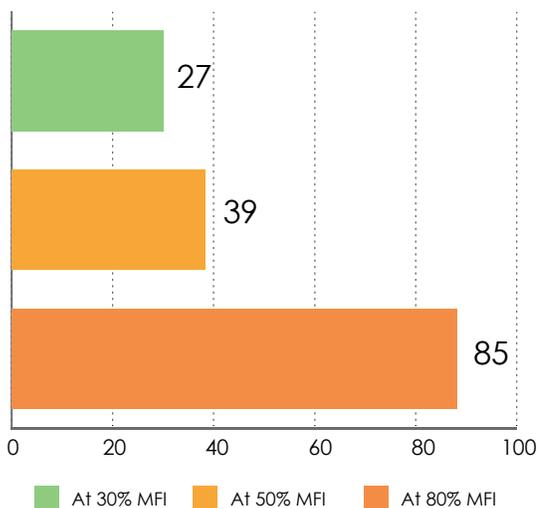
\$51,796

Wasco County's
Median Family Income (MFI)

Oregon Poverty Rate, 2011-2015



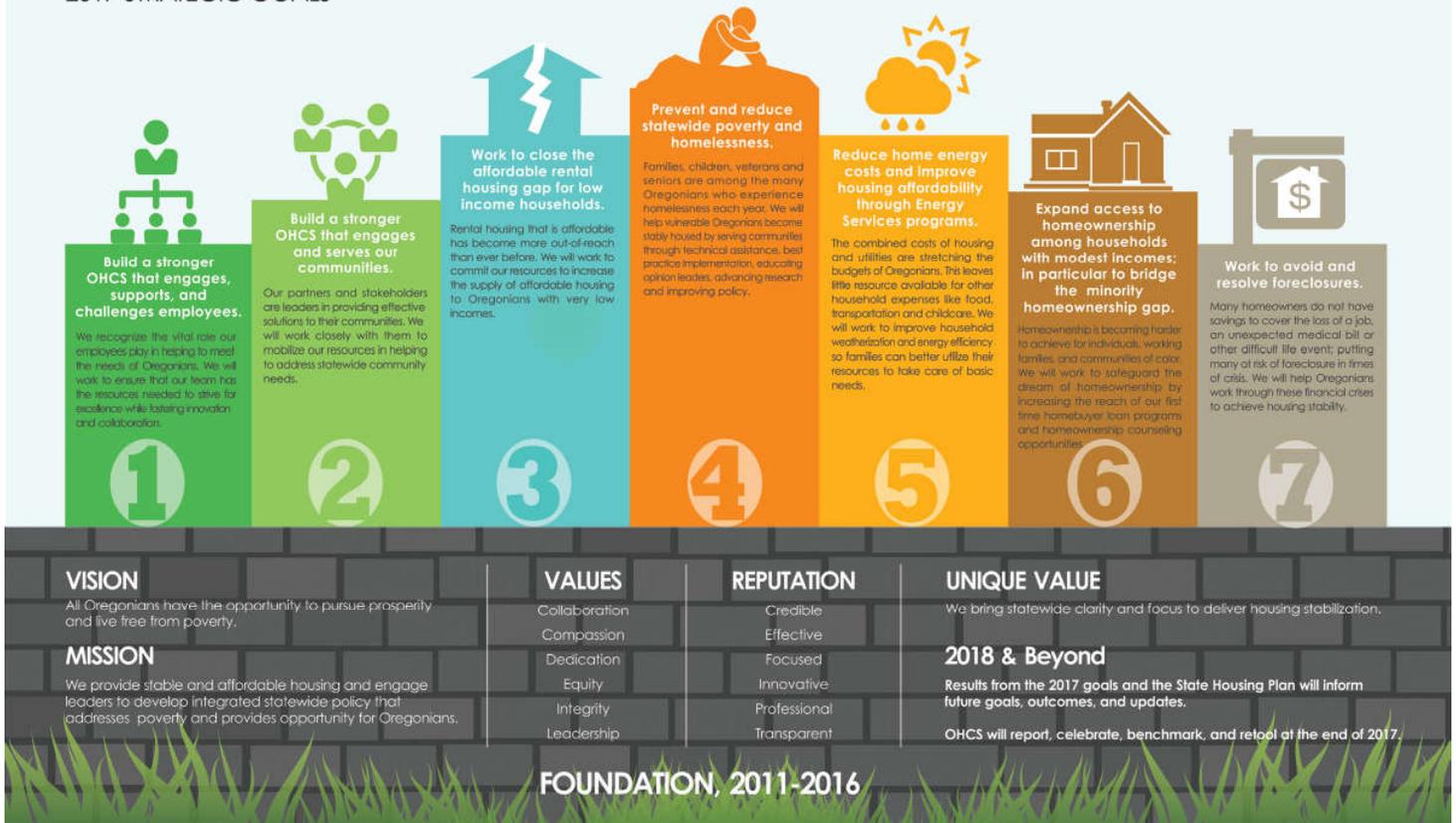
Affordable and Available Rental Homes per 100 Renter Households, 2015



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
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
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
 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



725 Summer St. NE, Suite B
 Salem, OR 97301
 (503) 986-2000

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For more information, contact:

Shoshanah Oppenheim
 Planning and Policy Manager

Shoshanah.Oppenheim@oregon.gov

(503) 400-2787



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