DEMOGRAPHIC & HOUSING PROFILES

Washington County

Population | Washington | Oregon | United States
---|---|---|---
Total (2015 est.) | 574,326 | 4,028,977 | 312,418,820
# Change since 2010 | 44,616 | 197,903 | 12,673,282
% Change since 2010 | 8.4% | 5.2% | 4.1%

Vacancy Rates, 2011-2015
- Owner Rate: 1.2%
- Renter Rate: 3.5%

Homeownership Rates by Race/Ethnicity, 2011-2015
- White Alone: 62.9%
- Asian Alone: 62.5%
- Two or More Races Alone: 46.0%
- African American Alone: 44.5%
- Native American Alone: 34.9%
- Hispanic: 34.5%
- Some Other Race Alone: 25.9%
- Pacific Islander Alone: 23.9%

Building Permits Issued in County

For more information:
Oregon Housing and Community Services
Employment and Industry Growth

<table>
<thead>
<tr>
<th>Jobs by Industry</th>
<th>2015</th>
<th>% Change Since 2009</th>
<th>2015 Average Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Resources</td>
<td>4,329</td>
<td>-10.1%</td>
<td>$32,477</td>
</tr>
<tr>
<td>Construction</td>
<td>13,499</td>
<td>-8.6%</td>
<td>$58,095</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>48,723</td>
<td>9.6%</td>
<td>$108,255</td>
</tr>
<tr>
<td>Wholesale Trade **</td>
<td>8,964</td>
<td>-6.5%</td>
<td>$47,758</td>
</tr>
<tr>
<td>Retail Trade **</td>
<td>30,712</td>
<td>1.9%</td>
<td>$47,758</td>
</tr>
<tr>
<td>Transportation **</td>
<td>9,581</td>
<td>1.9%</td>
<td>$47,758</td>
</tr>
<tr>
<td>Information</td>
<td>5,992</td>
<td>3.4%</td>
<td>$90,257</td>
</tr>
<tr>
<td>Finance</td>
<td>20,780</td>
<td>-5.9%</td>
<td>$63,327</td>
</tr>
<tr>
<td>Professional, Scientific</td>
<td>36,750</td>
<td>11.8%</td>
<td>$87,355</td>
</tr>
<tr>
<td>Education, Healthcare</td>
<td>54,070</td>
<td>13.9%</td>
<td>$48,484</td>
</tr>
<tr>
<td>Leisure, Hospitality</td>
<td>23,222</td>
<td>15.5%</td>
<td>$18,978</td>
</tr>
<tr>
<td>Public Administration</td>
<td>8,156</td>
<td>2.4%</td>
<td>$42,668</td>
</tr>
<tr>
<td>Other Services</td>
<td>11,593</td>
<td>6.3%</td>
<td>$61,892</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>276,371</td>
<td>6.1%</td>
<td></td>
</tr>
</tbody>
</table>

** Combined average wage shown per BLS.

Median Home Sales by Region, 2015

<table>
<thead>
<tr>
<th>Oregon Region*</th>
<th>Sales Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Washington County</td>
<td>$286,248**</td>
</tr>
<tr>
<td>Central</td>
<td>$276,545</td>
</tr>
<tr>
<td>Eastern</td>
<td>$143,468</td>
</tr>
<tr>
<td>Gorge</td>
<td>$238,045</td>
</tr>
<tr>
<td>North Coast</td>
<td>$221,895</td>
</tr>
<tr>
<td>Portland Metropolitan Statistical Area</td>
<td>$315,632</td>
</tr>
<tr>
<td>South Central</td>
<td>Not Available</td>
</tr>
<tr>
<td>Southwestern</td>
<td>$212,159</td>
</tr>
<tr>
<td>Willamette Valley</td>
<td>$217,611</td>
</tr>
</tbody>
</table>

*Regions are defined on the back cover
** This is the Zillow Home Value Index Estimate as of December 2015

Washington County’s mean renter wage

$20.82

Washington County’s mean renter wage

$23.88

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

93 hours

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

1 out of 4

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

4.2% Washington County

4.9% Oregon

Unemployment Rates, 2016
Washington County’s Median Family Income (MFI)

$78,866

Affordable and Available Rental Homes per 100 Renter Households, 2015

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

Washington County: Total 544

Poverty Rates, 2011-2015
Data Sources

Page 1:
Median Rents: Zillow Rent Index, 2010-2016
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 Coali  on, Out of Reach 2016

Page 3:
Shortage of Affordable Units: HUD, 2010-2014 Comprehensive Housing Affordability Strategy Data
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

For more information, contact:
Shoshanah Oppenheim
Planning and Policy Manager
Shoshanah.Oppenheim@oregon.gov
(503) 400-2787

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