

# WASHINGTON COUNTY

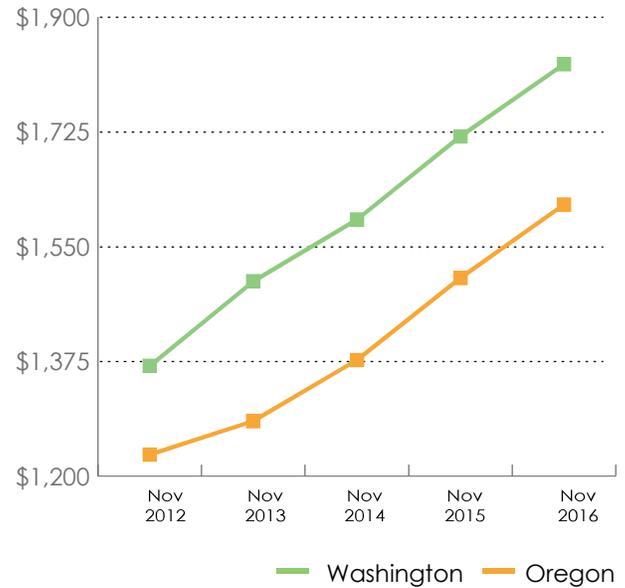


Washington County

## DEMOGRAPHIC & HOUSING PROFILES

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%

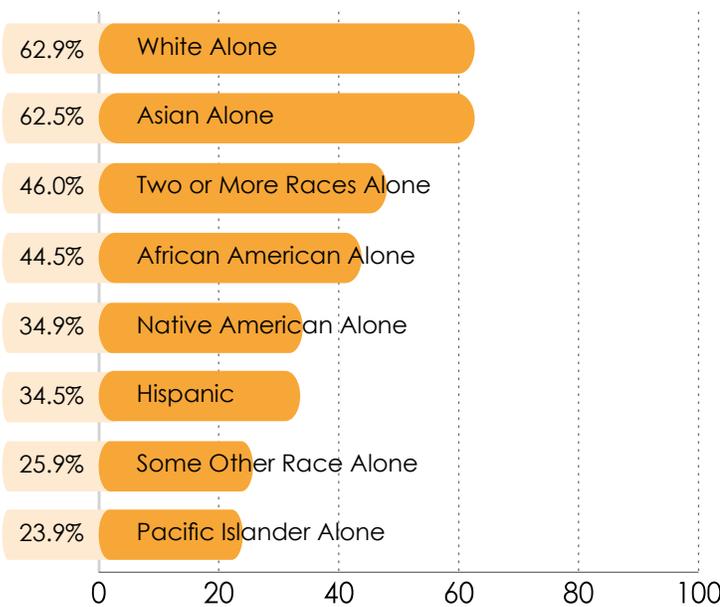
### Median Rents, 2012-2016



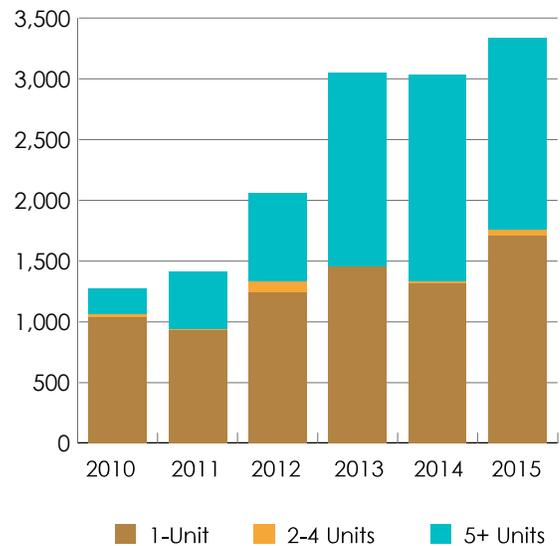
### Vacancy Rates, 2011-2015



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



### Building Permits Issued in County



# WASHINGTON COUNTY

## Employment and Industry Growth

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

\*\* Combined average wage shown per BLS.

# \$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.



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

## Median Home Sales by Region, 2015

Oregon Region*	Sales Price
Washington County	\$286,248**
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 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

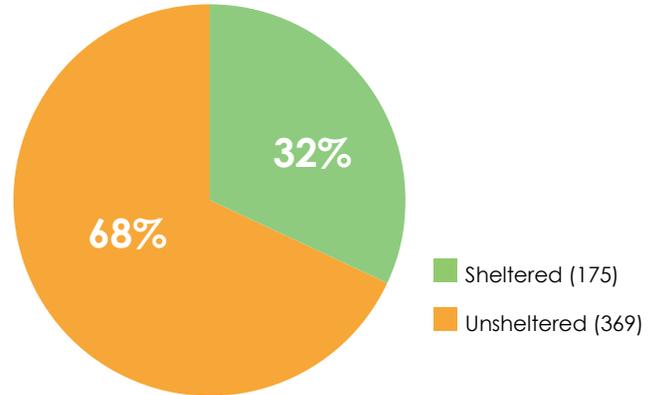
## Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	14,190	27,426	45,285
Affordable Units	4,275	12,885	65,195
Surplus / (Deficit)	(9,915)	(14,541)	19,910
Affordable & Available*	1,835	8,020	41,565
Surplus / (Deficit)	(12,355)	(19,406)	(3,720)

\*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	\$308,024	\$246,420	\$154,012
% of Stock Affordable	57.6%	36.7%	11.0%

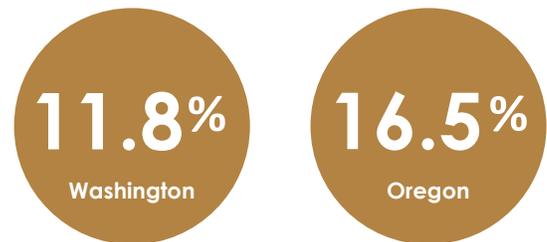
## Point-in-Time Homelessness, 2017 Washington County: Total 544



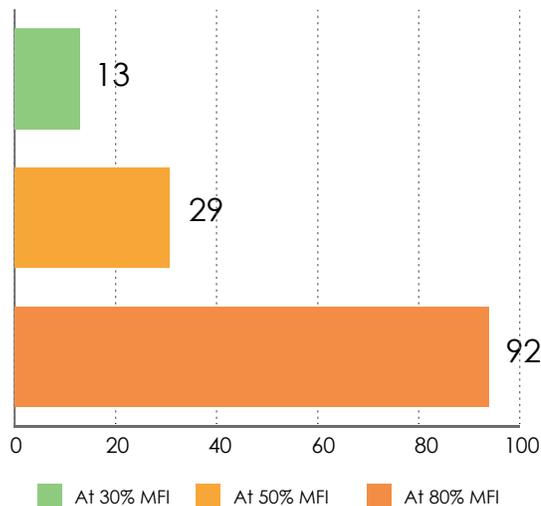
# \$78,866

Washington County's  
Median Family Income (MFI)

## Poverty Rates, 2011-2015



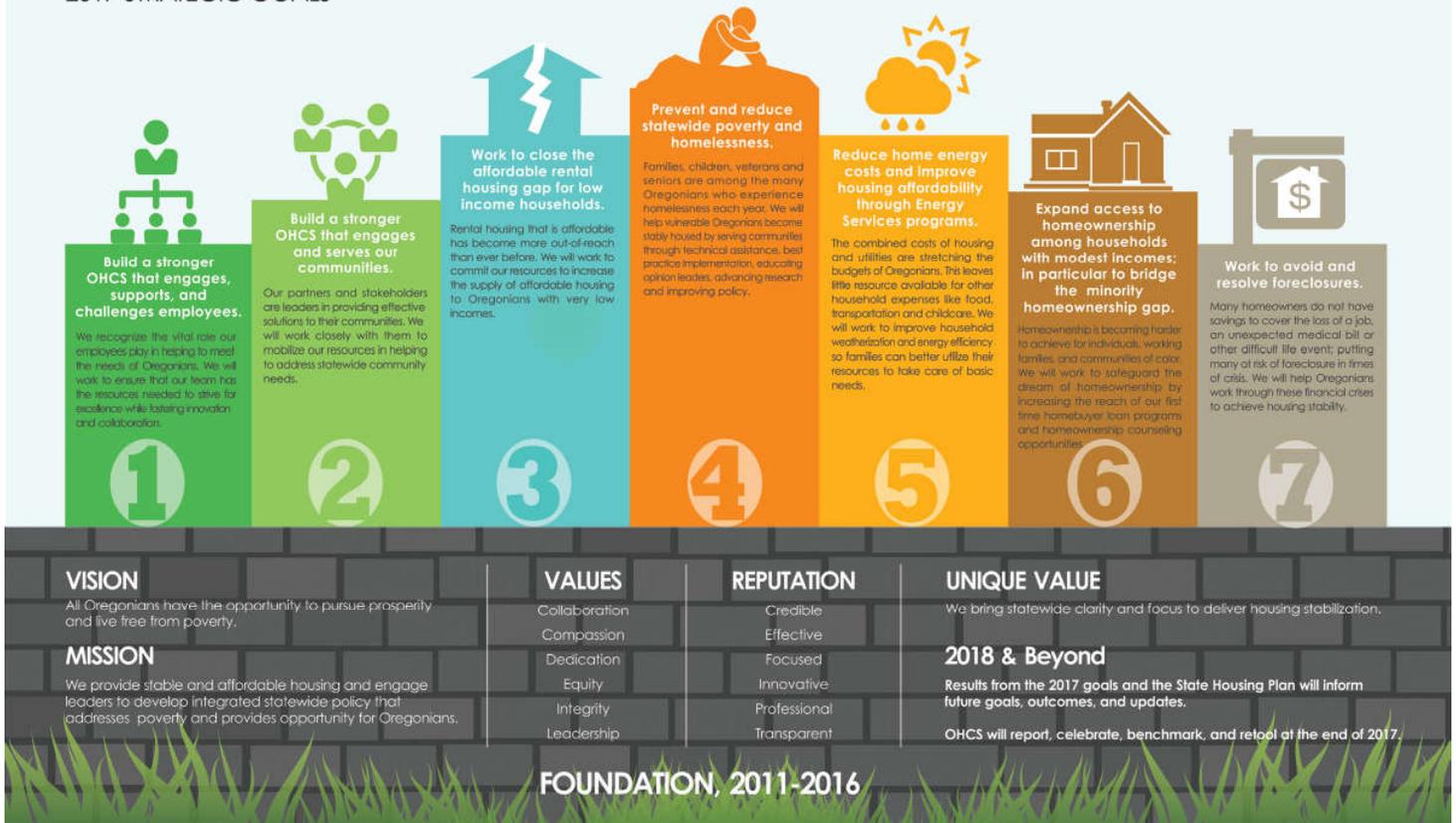
## Affordable and Available Rental Homes per 100 Renter Households, 2015



## 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
Jefferson	\$18,480	\$26,610	\$41,345
Lane	\$19,892	\$43,125	\$60,005
Marion	\$19,642	\$31,149	\$43,779
Multnomah	\$19,993	\$47,037	\$65,027
Polk	\$19,962	\$31,281	\$44,561
Washington	\$24,353	\$47,571	\$65,800
Yamhill	\$22,635	\$39,305	\$49,635

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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