

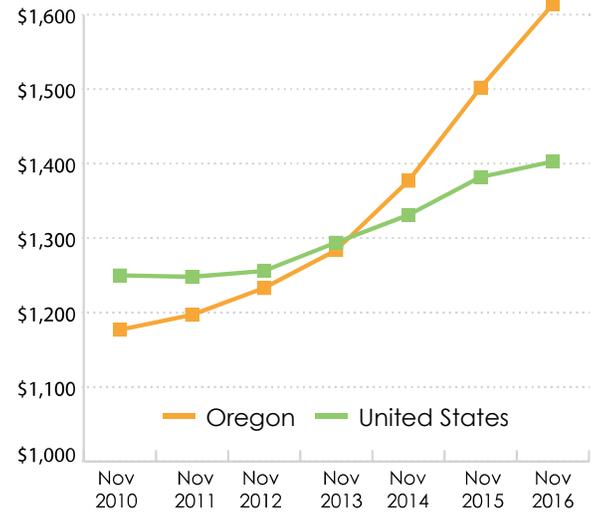
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DEMOGRAPHIC & HOUSING PROFILES

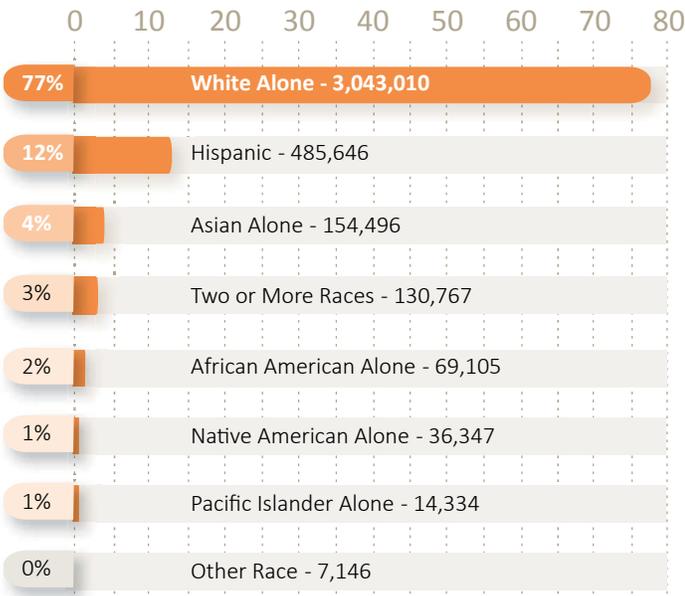


Population	Oregon	United States
Total (2015 est.)	4,028,977	312,418,820
# Change since 2010	197,903	12,673,282
% Change since 2010	5.2%	4.1%

Median Rents, 2010-2016



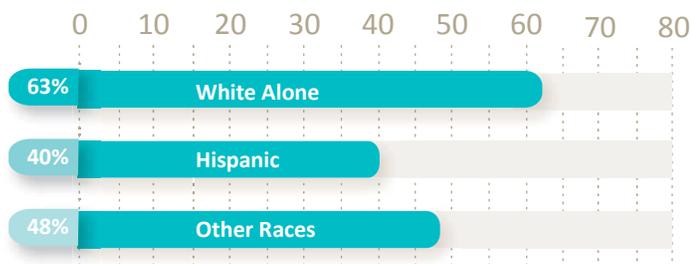
Population by Race/Ethnicity, 2011-2015



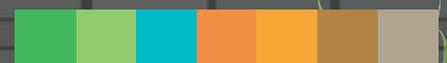
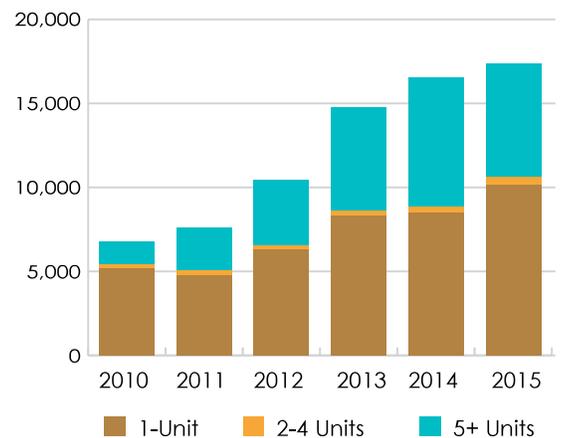
Vacancy Rates, 2011-2015



Homeownership Rates by Race/Ethnicity, 2011-2015



Building Permits Issued in Oregon



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Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	60,535	0.1%	\$34,484
Construction	99,157	-20.0%	\$53,622
Manufacturing	204,094	-1.9%	\$65,734
Wholesale Trade **	51,908	-8.0%	\$40,413
Retail Trade**	215,805	-0.3%	\$40,413
Transportation **	73,724	-3.5%	\$40,413
Information	33,058	-10.4%	\$73,565
Finance	102,145	-9.3%	\$63,536
Professional, Scientific	190,080	8.0%	\$64,617
Education, Healthcare	413,562	12.3%	\$48,257
Leisure, Hospitality	176,909	9.0%	\$48,257
Public Administration	80,653	0.6%	\$29,655
Other Services	88,177	3.4%	\$59,387
Total	1,789,807	1.5%	

** Combined average wage shown per BLS.

\$14.84

Oregon's median renter wage

\$19.86

The housing wage to afford a 2-bedroom at fair market rent.



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

Median Home Sales by Region, 2015

Oregon Region	Sales Price
Central	\$276,545
Eastern	\$143,468
Gorge	\$238,045
North Coast	\$221,895
Portland MS	\$315,632
Southwestern	\$212,159
Willamette Valley	\$217,611

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

4.9%

Oregon

4.9%

United States

Unemployment Rates, 2016

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Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	128,950	235,185	360,215
Affordable Units	53,091	136,735	455,404
Surplus / (Deficit)	(75,859)	(98,450)	95,189
Affordable & Available*	26,334	86,452	313,465
Surplus / (Deficit)	(102,616)	(148,733)	(46,750)

*Number of affordable units either vacant or occupied by person(s) in income group.

13,953

Point-in-Time Homelessness, 2017

Owner Affordability	... for MFI	.. for 80% MFI	.. for 50% MFI
Max Affordable Value	\$245,916	\$196,733	\$122,958
% of Stock Affordable	30.6%	22.0%	10.2%

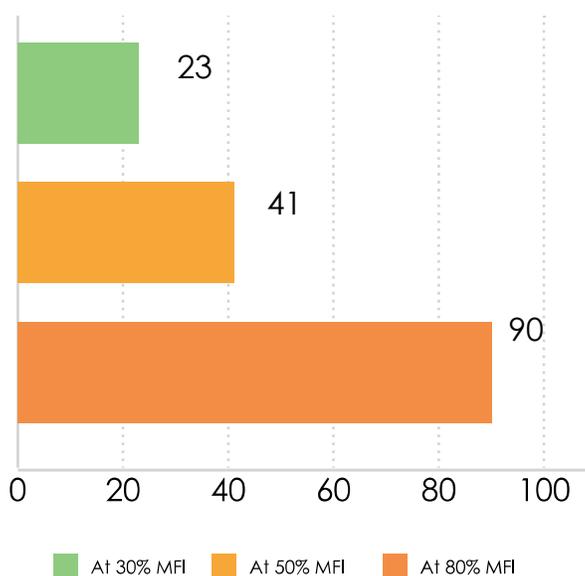


Poverty Rate, 2016

\$62,964

Oregon's Median Family Income (MFI)

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
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



VISION

All Oregonians have the opportunity to pursue prosperity and live free from poverty.

MISSION

We provide stable and affordable housing and engage leaders to develop integrated statewide policy that addresses poverty and provides opportunity for Oregonians.

VALUES

- Collaboration
- Compassion
- Dedication
- Equity
- Integrity
- Leadership

REPUTATION

- Credible
- Effective
- Focused
- Innovative
- Professional
- Transparent

UNIQUE VALUE

We bring statewide clarity and focus to deliver housing stabilization.

2018 & Beyond

Results from the 2017 goals and the State Housing Plan will inform future goals, outcomes, and updates.

OHCS will report, celebrate, benchmark, and retool at the end of 2017.

FOUNDATION, 2011-2016

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

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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