

BAKER COUNTY

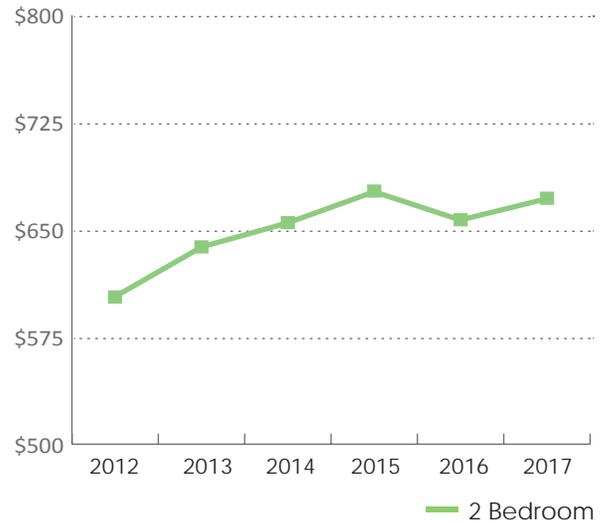
DEMOGRAPHIC & HOUSING PROFILES



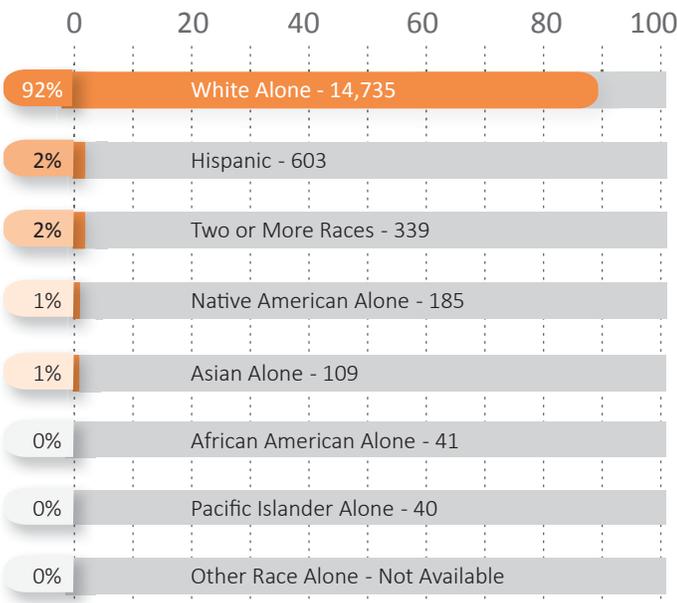
Baker County

Population	Baker	Oregon	United States
Total (2015 est.)	16,005	4,028,977	312,418,820
# Change since 2010	-129	197,903	12,673,282
% Change since 2010	-0.8%	5.2%	4.1%

Fair Market Rents, 2012-2017



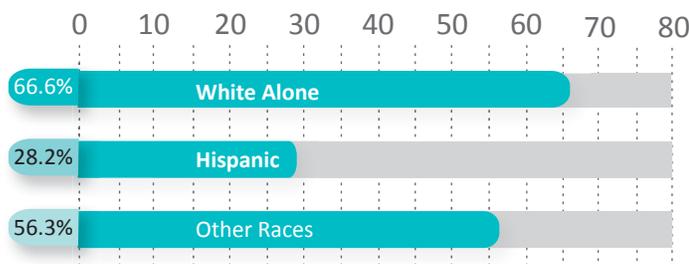
Population by Race/Ethnicity, 2011-2015



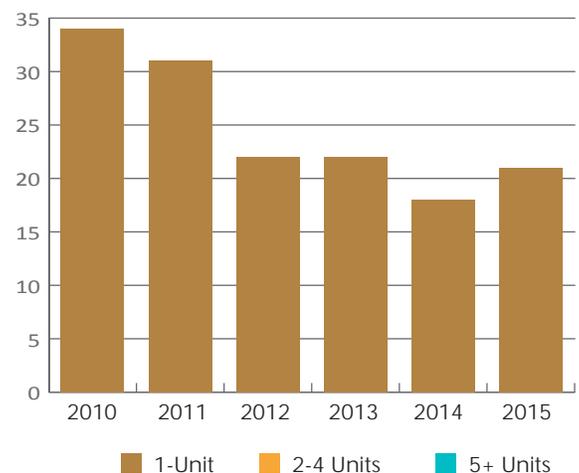
Vacancy Rates, 2011-2015



Homeownership Rates by Race/Ethnicity, 2011-2015



Building Permits Issued in County



BAKER COUNTY

Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	619	-16.0%	\$30,128
Construction	464	-9.0%	\$30,574
Manufacturing	577	16.3%	\$43,327
Wholesale Trade **	91	9.6%	\$32,050
Retail Trade**	809	-5.7%	\$32,050
Transportation **	426	13.0%	\$32,050
Information	80	-68.1%	\$34,651
Finance	327	5.8%	\$38,762
Professional, Scientific	340	-11.5%	\$33,555
Education, Healthcare	1,518	24.2%	\$41,689
Leisure, Hospitality	532	-19.3%	\$15,514
Public Administration	370	-31.4%	\$17,293
Other Services	223	-27.8%	\$63,705
Total	6,376	-5.3%	

** Combined average wage shown per BLS.

\$ 9.49

Baker County's mean renter wage

\$13.10

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



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

Median Home Sales by Region, 2015

Oregon Region*	Sales Price
Baker County	\$142,776
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.

1 out of 4



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

3 out of 5



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

6.4%

Baker County

4.9%

Oregon

Unemployment Rates, 2016

BAKER COUNTY

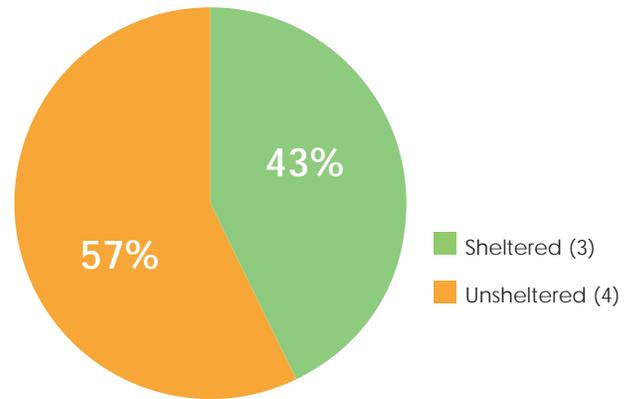
Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	570	1,070	1,585
Affordable Units	525	1,220	2,205
Surplus / (Deficit)	(45)	150	620
Affordable & Available*	165	645	1,455
Surplus / (Deficit)	(405)	(425)	(130)

*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	\$203,552	\$162,841	\$101,776
% of Stock Affordable	63.9%	54.1%	35.0%

Point-in-Time Homelessness, 2017 Baker County: Total 7



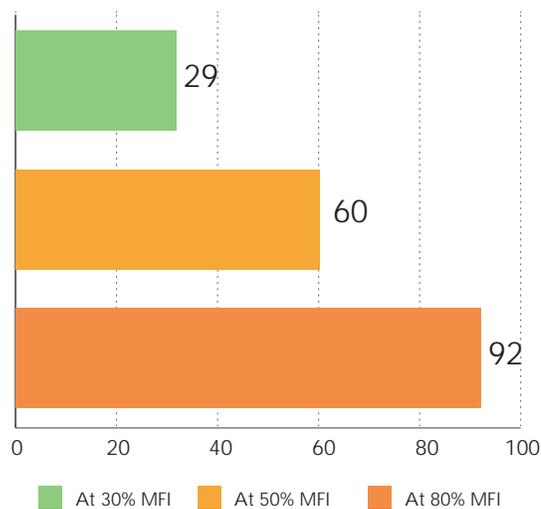
\$52,117

Baker County's
Median Family Income (MFI)

Poverty Rates, 2011-2015



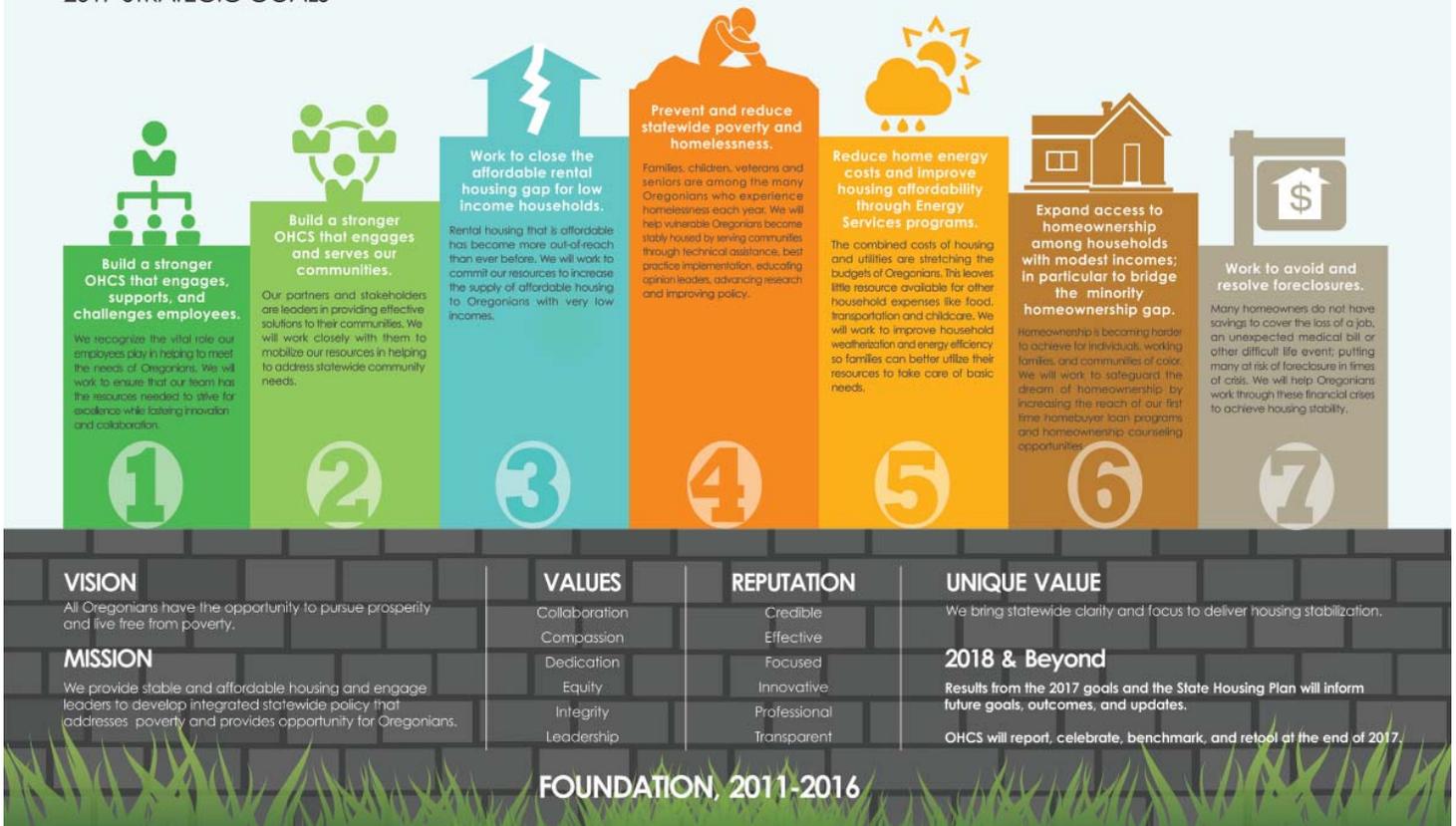
Affordable and Available Rental Homes per 100 Renter Households, 2015



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

	One Adult	One Adult One Preschooler	Two Adults One Preschooler One School-Age
Baker	\$18,283	\$26,624	\$40,536
Clackamas	\$24,469	\$47,211	\$65,490
Crook	\$18,788	\$26,848	\$40,473
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



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, 2012-2016
 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: 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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