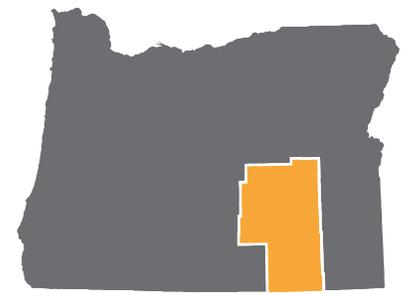


HARNEY COUNTY

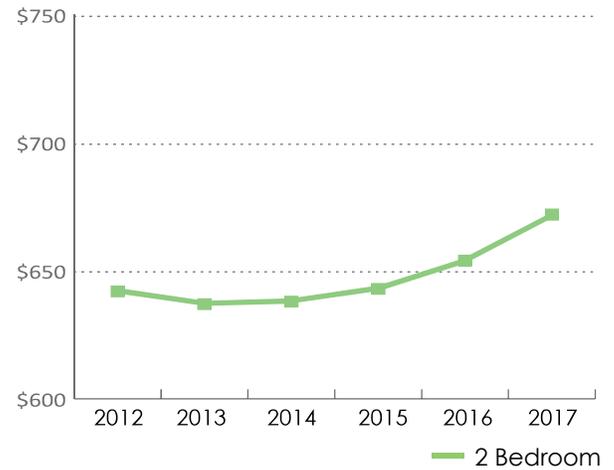
DEMOGRAPHIC & HOUSING PROFILES



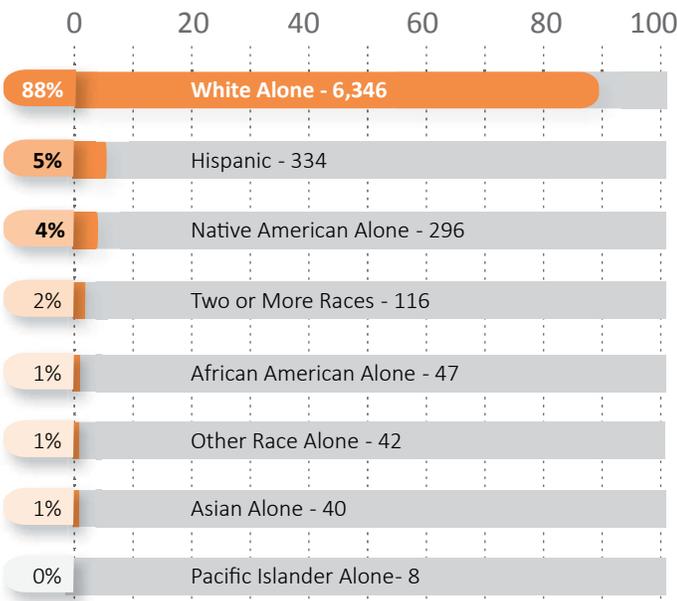
Harney County

Population	Harney	Oregon	United States
Total (2015 est.)	7,200	4,028,977	312,418,820
# Change since 2010	-222	197,903	12,673,282
% Change since 2010	-3.0%	5.2%	4.1%

Fair Market Rents, 2012-2017



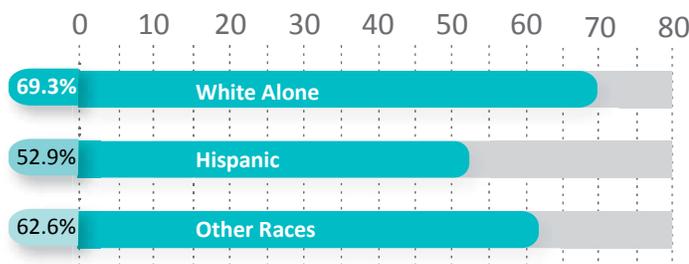
Population by Race/Ethnicity, 2011-2015



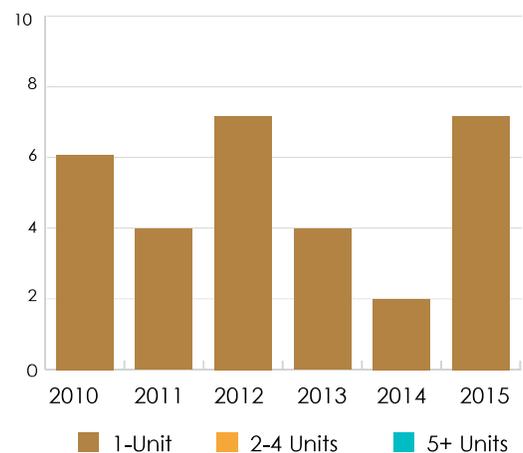
Vacancy Rates, 2011-2015



Homeownership Rates by Race/Ethnicity, 2011-2015



Building Permits Issued in County



HARNEY COUNTY

Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	779	26.1%	\$28,866
Construction	60	-75.7%	\$29,572
Manufacturing	72	-64.5%	\$32,229
Wholesale Trade **	14	-84.3%	\$32,973
Retail Trade**	280	-22.9%	\$32,973
Transportation **	133	98.5%	\$32,973
Information	25	-60.9%	\$41,295
Finance	48	-31.4%	\$32,848
Professional, Scientific	149	52.0%	\$26,520
Education, Healthcare	648	4.9%	\$27,811
Leisure, Hospitality	210	-51.2%	\$13,305
Public Administration	366	1.9%	\$17,422
Other Services	117	34.5%	\$53,716
Total	2,901	-12.4%	

** Combined average wage shown per BLS.

\$10.35

Harney County's mean renter wage

\$13.10

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



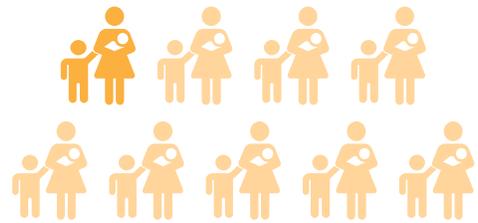
Fifty-two hours per week at minimum wage is needed to afford a 2-bedroom apartment.

Median Home Sales by Region, 2015

Oregon Region*	Sales Price
Harney County	Not Available
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 9



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

1 out of 2



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

6.3%

Harney County

4.9%

Oregon

Unemployment Rates, 2016



HARNEY COUNTY

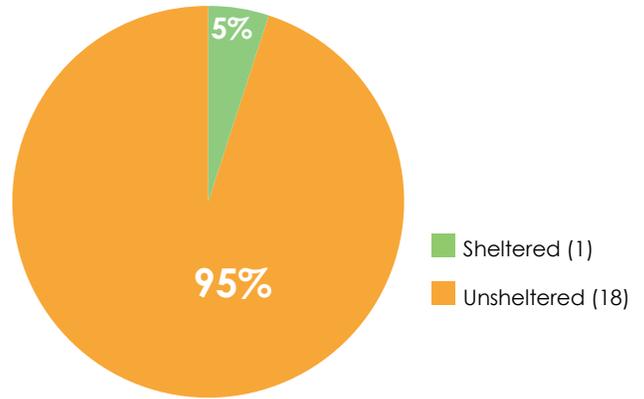
Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	115	380	640
Affordable Units	325	780	1,054
Surplus / (Deficit)	210	400	414
Affordable & Available*	140	380	704
Surplus / (Deficit)	25	Not Available	64

*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	\$156,938	\$125,550	\$78,469
% of Stock Affordable	66.8%	35.0%	29.8%

Point-in-Time Homelessness, 2017 Harney County: Total 19



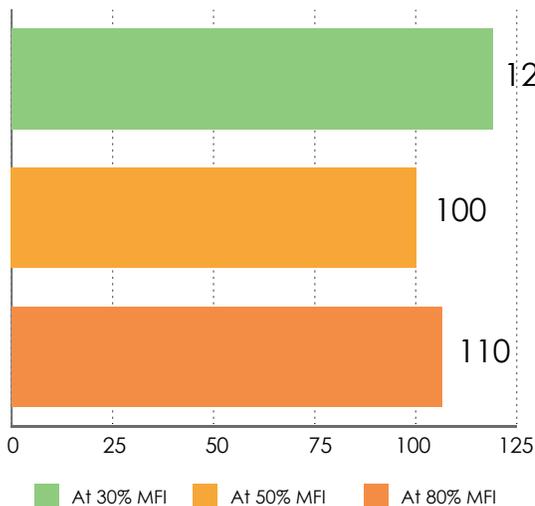
\$40,182

Harney County's
Median Family Income (MFI)

Poverty Rates, 2011-2015



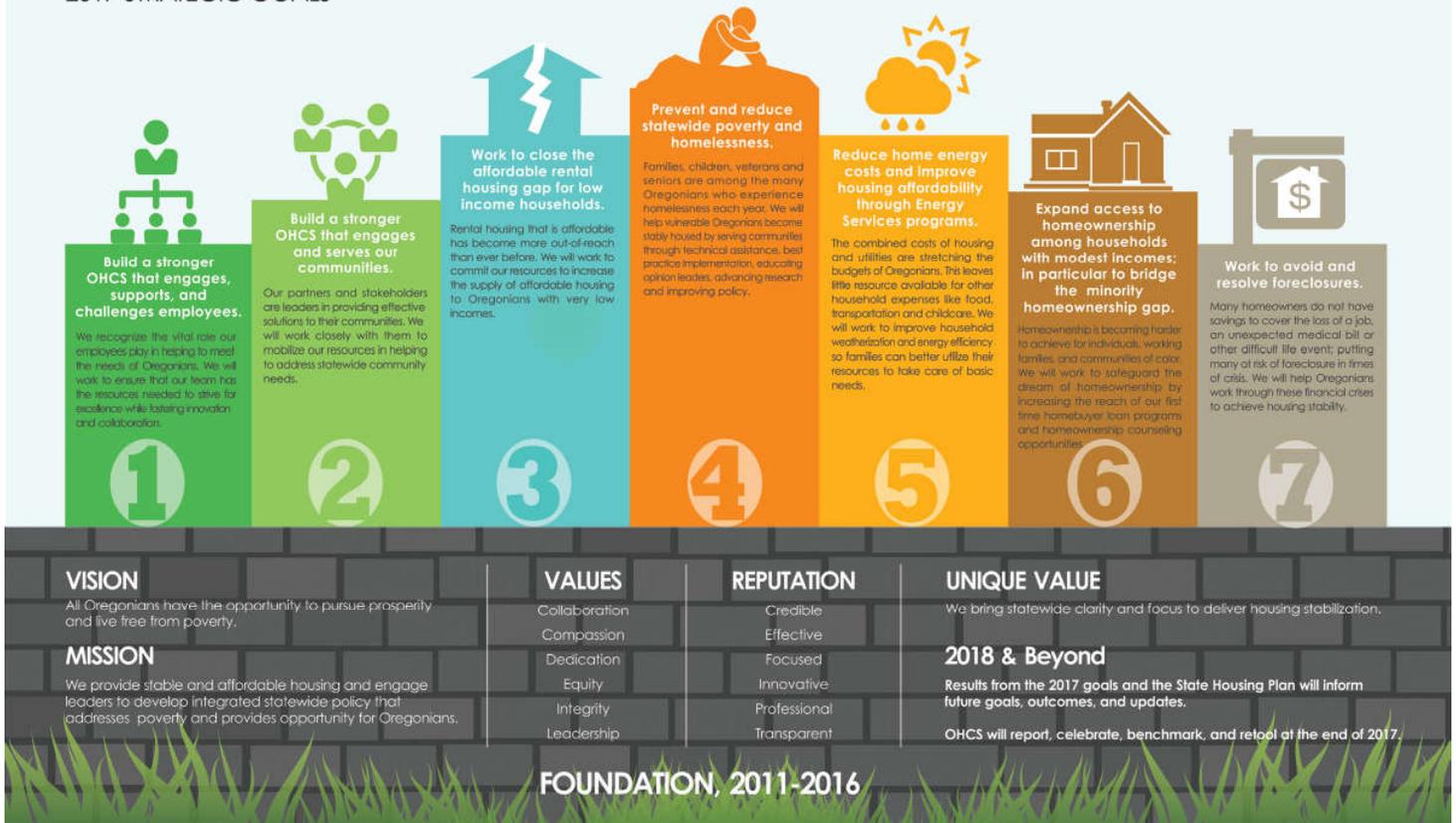
Affordable and Available Rental Homes per 100 Renter Households, 2015



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
Harney	\$17,301	\$25,840	\$39,588
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, 2012-2017
- 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

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

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: 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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