

HOOD RIVER COUNTY

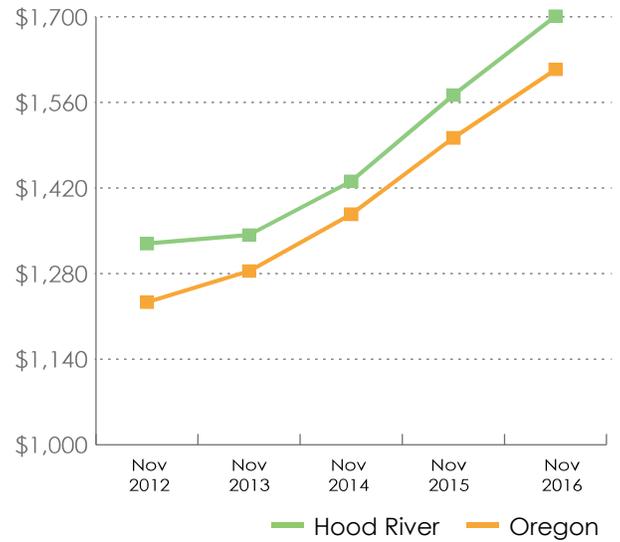
DEMOGRAPHIC & HOUSING PROFILES



Hood River County

Population	Hood River	Oregon	United States
Total (2015 est.)	23,137	4,028,977	312,418,820
# Change since 2010	791	197,903	12,673,282
% Change since 2010	3.5%	5.2%	4.1%

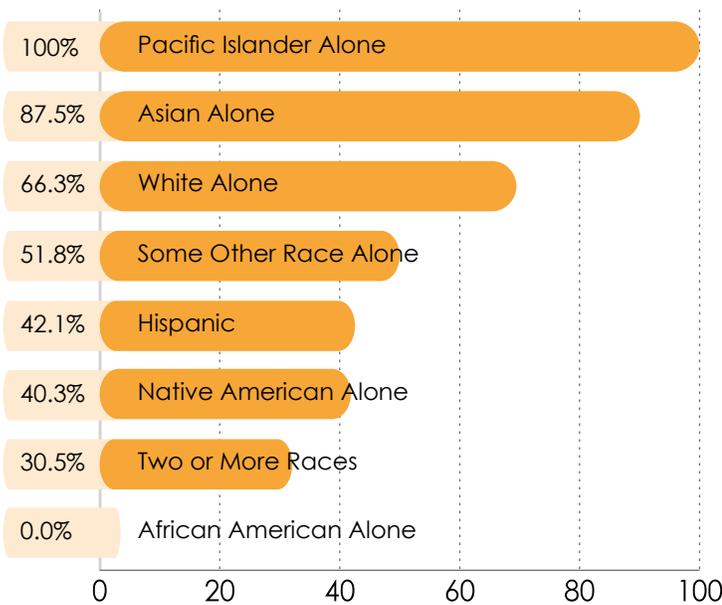
Median Rents, 2012-2016



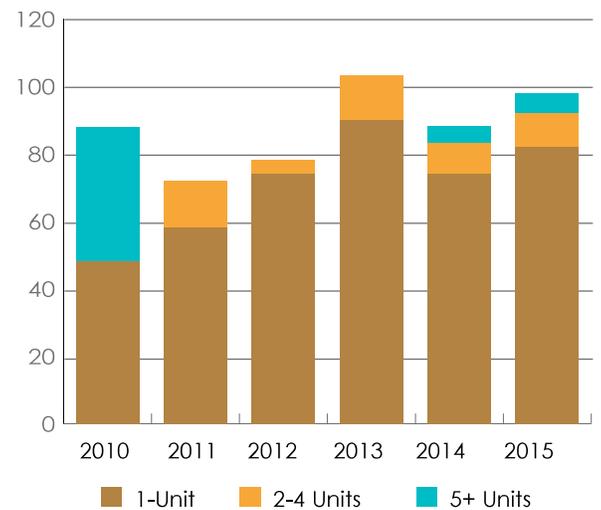
Vacancy Rates, 2011-2015



Homeownership Rates by Race/Ethnicity, 2011-2015



Building Permits Issued in County



HOOD RIVER COUNTY

Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	1,656	6.2%	\$23,162
Construction	661	5.1%	\$38,398
Manufacturing	1,119	2.7%	\$43,032
Wholesale Trade **	508	-21.6%	\$31,284
Retail Trade**	1,020	-5.4%	\$31,284
Transportation **	463	-10.1%	\$31,284
Information	180	-46.4%	\$54,246
Finance	259	-36.4%	\$42,717
Professional, Scientific	893	9.4%	\$63,689
Education, Healthcare	2,516	23.9%	\$44,821
Leisure, Hospitality	1,098	-15.3%	\$18,941
Public Administration	316	-13.7%	\$26,741
Other Services	562	9.8%	\$42,094
Total	11,251	-0.3%	

** Combined average wage shown per BLS.

\$10.45

Hood River County's mean renter wage

\$17.29

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



Sixty-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
Hood River County	\$303,409**
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

1 out of 2



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

4.2%

Hood River County

4.9%

Oregon

Unemployment Rates, 2016



HOOD RIVER COUNTY

Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	435	985	1,535
Affordable Units	680	1,280	2,415
Surplus / (Deficit)	245	295	880
Affordable & Available*	115	580	1,410
Surplus / (Deficit)	(320)	(405)	(125)

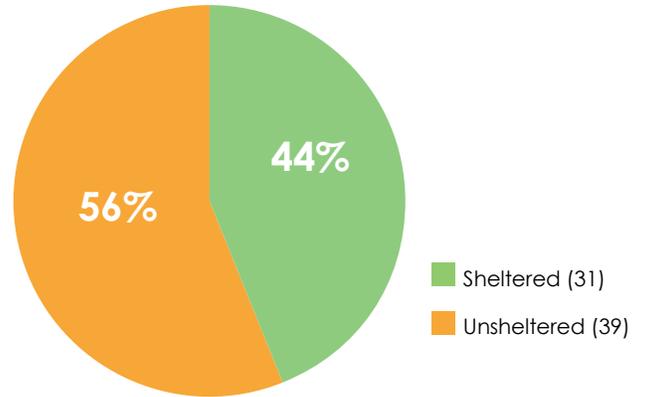
*Number of affordable units either vacant or occupied by person(s) in income group.

Owner Affordability	... for MFI	.. for 80% MFI	.. for 50% MFI
Max Affordable Value	\$254,845	\$203,876	\$124,422
% of Stock Affordable	34.2%	22.4%	10.4%

\$65,250

Hood River County's
Median Family Income (MFI)

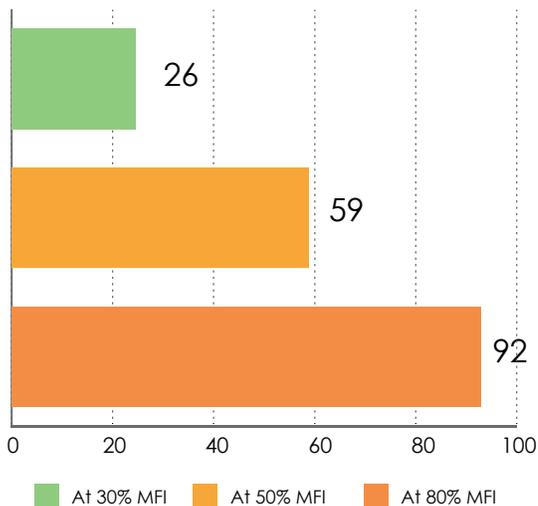
Point-in-Time Homelessness, 2017 Hood River County: Total 70



Oregon Poverty Rate, 2011-2015



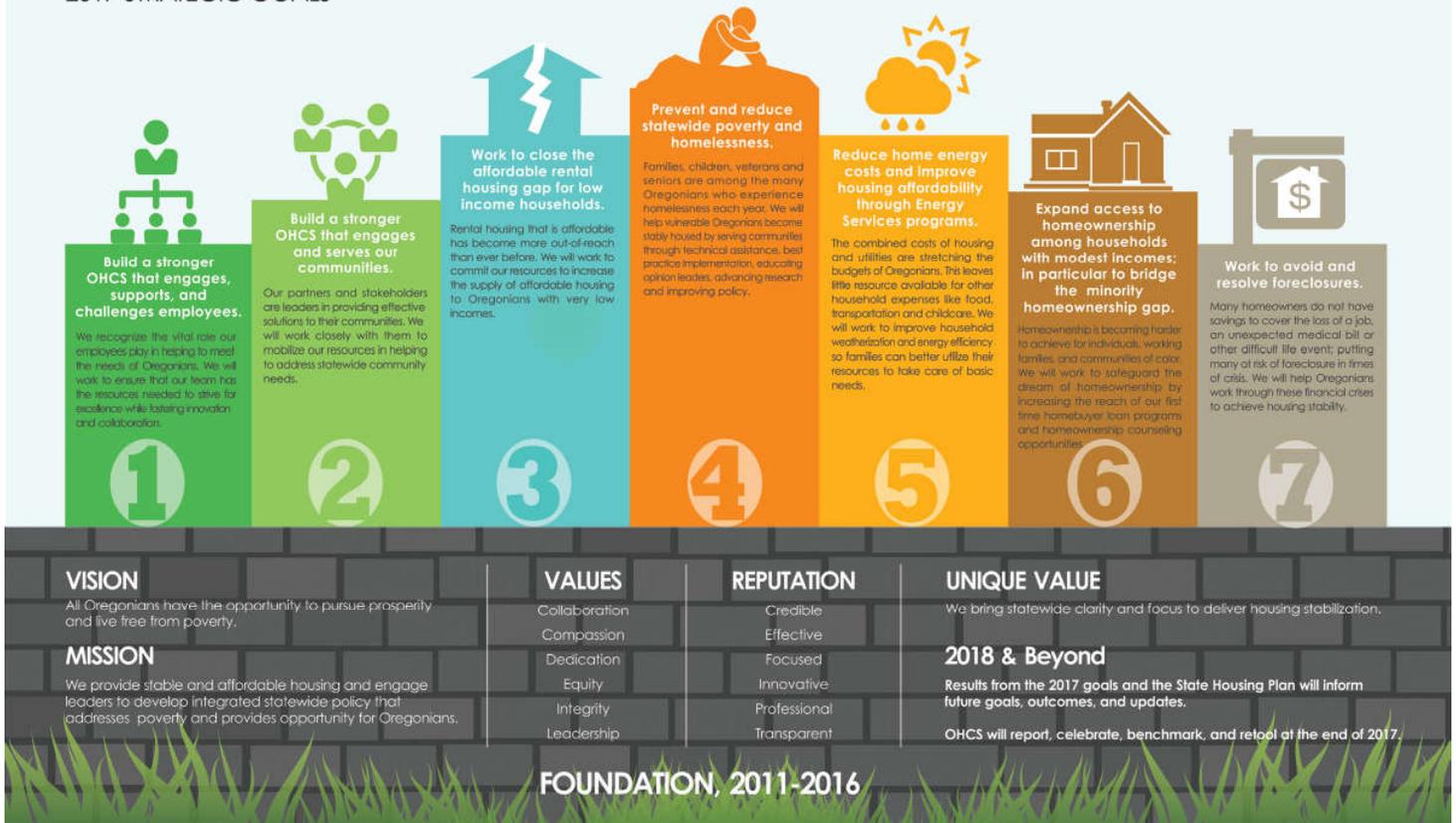
Affordable and Available Rental Homes per 100 Renter Households, 2015



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
Hood River	\$22,367	\$45,530	\$64,255
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
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

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



725 Summer St. NE, Suite B
Salem, OR 97301
(503) 986-2000

Printed October 2017

For more information, contact:

Shoshanah Oppenheim
Planning and Policy Manager

Shoshanah.Oppenheim@oregon.gov

(503) 400-2787



Facebook.com/OregonHCS

Twitter.com/OregonHCS

#oregonstatewidehousingplan