

JEFFERSON COUNTY

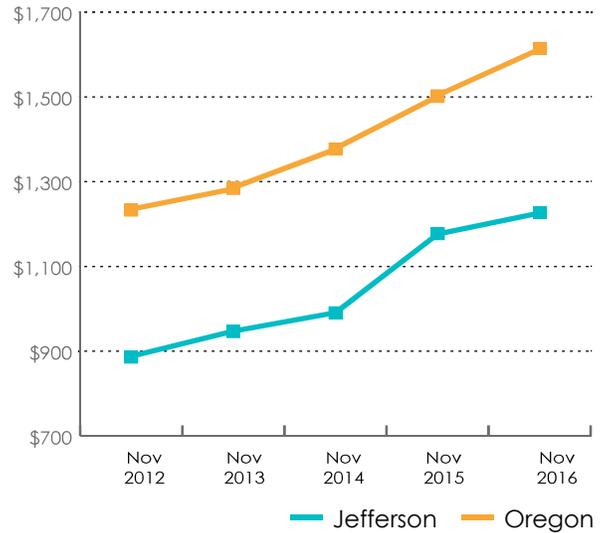
DEMOGRAPHIC & HOUSING PROFILES



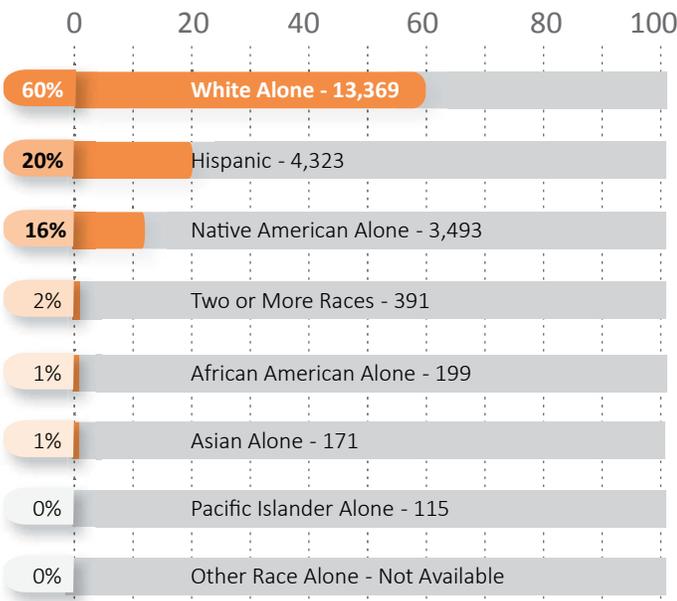
Jefferson County

Population	Jefferson	Oregon	United States
Total (2015 est.)	22,666	4,028,977	312,418,820
# Change since 2010	946	197,903	12,673,282
% Change since 2010	4.4%	5.2%	4.1%

Median Rents, 2012-2016



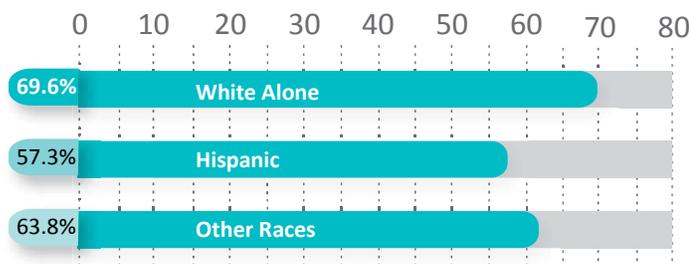
Population by Race/Ethnicity, 2011-2015



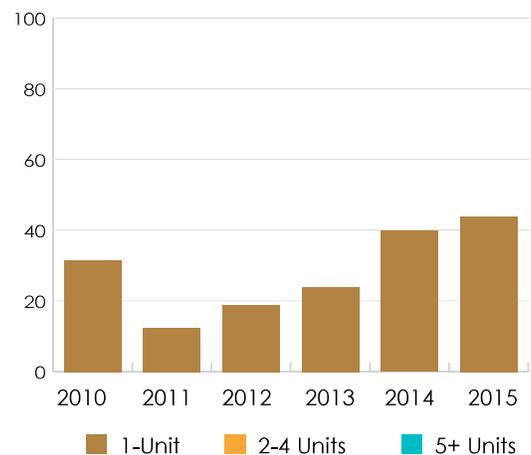
Vacancy Rates, 2011-2015



Homeownership Rates by Race/Ethnicity, 2011-2015



Building Permits Issued in County



JEFFERSON COUNTY

Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	865	73.7%	\$32,866
Construction	539	-29.2%	\$44,035
Manufacturing	968	-37.6%	\$39,509
Wholesale Trade **	168	-40.2%	\$31,860
Retail Trade**	997	0.8%	\$31,860
Transportation **	427	40.9%	\$31,860
Information	48	-61.6%	\$29,857
Finance	301	-3.2%	\$38,409
Professional, Scientific	462	10.3%	\$39,994
Education, Healthcare	1,532	-6.0%	\$42,569
Leisure, Hospitality	858	6.8%	\$15,682
Public Administration	633	-6.2%	\$17,775
Other Services	369	64.0%	\$65,274
Total	8,167	-4.7%	

** Combined average wage shown per BLS.

\$11.45

Jefferson 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
Jefferson County	\$135,000**
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 5



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

5 out of 7



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

6.7%

Jefferson County

4.9%

Oregon

Unemployment Rates, 2016



JEFFERSON COUNTY

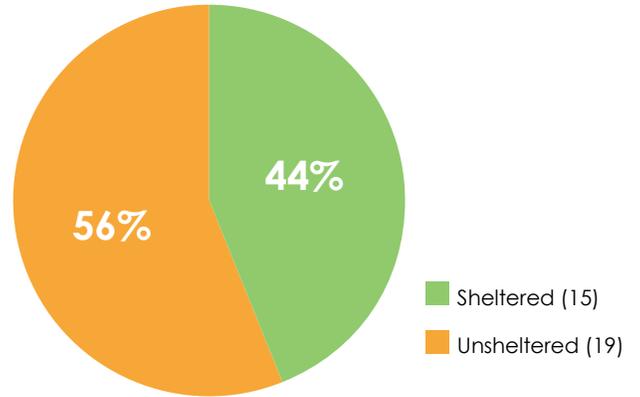
Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	530	995	1,540
Affordable Units	355	890	2,315
Surplus / (Deficit)	(175)	(105)	775
Affordable & Available*	125	470	1,430
Surplus / (Deficit)	(405)	(525)	(110)

*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	\$195,834	\$156,667	\$97,917
% of Stock Affordable	63.3%	52.1%	29.8%

Point-in-Time Homelessness, 2017 Jefferson County: Total 34



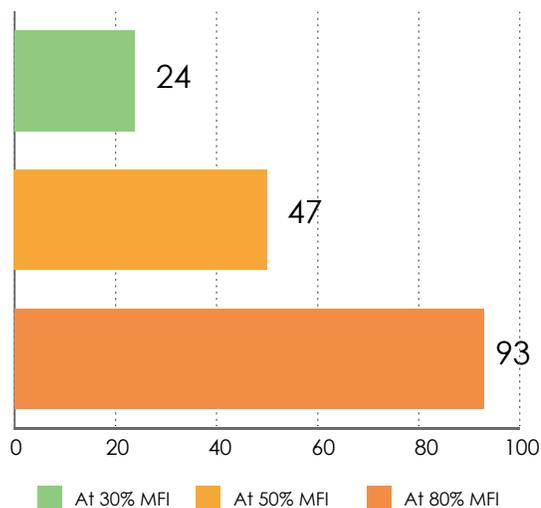
\$50,141

Jefferson County's
Median Family Income (MFI)

Oregon Poverty Rate, 2011-2015



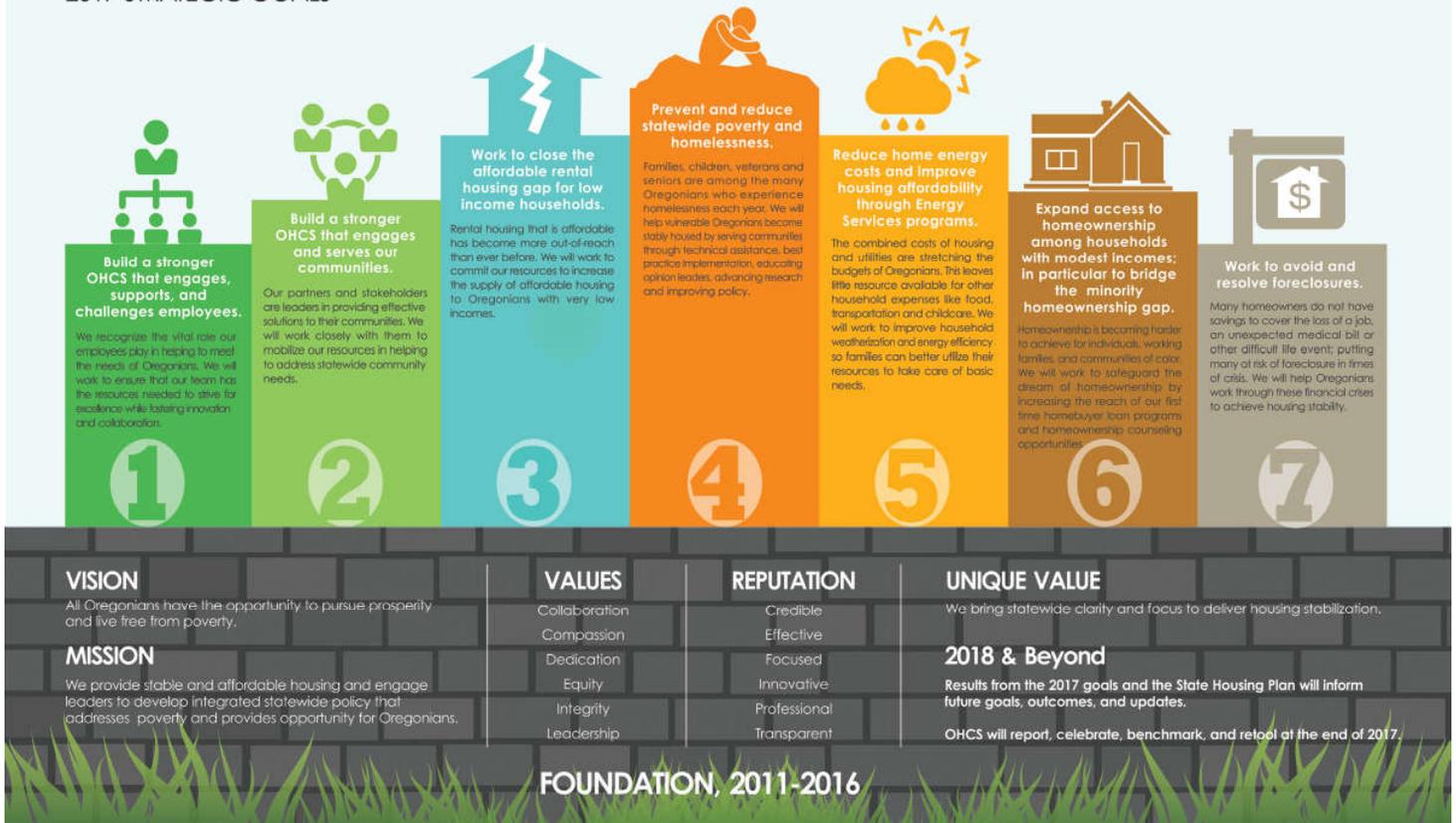
Affordable and Available Rental Homes per 100 Renter Households, 2015



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
Jackson	\$19,728	\$37,497	\$47,587
Jefferson	\$18,480	\$26,610	\$41,345
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
 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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