

LANE COUNTY



Lane County

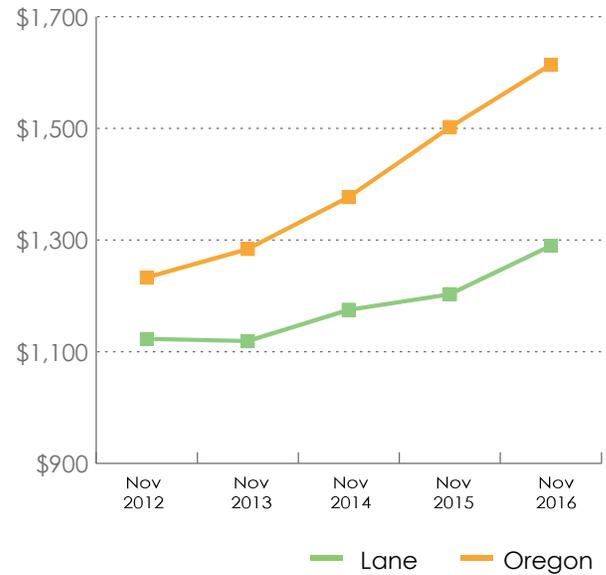
DEMOGRAPHIC & HOUSING PROFILES

Population	Lane	Oregon	United States
Total (2015 est.)	362,895	4,028,977	312,418,820
# Change since 2010	11,180	197,903	12,673,282
% Change since 2010	3.2%	5.2%	4.1%

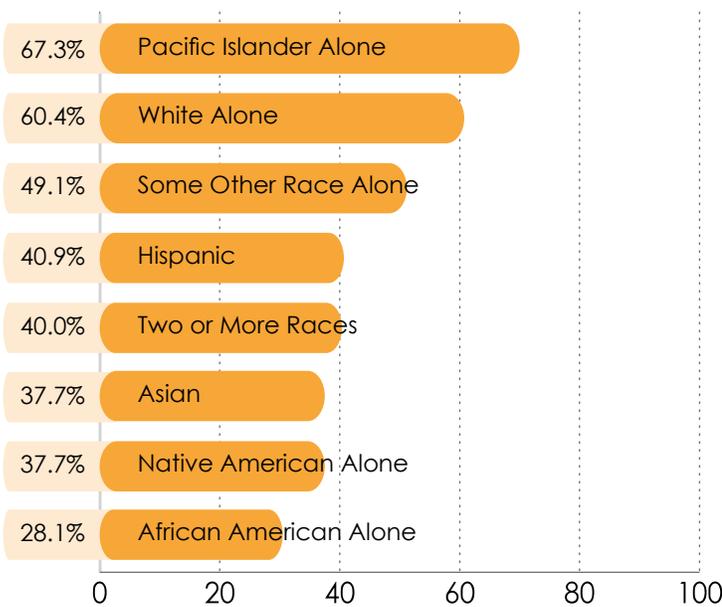
Vacancy Rates, 2011-2015



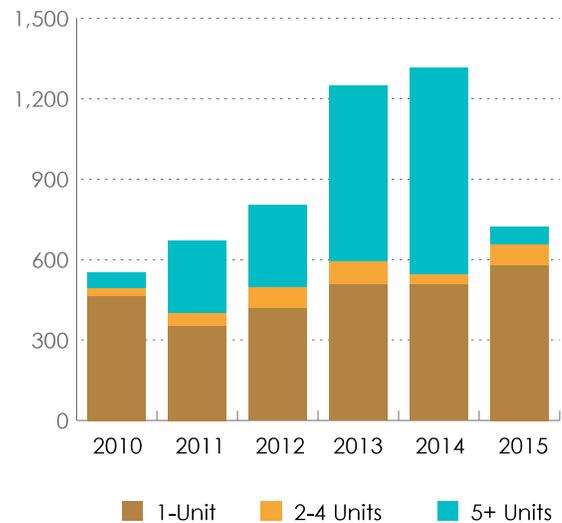
Median Rents, 2012-2016



Homeownership Rates by Race/Ethnicity, 2011-2015



Building Permits Issued in County



LANE COUNTY

Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	3,719	3.6%	\$39,704
Construction	8,296	-22.0%	\$47,982
Manufacturing	15,158	-20.5%	\$50,864
Wholesale Trade **	4,356	-21.2%	\$34,418
Retail Trade**	21,116	1.8%	\$34,418
Transportation **	5,741	-2.1%	\$34,418
Information	3,282	1.5%	\$66,040
Finance	8,065	-17.2%	\$54,220
Professional, Scientific	15,705	12.3%	\$41,522
Education, Healthcare	42,643	6.0%	\$46,709
Leisure, Hospitality	17,137	18.3%	\$16,534
Public Administration	5,173	-13.7%	\$25,045
Other Services	8,099	3.1%	\$58,140
Total	158,490	-1.5%	

** Combined average wage shown per BLS.

\$12.27

Lane County's mean renter wage

\$17.10

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
Lane County	\$207,490**
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 3



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

7 out of 9



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

5.1%

Lane County

4.9%

Oregon

Unemployment Rates, 2016



LANE COUNTY

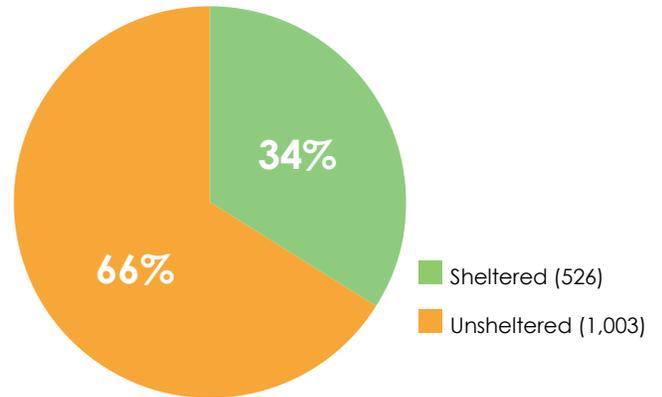
Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	14,340	24,620	36,415
Affordable Units	4,605	9,880	38,525
Surplus / (Deficit)	(9,735)	(14,740)	2,110
Affordable & Available*	2,215	7,025	26,945
Surplus / (Deficit)	(12,125)	(17,595)	(9,470)

*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	\$225,615	\$180,492	\$112,807
% of Stock Affordable	52.6%	36.7%	15.4%

Point-in-Time Homelessness, 2017 Lane County: Total 1,529



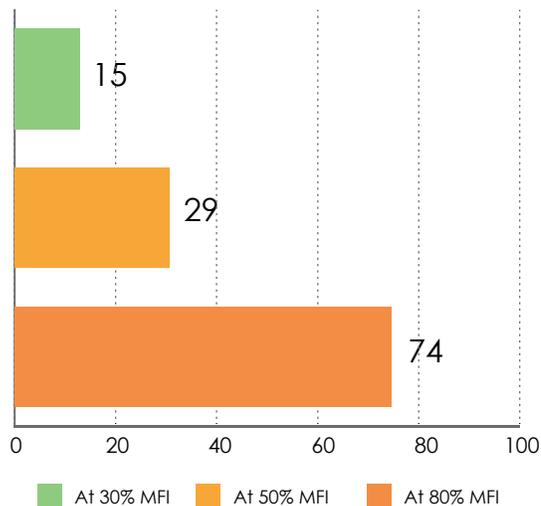
\$57,766

Lane County's
Median Family Income (MFI)

Poverty Rates, 2011-2015



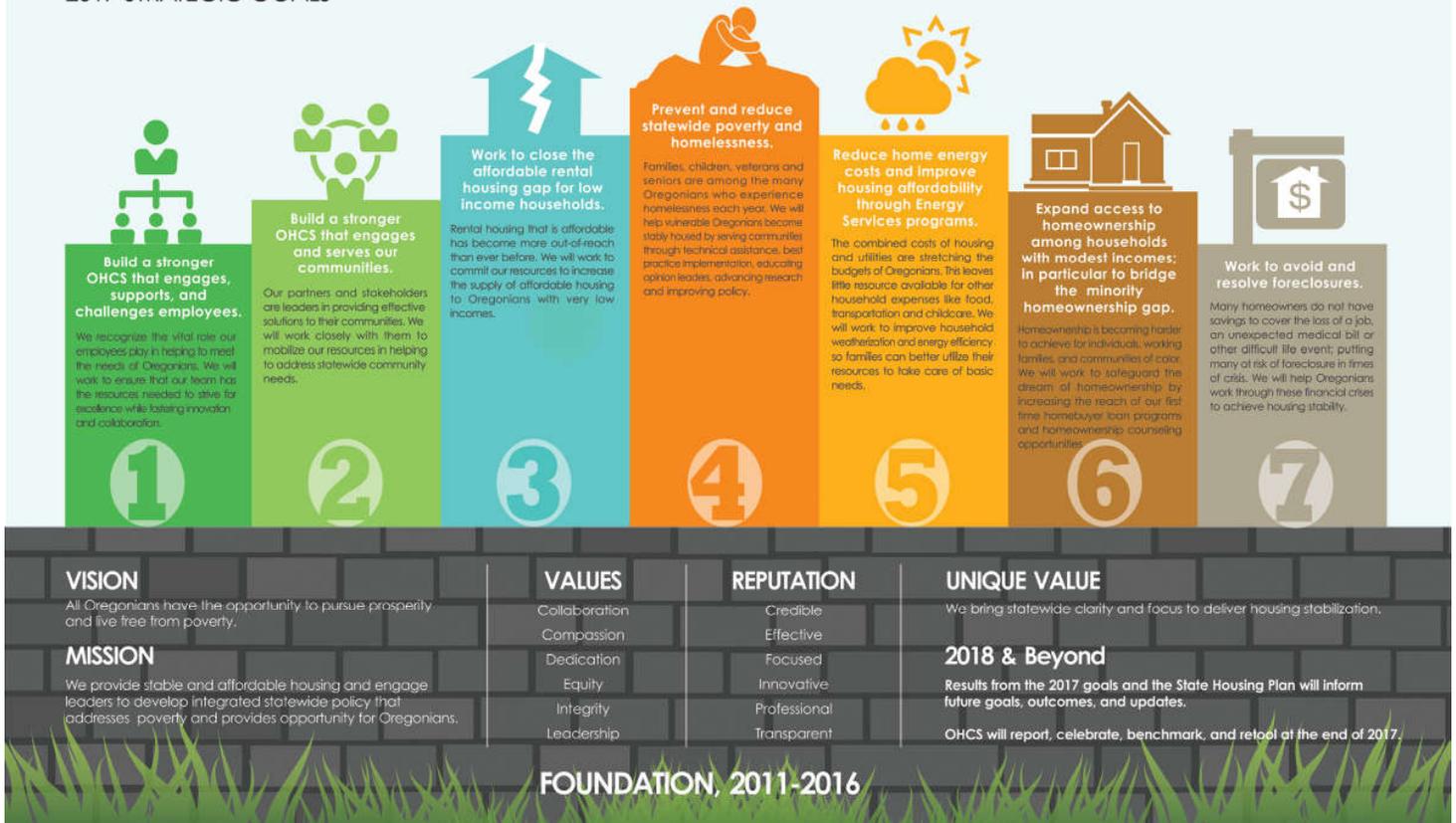
Affordable and Available Rental Homes per 100 Renter Households, 2015



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
Jackson	\$19,728	\$37,497	\$47,587
Jefferson	\$18,480	\$26,610	\$41,345
Lane	\$19,892	\$43,125	\$60,005
Marion	\$19,642	\$31,149	\$43,779
Multnomah	\$19,993	\$47,037	\$65,027
Polk	\$19,962	\$31,281	\$44,561
Washington	\$24,353	\$47,571	\$65,800
Yamhill	\$22,635	\$39,305	\$49,635

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

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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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Printed November 2017

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