

MARION COUNTY

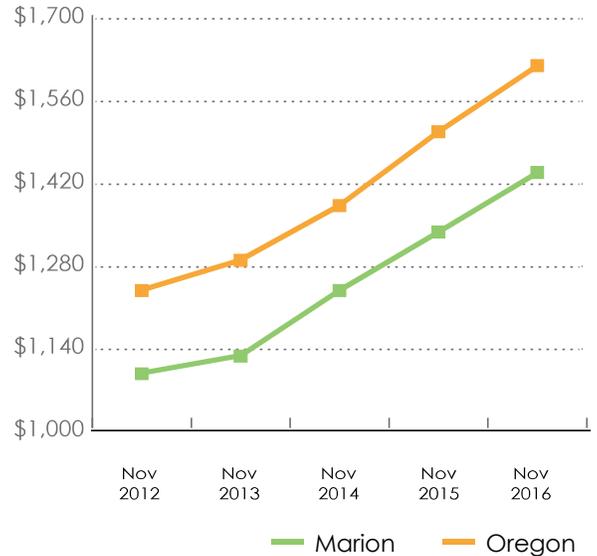
DEMOGRAPHIC & HOUSING PROFILES



Marion County

Population	Marion	Oregon	United States
Total (2015 est.)	330,700	4,028,977	312,418,820
# Change since 2010	15,365	197,903	12,673,282
% Change since 2010	4.9%	5.2%	4.1%

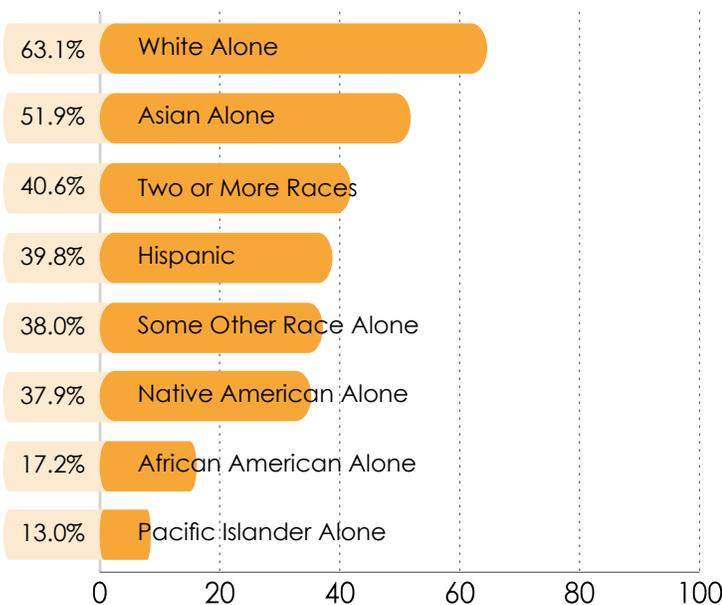
Median Rents, 2012-2016



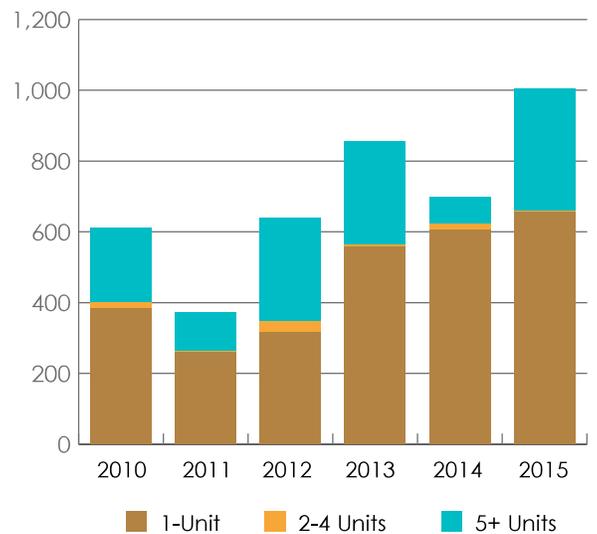
Vacancy Rates, 2011-2015



Homeownership Rates by Race/Ethnicity, 2011-2015



Building Permits Issued in County



MARION COUNTY

Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	8,847	7.9%	\$31,319
Construction	9,381	-17.3%	\$50,825
Manufacturing	13,561	-9.6%	\$38,924
Wholesale Trade **	3,295	-22.2%	\$33,653
Retail Trade**	17,099	9.5%	\$33,653
Transportation **	4,688	Not Available	\$33,653
Information	1,479	-26.5%	\$51,161
Finance	7,390	-9.3%	\$48,002
Professional, Scientific	11,230	10.5%	\$41,704
Education, Healthcare	30,890	13.6%	\$49,495
Leisure, Hospitality	11,582	7.2%	\$16,473
Public Administration	11,814	-4.0%	\$25,662
Other Services	6,450	15.9%	\$60,615
Total	137,706	1.8%	

** Combined average wage shown per BLS.

\$12.08

Marion County's mean renter wage

\$15.65

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



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

Median Home Sales by Region, 2015

Oregon Region*	Sales Price
Marion County	\$189,900**
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

5 out of 7



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

5.1%

Marion County

4.9%

Oregon

Unemployment Rates, 2016



MARION COUNTY

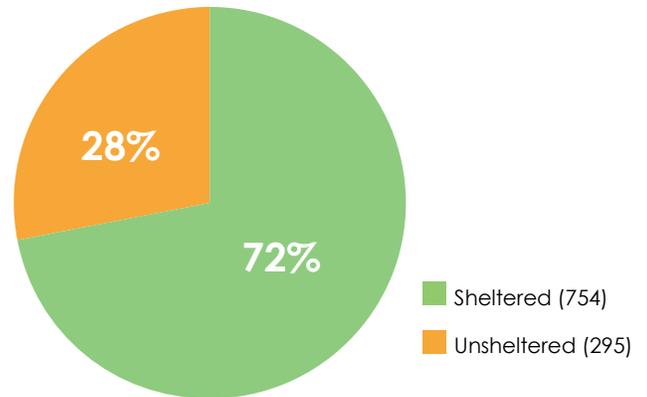
Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	9,040	17,865	27,605
Affordable Units	3,500	8,930	35,890
Surplus / (Deficit)	(5,540)	(8,935)	8,285
Affordable & Available*	1,825	5,620	24,310
Surplus / (Deficit)	(7,215)	(12,245)	(3,295)

*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	\$220,815	\$176,652	\$110,407
% of Stock Affordable	61.1%	44.1%	16.9%

Point-in-Time Homelessness, 2017 Marion County: Total 1,049



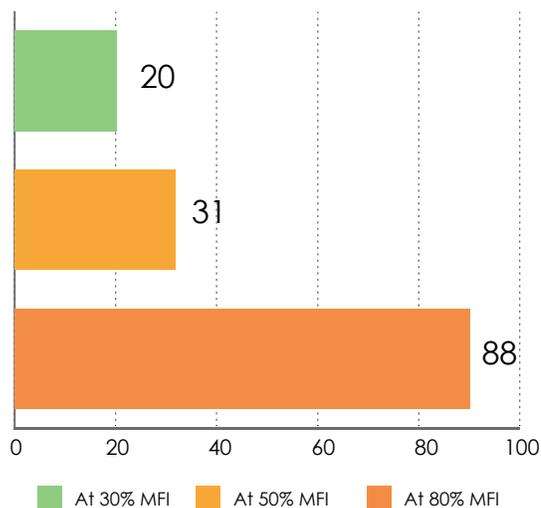
\$56,537

Marion County's
Median Family Income (MFI)

Oregon Poverty Rate, 2011-2015



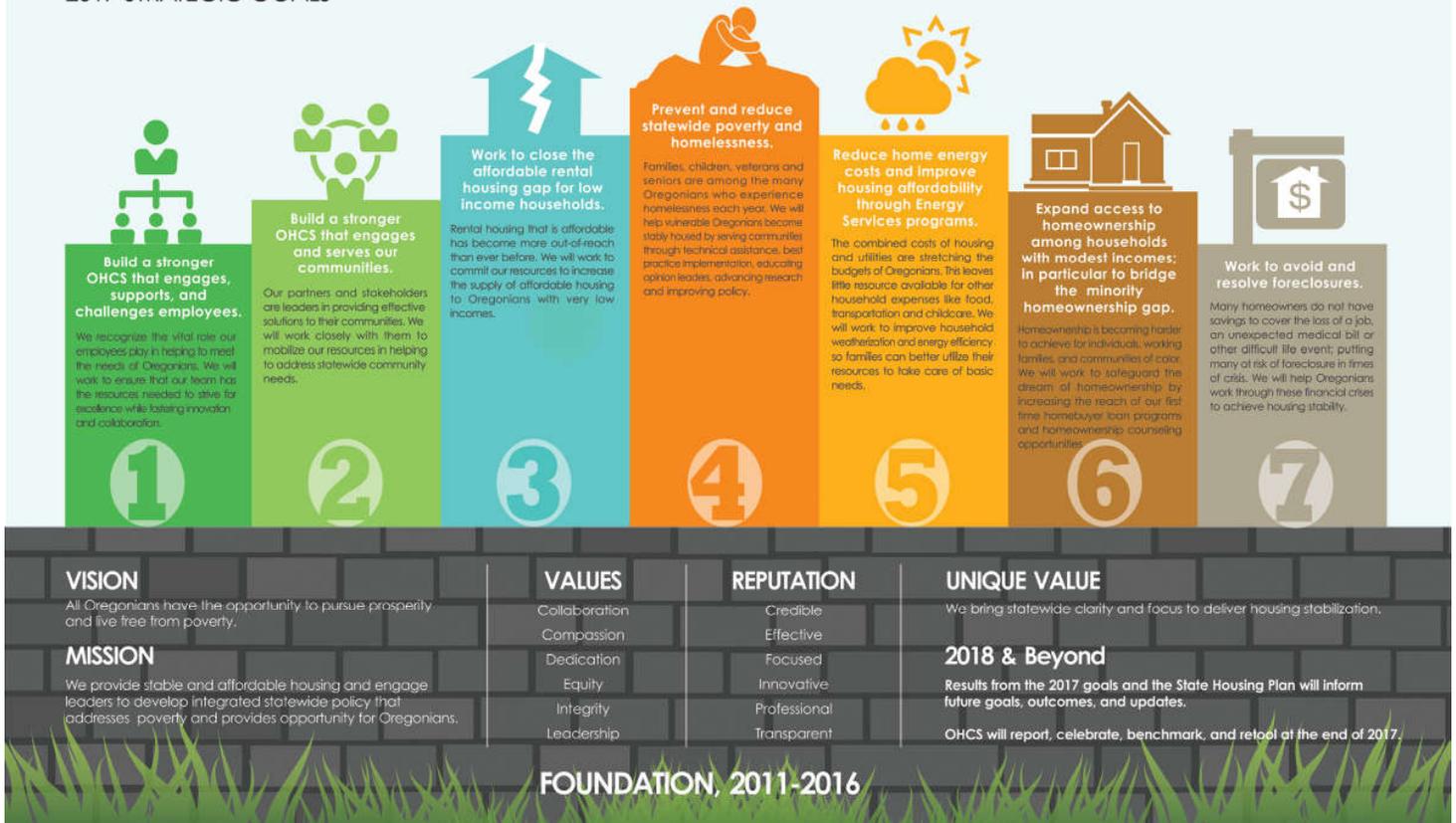
Affordable and Available Rental Homes per 100 Renter Households, 2015



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
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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