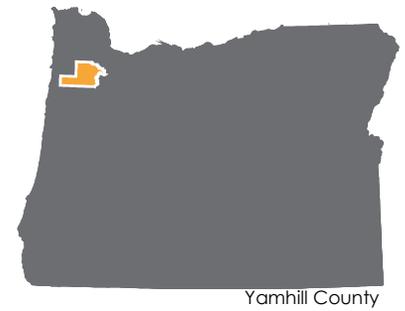


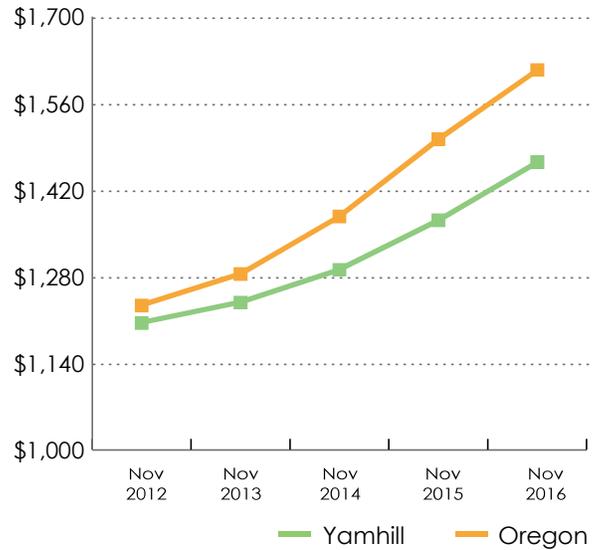
# YAMHILL COUNTY

## DEMOGRAPHIC & HOUSING PROFILES



Population	Yamhill	Oregon	United States
Total (2015 est.)	102,659	4,028,977	312,418,820
# Change since 2010	3,466	197,903	12,673,282
% Change since 2010	3.5%	5.2%	4.1%

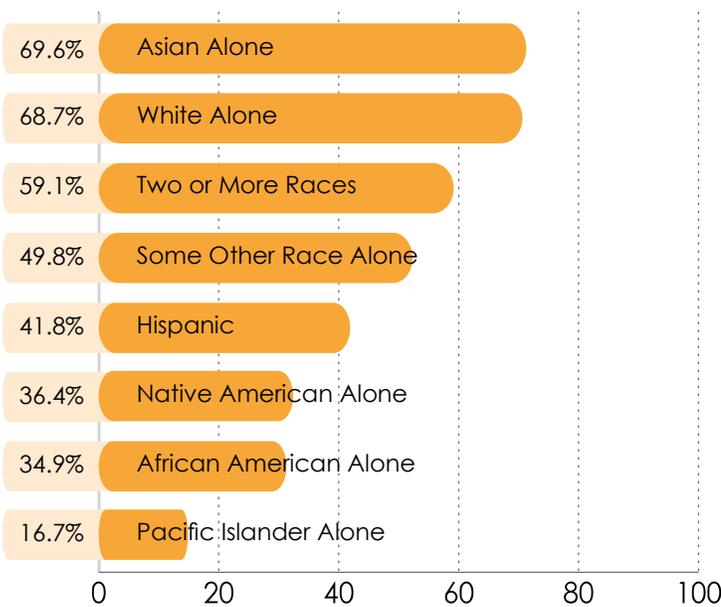
Median Rents, 2012-2016



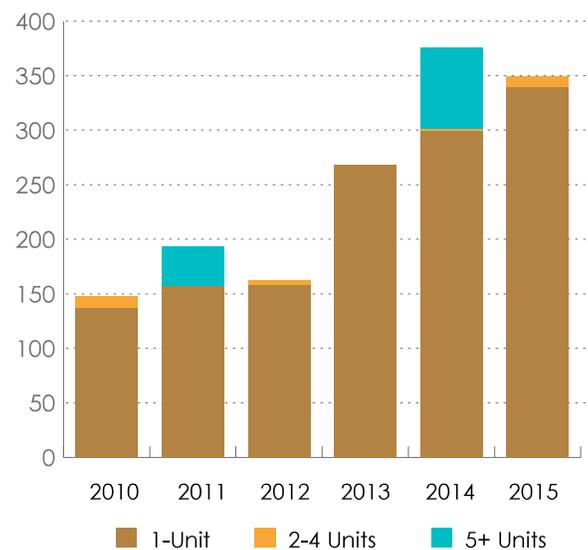
Vacancy Rates, 2011-2015



Homeownership Rates by Race/Ethnicity, 2011-2015



Building Permits Issued in County



# YAMHILL COUNTY

## Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	2,052	-3.7%	\$30,506
Construction	2,564	-22.3%	\$43,412
Manufacturing	7,531	9.9%	\$49,585
Wholesale Trade **	1,490	6.0%	\$36,720
Retail Trade**	4,573	-6.0%	\$36,720
Transportation **	1,461	-30.3%	\$36,720
Information	597	-34.9%	\$45,771
Finance	2,403	3.1%	\$50,134
Professional, Scientific	3,820	34.2%	\$41,515
Education, Healthcare	9,499	-1.2%	\$41,461
Leisure, Hospitality	4,088	14.7%	\$17,903
Public Administration	2,158	17.2%	\$20,545
Other Services	1,878	-19.8%	Not Available
<b>Total</b>	<b>44,114</b>	<b>0.0%</b>	

\*\* Combined average wage shown per BLS.

# \$ 11.68

Yamhill County's mean renter wage

# \$23.88

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



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

## Median Home Sales by Region, 2015

Oregon Region*	Sales Price
Yamhill County	\$221,866
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 4



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

# 3 out of 4



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

# 4.7%

Yamhill County

# 4.9%

Oregon

Unemployment Rates, 2016

# YAMHILL COUNTY

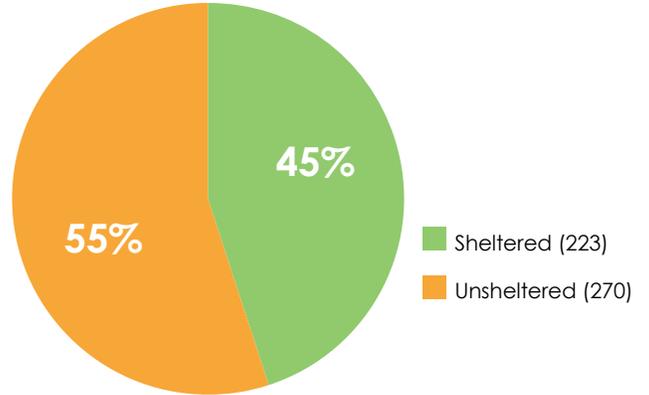
## Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	2,905	5,180	7,515
Affordable Units	1,260	4,840	9,780
Surplus / (Deficit)	(1,645)	(340)	2,265
Affordable & Available*	770	3,010	6,875
Surplus / (Deficit)	(2,135)	(2,170)	(640)

\*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	\$237,890	\$190,312	\$118,945
% of Stock Affordable	53.7%	40.2%	17.6%

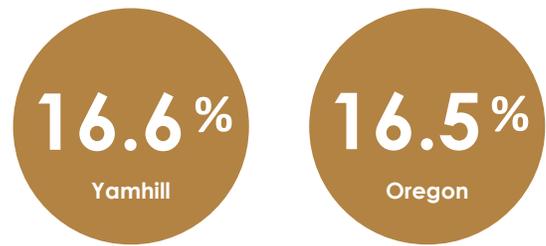
## Point-in-Time Homelessness, 2017 Yamhill County: Total 493



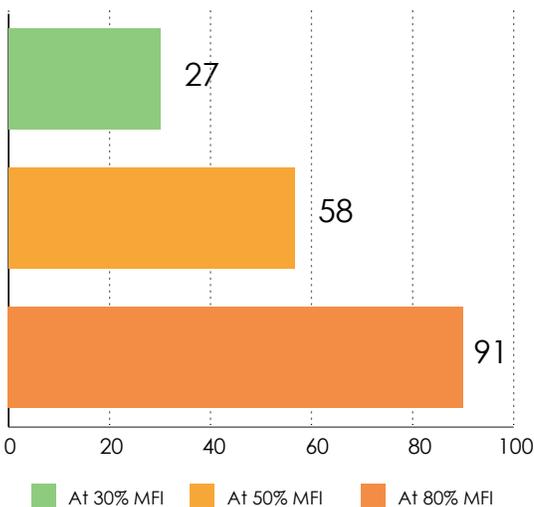
# \$60,909

Yamhill County's  
Median Family Income (MFI)

## Poverty Rates, 2011-2015



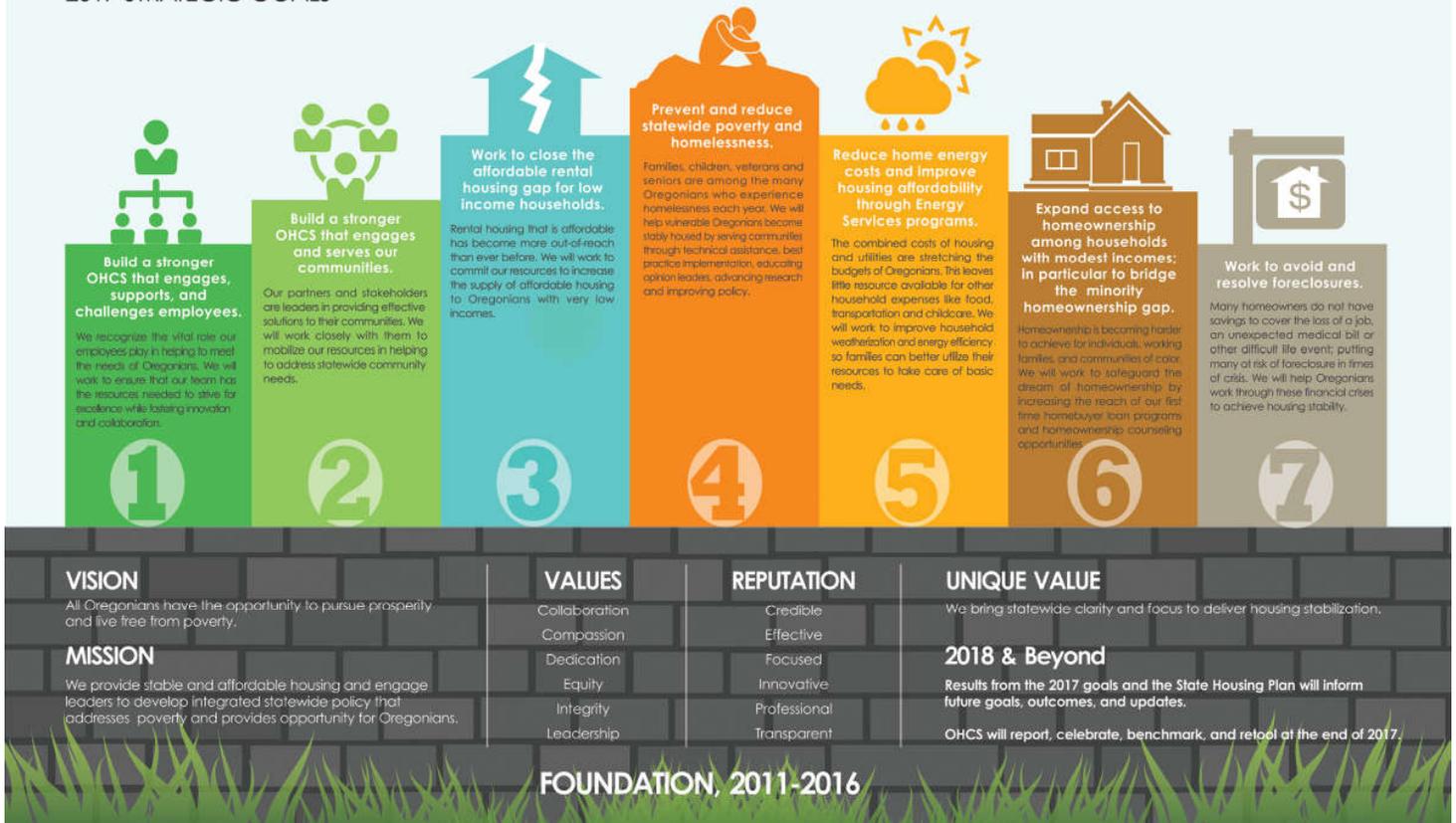
## Affordable and Available Rental Homes per 100 Renter Households, 2015



## 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
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
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

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: 2016 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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