

CLACKAMAS COUNTY

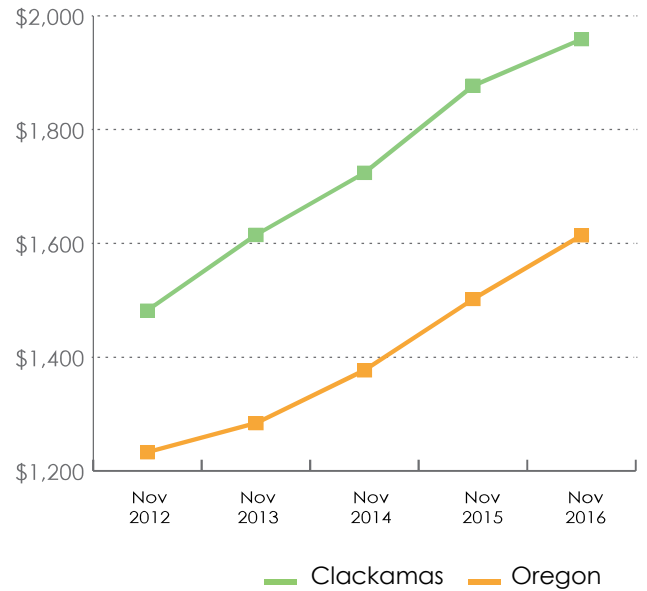


Clackamas County

DEMOGRAPHIC & HOUSING PROFILES

Population	Clackamas	Oregon	United States
Total (2015 est.)	401,515	4,028,977	312,418,820
# Change since 2010	25,523	197,903	12,673,282
% Change since 2010	6.8%	5.2%	4.1%

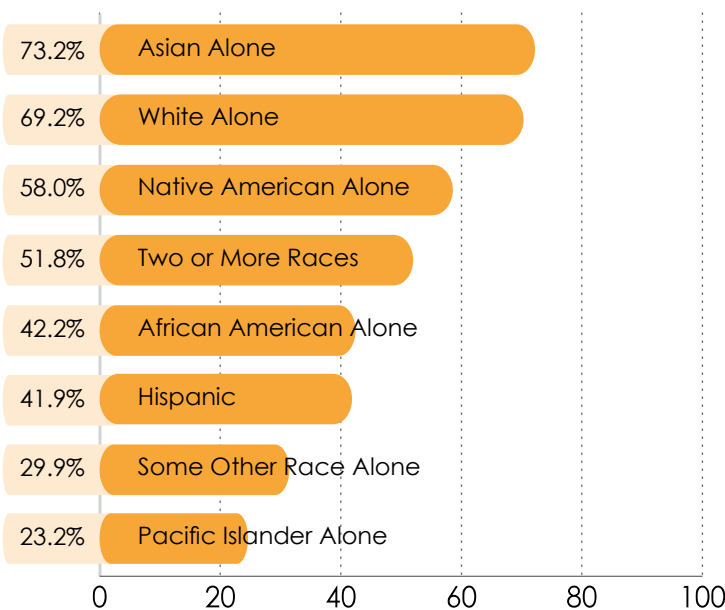
Median Rents, 2012-2016



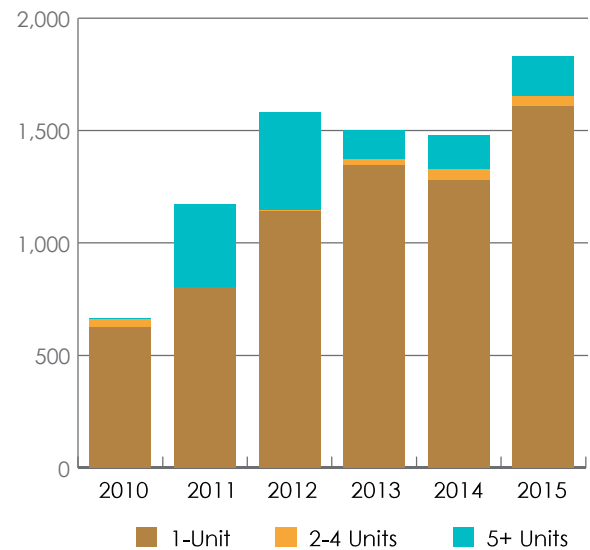
Vacancy Rates, 2011-2015



Homeownership Rates by Race/Ethnicity, 2011-2015



Building Permits Issued in County



CLACKAMAS COUNTY

Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	2,998	-7.8%	\$31,556
Construction	13,081	-19.1%	\$52,984
Manufacturing	22,454	2.7%	\$64,086
Wholesale Trade **	7,759	3.2%	\$43,742
Retail Trade**	24,065	8.6%	\$43,742
Transportation **	8,930	3.6%	\$43,742
Information	3,151	4.2%	\$77,268
Finance	13,879	-11.6%	\$70,710
Professional, Scientific	20,476	2.9%	\$65,115
Education, Healthcare	37,887	13.0%	\$51,746
Leisure, Hospitality	14,753	15.8%	\$18,791
Public Administration	7,003	1.1%	\$27,798
Other Services	9,224	3.6%	\$49,659
Total	185,660	3.0%	

** Combined average wage shown per BLS.

\$15.36

Clackamas 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
Clackamas County	\$307,561**
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

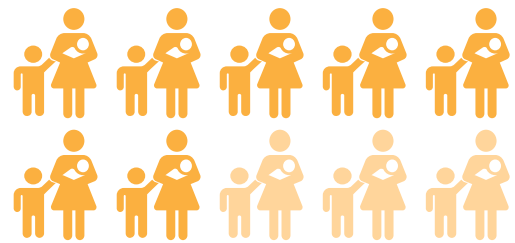
** This is the Zillow Home Value Index Estimate as of December 2015

1 out of 4



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

7 out of 10



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

4.4%

Clackamas County

4.9%

Oregon

Unemployment Rates, 2016

CLACKAMAS COUNTY

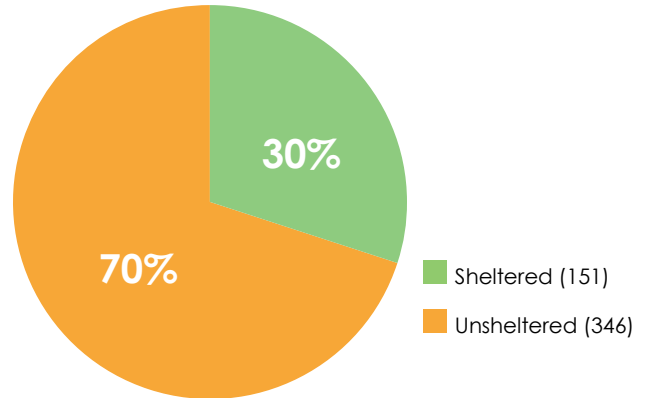
Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	7,905	15,785	26,310
Affordable Units	3,605	9,710	36,495
Surplus / (Deficit)	(4,300)	(6,075)	10,185
Affordable & Available*	1,520	5,740	22,825
Surplus / (Deficit)	(6,385)	(10,045)	(3,485)

*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	\$308,856	\$247,085	\$154,428
% of Stock Affordable	52.8%	34.3%	12.2%

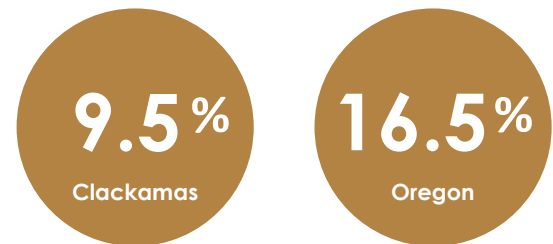
Point-in-Time Homelessness, 2017 Clackamas County: Total 497



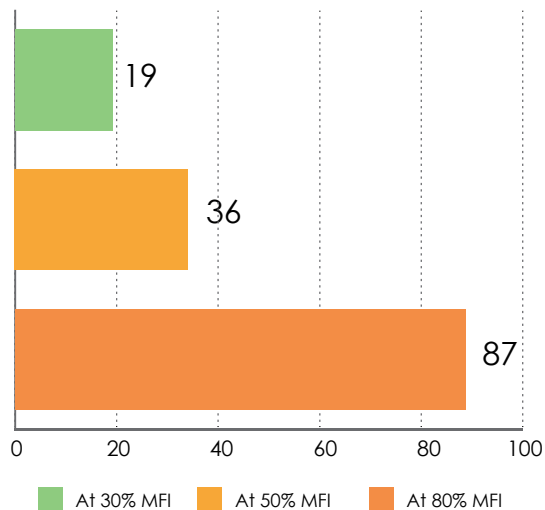
\$79,079

Clackamas County's
Median Family Income (MFI)

Poverty Rates, 2011-2015



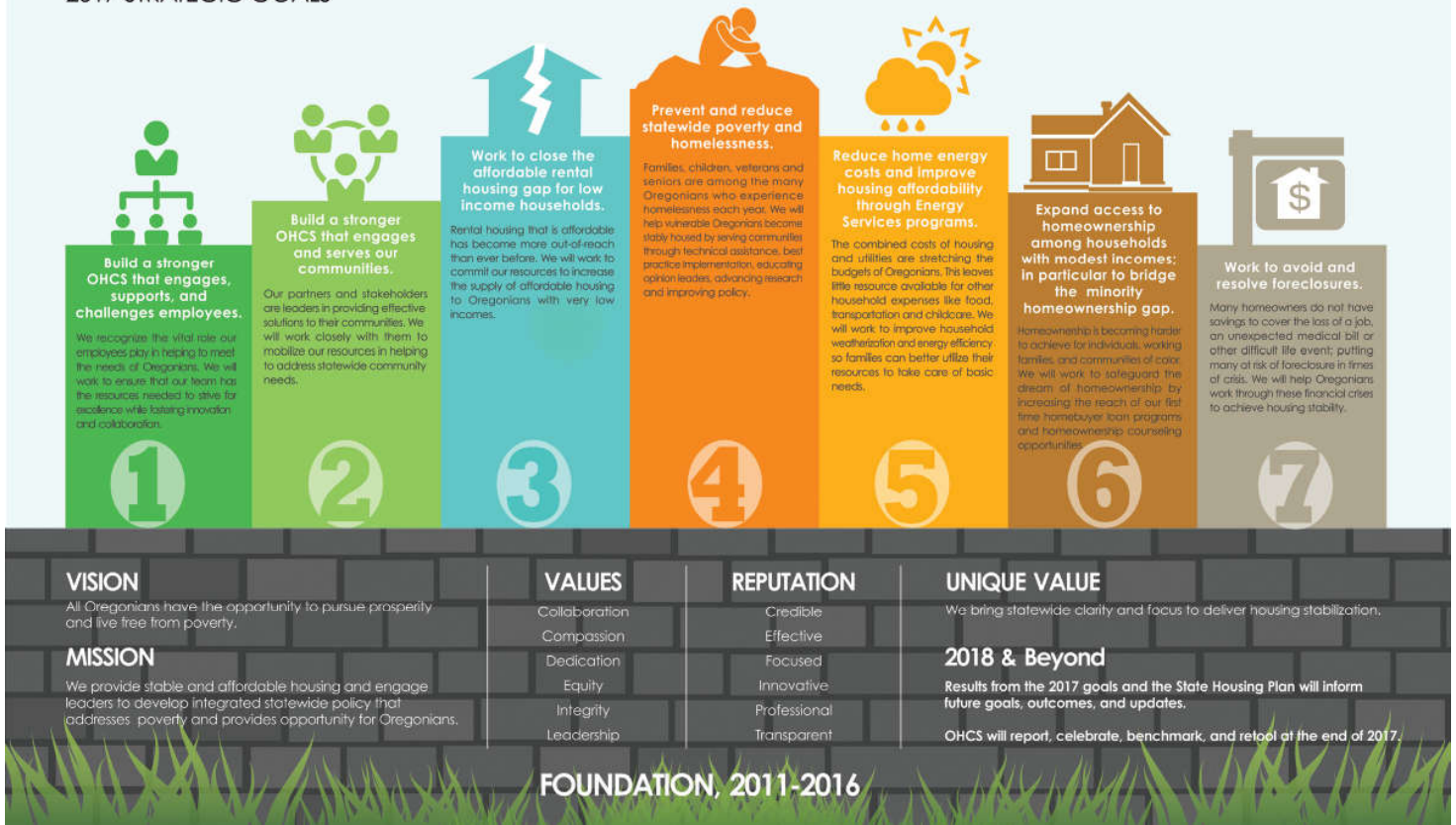
Affordable and Available Rental Homes per 100 Renter Households, 2015



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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