

TILLAMOOK COUNTY

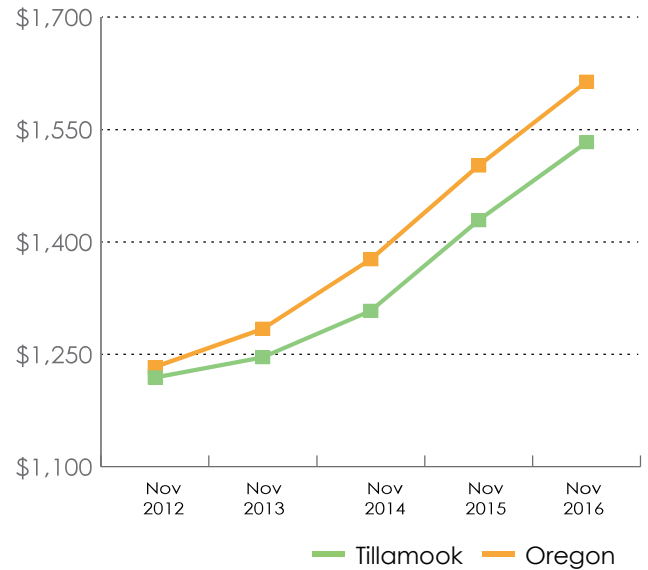
DEMOGRAPHIC & HOUSING PROFILES



Tillamook County

Population	Tillamook	Oregon	United States
Total (2015 est.)	25,653	4,028,977	312,418,820
# Change since 2010	403	197,903	12,673,282
% Change since 2010	1.6%	5.2%	4.1%

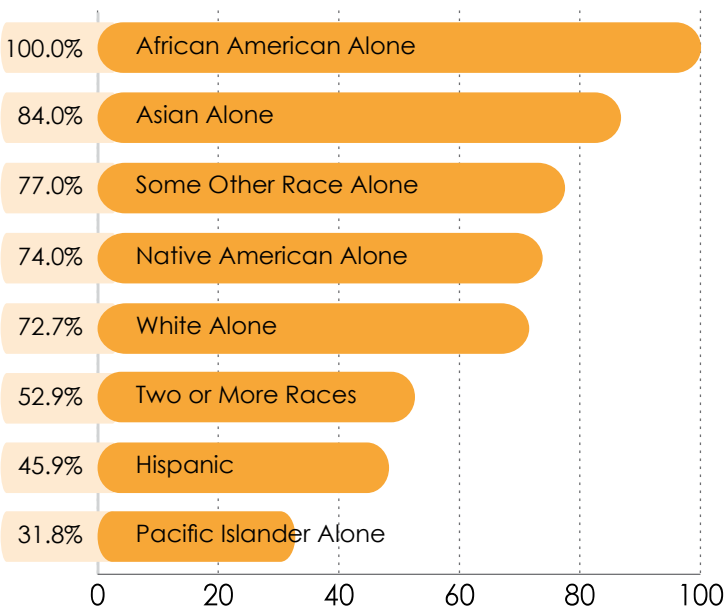
Median Rents, 2012-2016



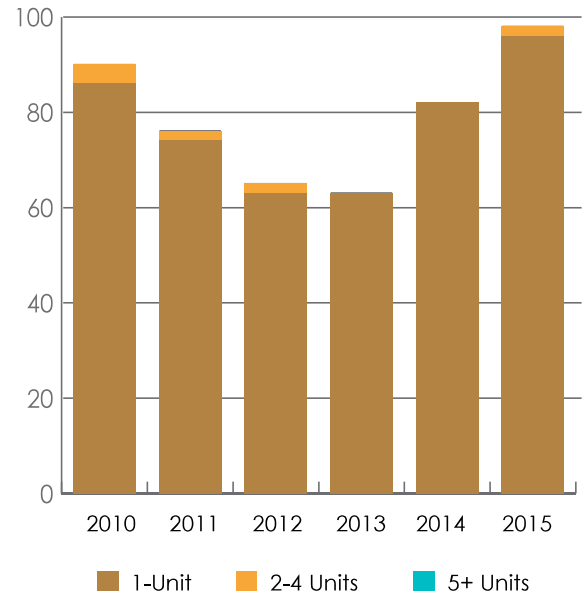
Vacancy Rates, 2011-2015



Homeownership Rates by Race/Ethnicity, 2011-2015



Building Permits Issued in County



TILLAMOOK COUNTY

Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	1,012	-1.7%	\$37,232
Construction	631	-36.4%	\$46,572
Manufacturing	1,205	-13.8%	\$45,136
Wholesale Trade **	164	-34.7%	\$27,721
Retail Trade**	1,050	-19.0%	\$27,721
Transportation **	623	13.7%	\$27,721
Information	73	-41.1%	\$34,128
Finance	486	1.9%	\$36,196
Professional, Scientific	540	-33.4%	\$34,652
Education, Healthcare	1,873	9.0%	\$46,528
Leisure, Hospitality	1,126	-14.8%	\$17,846
Public Administration	595	-21.0%	\$18,469
Other Services	369	-18.0%	\$55,696
Total	9,747	-12.7%	

** Combined average wage shown per BLS.

\$ 9.60

Tillamook County's mean renter wage

\$15.17

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



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

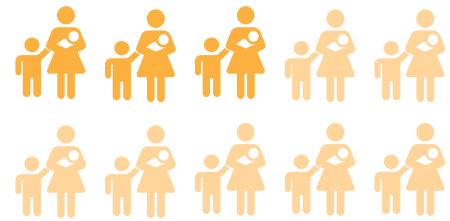
Median Home Sales by Region, 2015

Oregon Region*	Sales Price
Tillamook County	Not Available**
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

3 out of 10



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

5 out of 6



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

5.0%

Tillamook County

4.9%

Oregon

Unemployment Rates, 2016



TILLAMOOK COUNTY

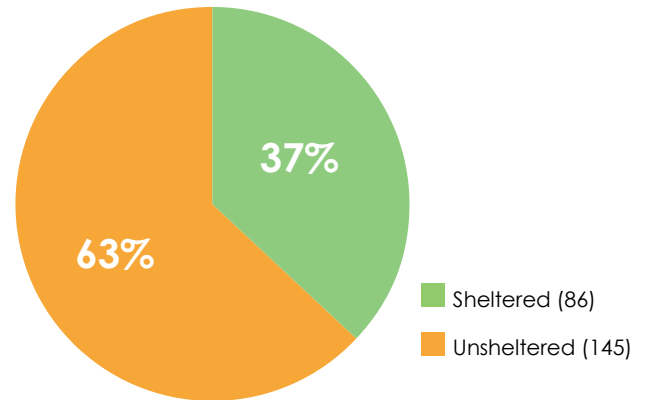
Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	510	1,100	1,740
Affordable Units	495	700	2,425
Surplus / (Deficit)	(15)	(400)	685
Affordable & Available*	140	385	1,619
Surplus / (Deficit)	(370)	(715)	(121)

*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	\$192,214	\$153,771	\$96,107
% of Stock Affordable	38.6%	21.5%	10.6%

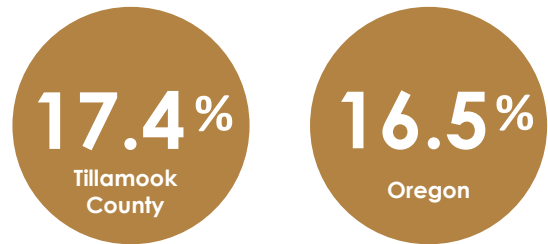
Point-in-Time Homelessness, 2017 Tillamook County: Total 231



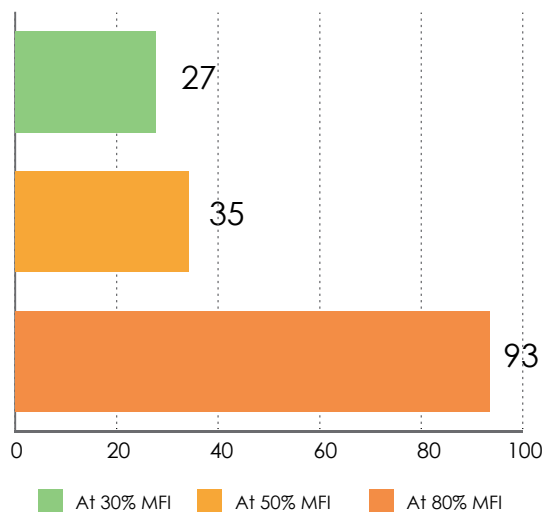
\$49,214

Tillamook 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
Klamath	\$19,264	\$27,477	\$41,817
Lane	\$19,892	\$43,125	\$60,005
Lincoln	\$20,420	\$32,390	\$45,918
Marion	\$19,642	\$31,149	\$43,779
Multnomah	\$19,993	\$47,037	\$65,027
Tillamook	\$20,278	\$29,460	\$41,681
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

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: 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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