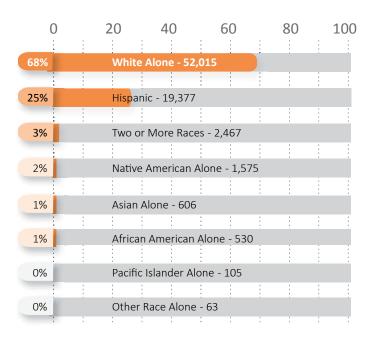
UMATILLA COUNTY

DEMOGRAPHIC & HOUSING PROFILES

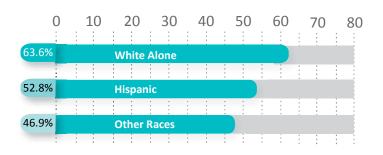


Population	Umatilla	Oregon	United States
Total (2015 est.)	76,531	4,028,977	312,418,820
# Change since 2010	642	197,903	12,673,282
% Change since 2010	0.8%	5.2%	4.1%

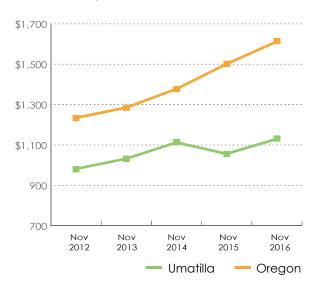
Population by Race/Ethnicity, 2011-2015



Homeownership Rates by Race/Ethnicity, 2011-2015



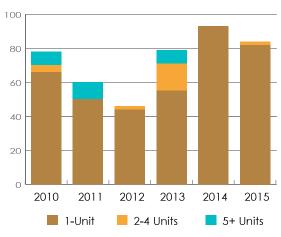
Median Rents, 2012-2016



Vacancy Rates, 2011-2015



Building Permits Issued in County



UMATILLA COUNTY

Employment and Industry Growth

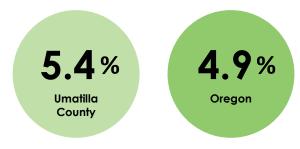
Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	2,957	-0.8%	\$30,673
Construction	1,641	-5.7%	\$49,504
Manufacturing	3,605	1.6%	\$36,118
Wholesale Trade **	830	40.7%	\$37,502
Retail Trade**	4,251	-5.6%	\$37,502
Transportation **	2,065	1.0%	\$37,502
Information	576	11.0%	\$39,568
Finance	1,093	-9.4%	\$42,405
Professional, Scientific	2,350	-4.6%	\$35,963
Education, Healthcare	6,284	6.7%	\$41,048
Leisure, Hospitality	2,867	3.2%	\$15,297
Public Administration	2,630	6.7%	\$23,431
Other Services 1,303		-2.4%	\$59,851
Total	32,450	1.2%	

^{**} Combined average wage shown per BLS.

Median Home Sales by Region, 2015

Oregon Region*	Sales Price
Umatilla County	\$145,596
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.



Unemployment Rates, 2016

\$ 11.41

Umatilla County's mean renter wage

\$13.56

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



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

1 out of 6



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

1 out of 2



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

UMATILLA COUNTY

Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	1,850	3,995	6,275
Affordable Units	1,635	4,735	9,485
Surplus / (Deficit)	(215)	740	3,210
Affordable & Available*	770	2,505	5,900
Surplus / (Deficit)	(1,080)	(1,490)	(375)

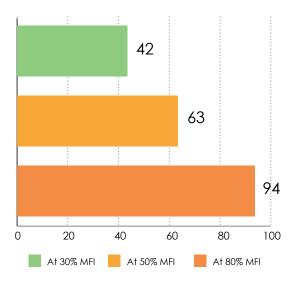
^{*}Number of affordable units either vacant or occupied by person(s) in income group.

Owner Affordability	for MFI	for 80% MFI	for 50% MFI
Max Affordable Value	\$223,307	\$178,645	\$111,653
% of Stock Affordable	76.2%	63.9%	33.0%

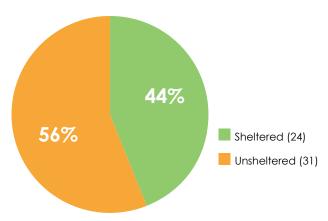
\$57,175
Umatilla County's

Median Family Income (MFI)

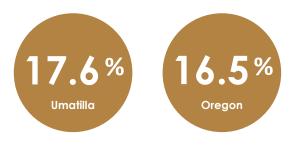
Affordable and Available Rental Homes per 100 Renter Households, 2015



Point-in-Time Homelessness, 2017 Umatilla County: Total 55

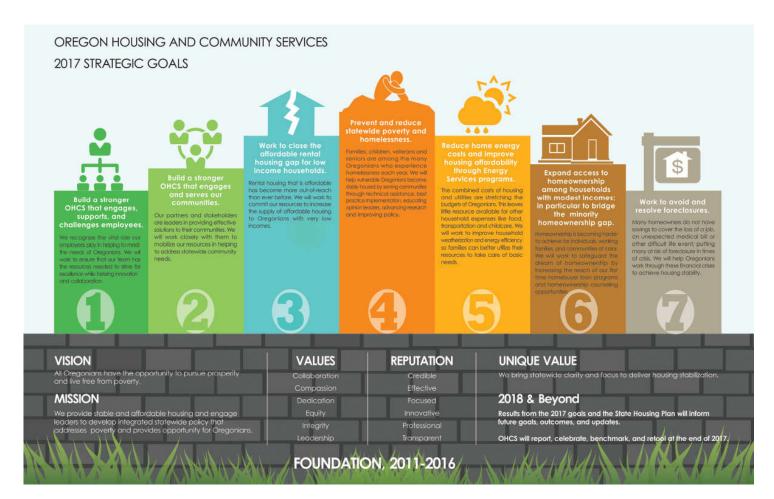


Poverty Rates, 2011-2015



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
Umatilla	\$18,377	\$28,436	\$43,134
Washington	\$24,353	\$47,571	\$65,800



Data Sources

Page 1:

Population Estimates: U.S. Census Bureau, Annual Population Estimates, 2010 and 2015

Population by Race/Ethnicity: U.S. Census Bureau, 2011-2015 American Community Survey Estimates

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 Postal Homes per 100 Postar Households: HUD, 2010-2014 Comprehensive

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



725 Summer St. NE, Suite B Salem, OR 97301 (503) 986-2000

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For more information, contact:
Shoshanah Oppenheim
Planning and Policy Manager
Shoshanah.Oppenheim@oregon.gov
(503) 400-2787







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