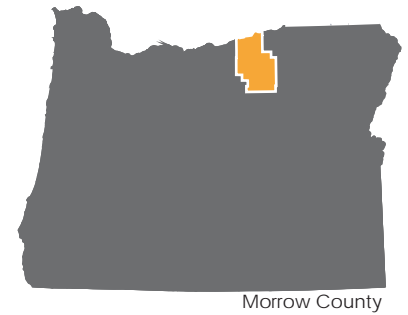


MORROW COUNTY

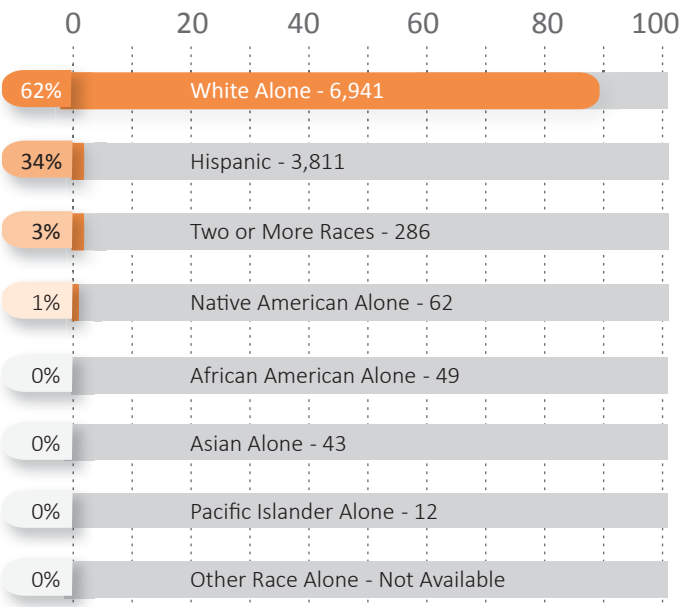
DEMOGRAPHIC & HOUSING PROFILES



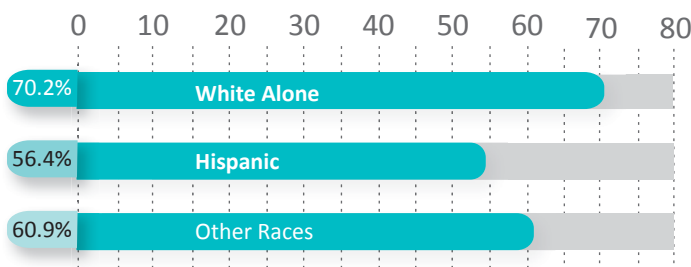
Morrow County

Population	Morrow	Oregon	United States
Total (2015 est.)	11,190	4,028,977	312,418,820
# Change since 2010	17	197,903	12,673,282
% Change since 2010	0.2%	5.2%	4.1%

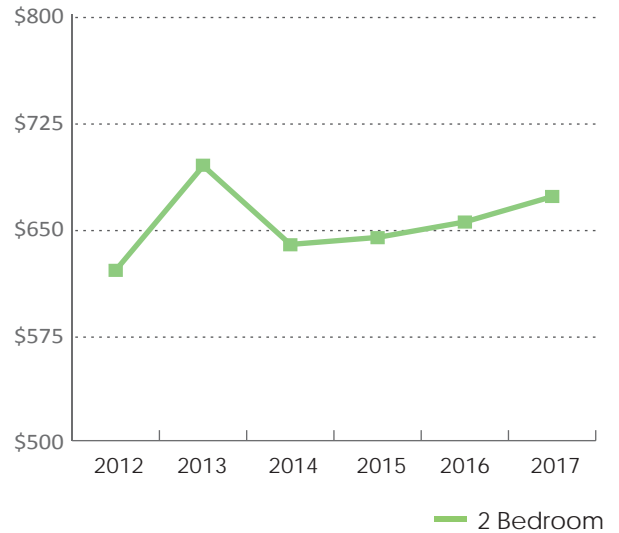
Population by Race/Ethnicity, 2011-2015



Homeownership Rates by Race/Ethnicity, 2011-2015



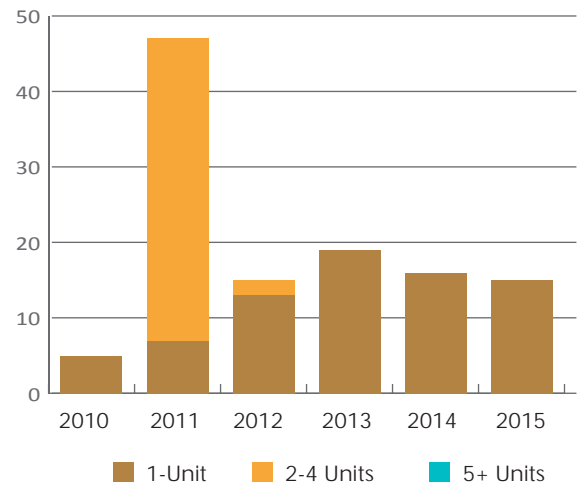
Fair Market Rents, 2012-2017



Vacancy Rates, 2011-2015



Building Permits Issued in County



MORROW COUNTY

Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	1,152	11.1%	\$42,064
Construction	158	-40.6%	\$91,506
Manufacturing	757	21.5%	\$46,287
Wholesale Trade **	207	132.6%	\$54,095
Retail Trade**	363	-35.1%	\$54,095
Transportation **	301	-5.6%	\$54,095
Information	29	-23.7%	Not Available
Finance	162	82.0%	\$35,353
Professional, Scientific	189	-38.0%	\$49,322
Education, Healthcare	619	-23.0%	\$30,481
Leisure, Hospitality	475	90.8%	\$19,295
Public Administration	267	-7.3%	Not Available
Other Services	148	-20.0%	Not Available
Total	4,827	-0.5%	

** Combined average wage shown per BLS.

\$15.76

Morrow County's mean renter wage

\$13.10

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



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

Median Home Sales by Region, 2015

Oregon Region*	Sales Price
Morrow County	\$137,970
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 7



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

3 out of 5



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

5.0%

Morrow County

4.9%

Oregon

Unemployment Rates, 2016



MORROW COUNTY

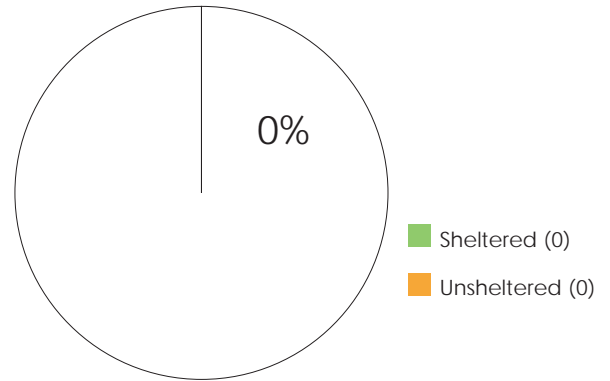
Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	240	525	710
Affordable Units	120	595	1,075
Surplus / (Deficit)	(120)	70	365
Affordable & Available*	60	290	710
Surplus / (Deficit)	(180)	(235)	0

*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	\$214,866	\$171,893	\$107,433
% of Stock Affordable	85.1%	71.4%	41.2%

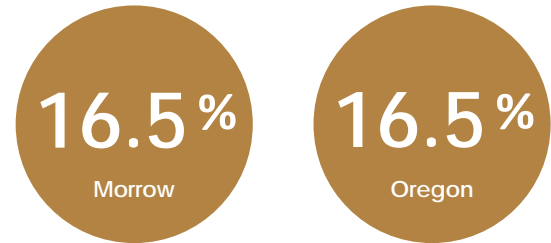
Point-in-Time Homelessness, 2017 Morrow County: Total 0



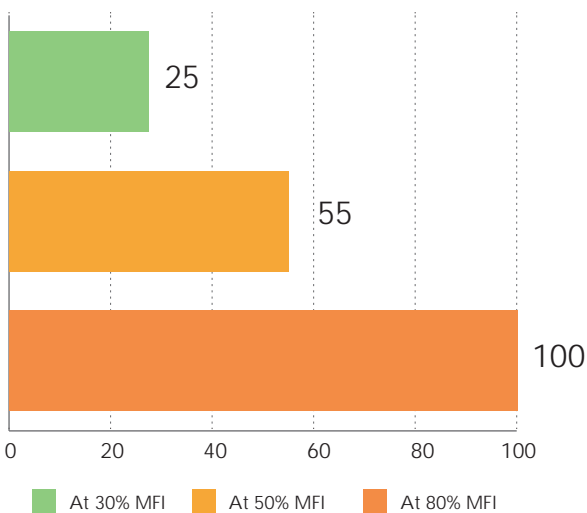
\$55,014

Morrow County's
Median Family Income (MFI)

Poverty Rates, 2011-2015



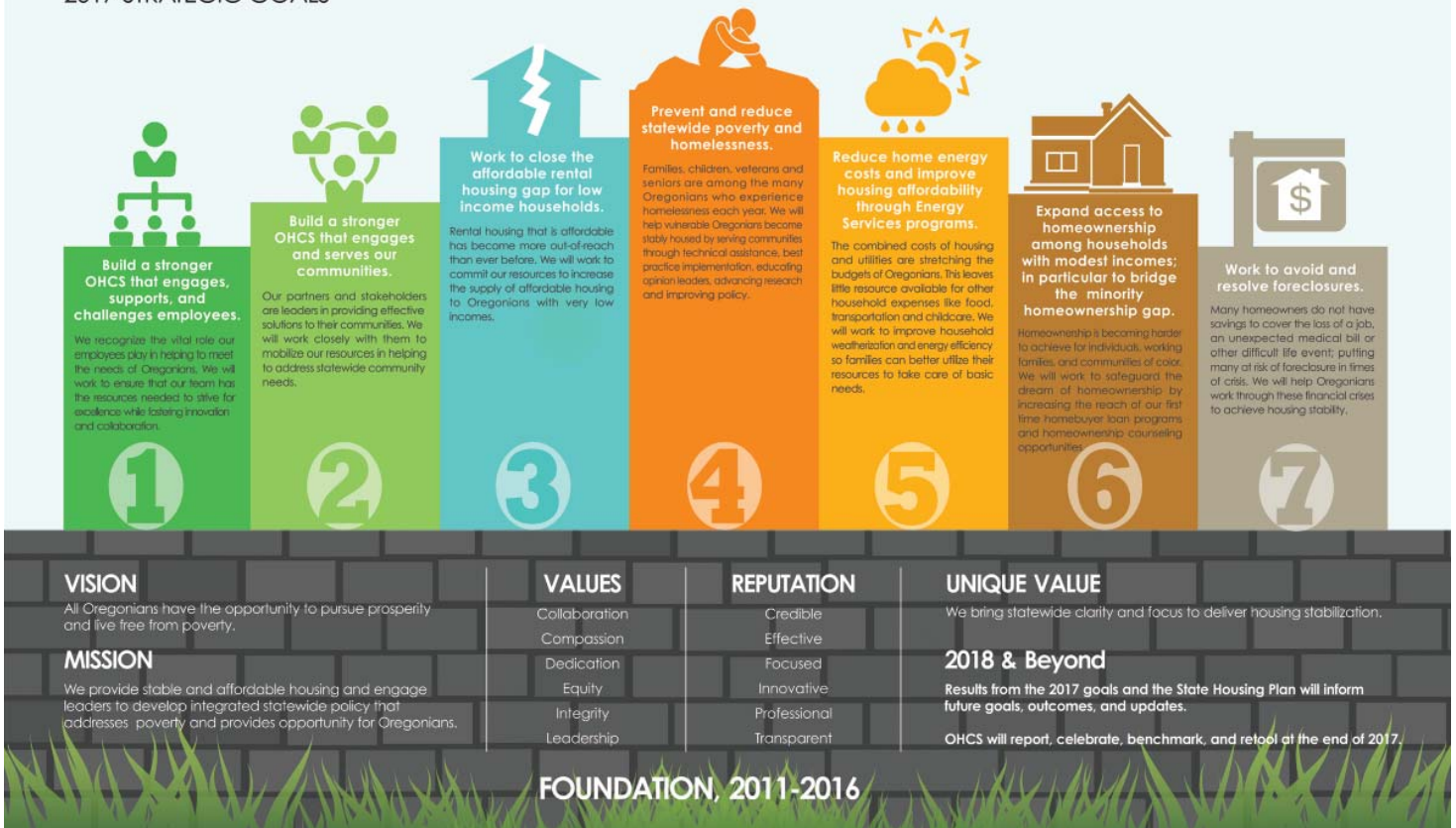
Affordable and Available Rental Homes per 100 Renter Households, 2015



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
Crook	\$18,788	\$26,848	\$40,473
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
Morrow	\$17,324	\$26,212	\$40,115
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
 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
 Fair Market Rents: U.S. Department of Housing and Urban Development, 2012-2016
 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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