

# WHEELER COUNTY

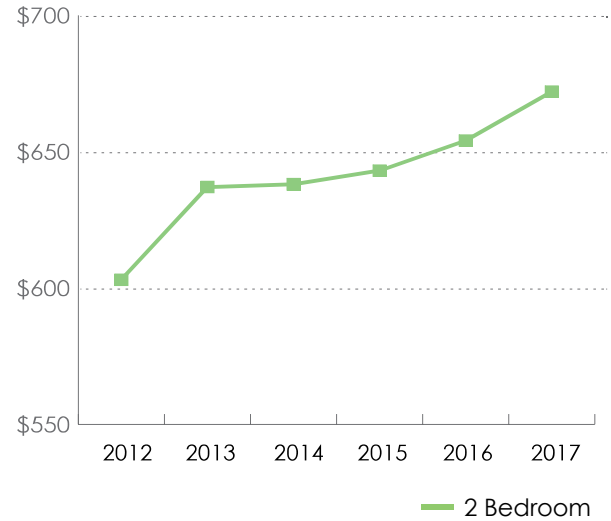
## DEMOGRAPHIC & HOUSING PROFILES



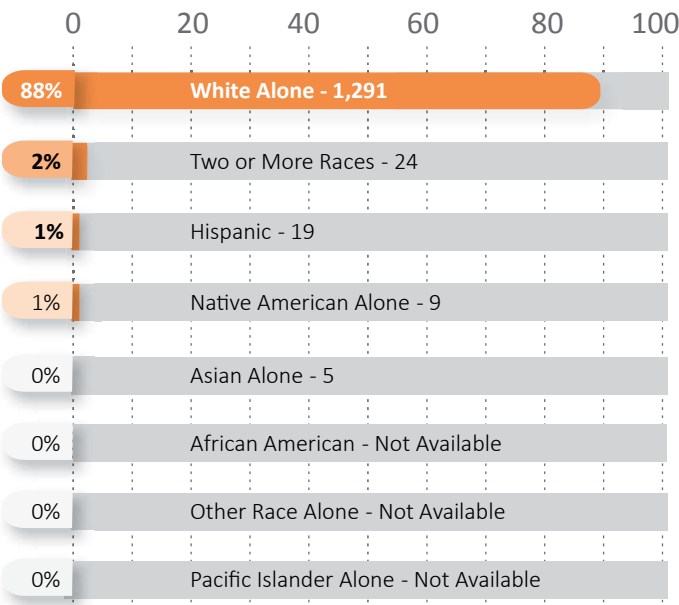
Wheeler County

Population	Wheeler	Oregon	United States
Total (2015 est.)	1,358	4,028,977	312,418,820
# Change since 2010	-83	197,903	12,673,282
% Change since 2010	-5.8%	5.2%	4.1%

### Fair Market Rents, 2012-2017



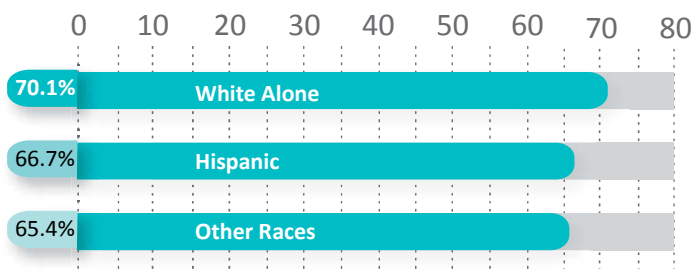
### Population by Race/Ethnicity, 2011-2015



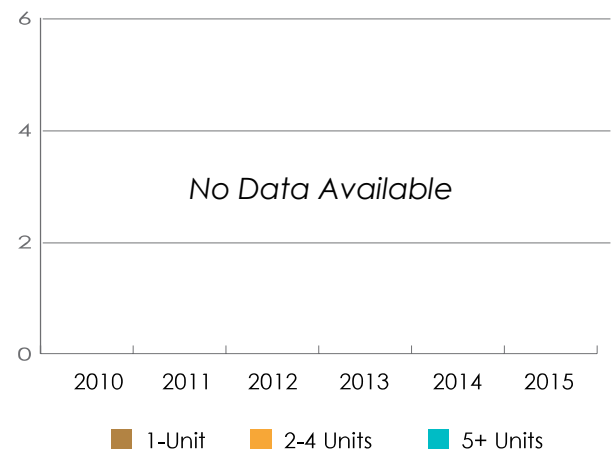
### Vacancy Rates, 2011-2015



### Homeownership Rates by Race/Ethnicity, 2011-2015



### Building Permits Issued in County



# WHEELER COUNTY

## Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	118	7.3%	\$30,524
Construction	48	-12.7%	Not Available
Manufacturing	5	-44.4%	Not Available
Wholesale Trade **	11	450.0%	\$25,143
Retail Trade**	58	48.7%	\$25,143
Transportation **	36	80.0%	\$25,143
Information	3	Not Available	Not Available
Finance	11	-8.3%	Not Available
Professional, Scientific	15	-28.6%	Not Available
Education, Healthcare	103	-3.7%	\$26,776
Leisure, Hospitality	53	-67.5%	\$13,274
Public Administration	73	78%	\$11,792
Other Services	29	-9.4%	Not Available
<b>Total</b>	<b>563</b>	<b>-8.3%</b>	

\*\* Combined average wage shown per BLS.

# \$12.13

Wheeler 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
Wheeler County	\$210,163
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 6



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

# 2 out of 3



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

# 4.3%

Wheeler County

# 4.9%

Oregon

Unemployment Rates, 2016



# WHEELER COUNTY

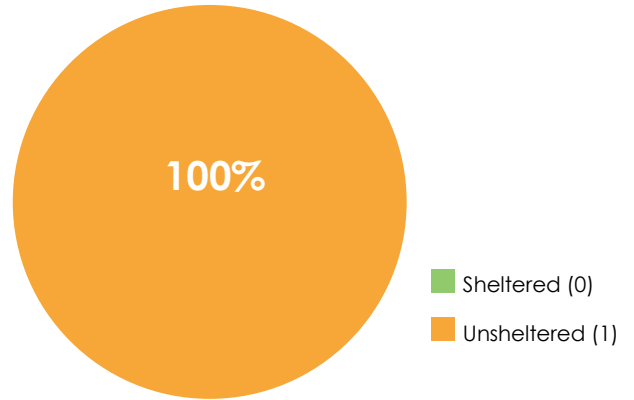
## Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	25	65	95
Affordable Units	70	150	185
Surplus / (Deficit)	45	85	90
Affordable & Available*	4	54	102
Surplus / (Deficit)	(21)	(11)	7

\*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	\$181,450	\$145,160	\$90,725
% of Stock Affordable	67.3%	57.1%	38.2%

## Point-in-Time Homelessness, 2017 Wheeler County: Total 1



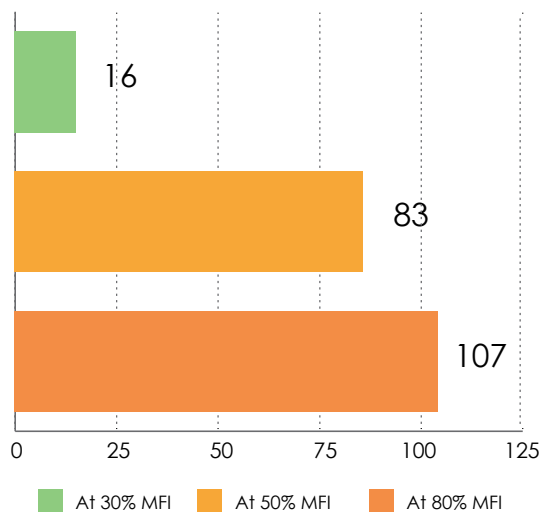
# \$46,458

Wheeler County's  
Median Family Income (MFI)

## Poverty Rates, 2011-2015



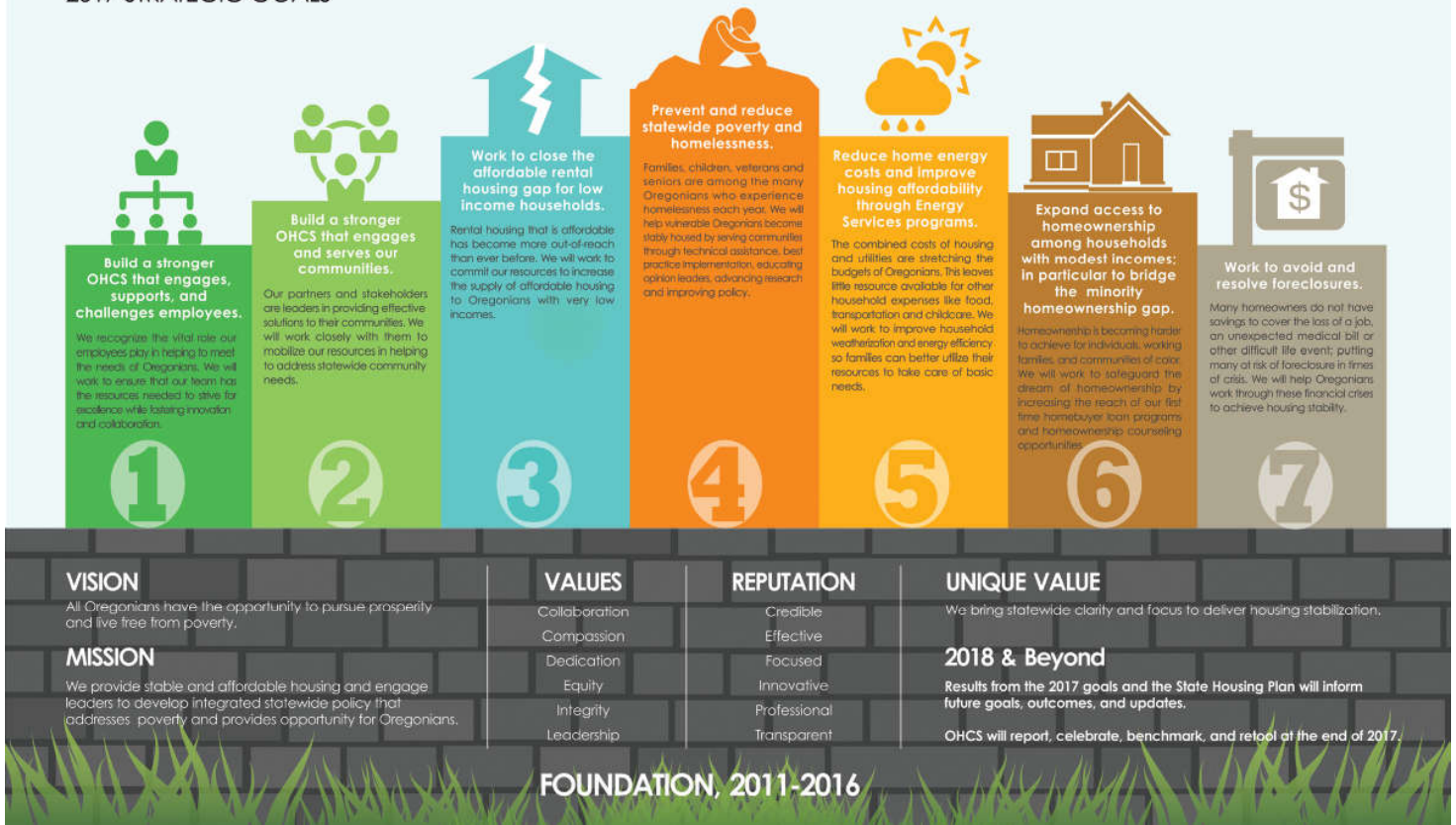
## Affordable and Available Rental Homes per 100 Renter Households, 2015



## 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
Gilliam	\$17,659	\$26,016	\$39,917
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
Wheeler	\$17,372	\$25,926	\$39,748

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

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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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