LANE COUNTY

DEMOGRAPHIC & HOUSING PROFILES

Lane County

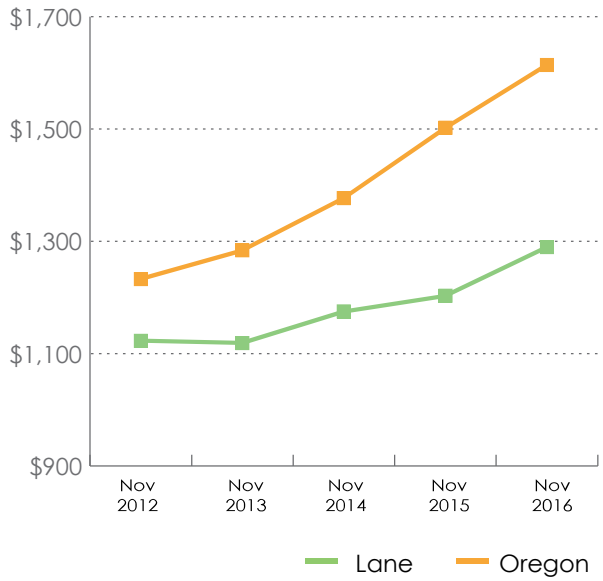
Population	Lane	Oregon	United States
Total (2015 est.)	362,895	4,028,977	312,418,820
# Change since 2010	11,180	197,903	12,673,282
% Change since 2010	3.2%	5.2%	4.1%

Vacancy Rates, 2011-2015

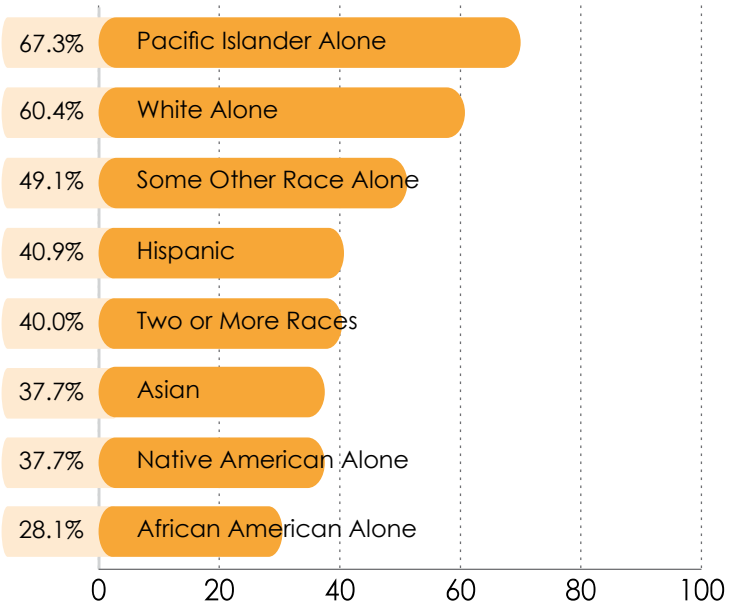
1.8% Owner Rate

3.5% Renter Rate

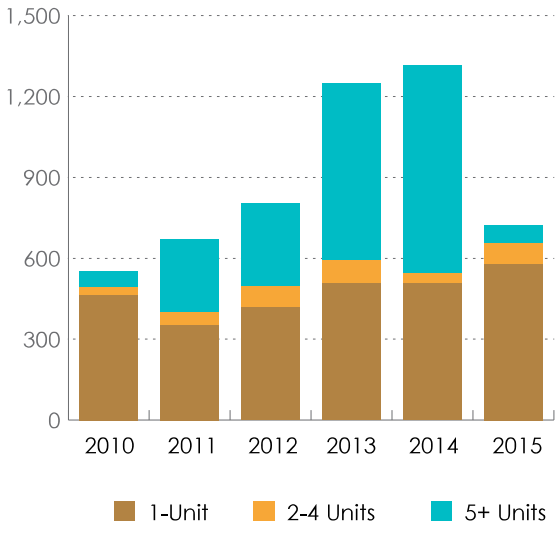
Median Rents, 2012-2016



Homeownership Rates by Race/Ethnicity, 2011-2015



Building Permits Issued in County



LANE COUNTY

Employment and Industry Growth

Jobs by Industry	2015	% Change Since 2009	2015 Average Wage
Natural Resources	3,719	3.6%	$39,704
Construction	8,296	-22.0%	$47,982
Manufacturing	15,158	-20.5%	$50,864
Wholesale Trade **	4,356	-21.2%	$34,418
Retail Trade**	21,116	1.8%	$34,418
Transportation **	5,741	-2.1%	$34,418
Information	3,282	1.5%	$66,040
Finance	8,065	-17.2%	$54,220
Professional, Scientific	15,705	12.3%	$41,522
Education, Healthcare	42,643	6.0%	$46,709
Leisure, Hospitality	17,137	18.3%	$16,534
Public Administration	5,173	-13.7%	$25,045
Other Services	8,099	3.1%	$58,140
Total	**158,490**	**-1.5%**	

*** Combined average wage shown per BLS.*

Median Home Sales by Region, 2015

Oregon Region*	Sales Price
Lane County	$207,490**
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*

5.1%
Lane County

4.9%
Oregon

Unemployment Rates, 2016

$12.27

Lane County's mean renter wage

$17.10

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

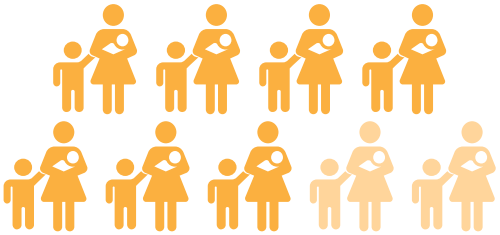
67 hours

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

1 out of 3

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

7 out of 9



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

LANE COUNTY

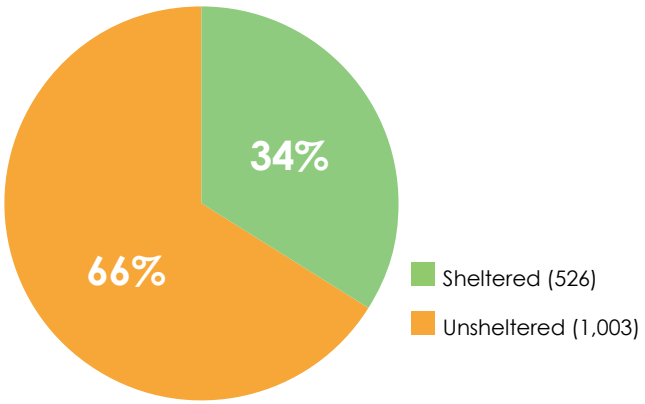
Shortage of Affordable Units, 2010-2014

Renter Affordability	< 30% MFI	< 50% MFI	< 80% MFI
Renter Households	14,340	24,620	36,415
Affordable Units	4,605	9,880	38,525
Surplus / (Deficit)	(9,735)	(14,740)	2,110
Affordable & Available*	2,215	7,025	26,945
Surplus / (Deficit)	(12,125)	(17,595)	(9,470)

**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	$225,615	$180,492	$112,807
% of Stock Affordable	52.6%	36.7%	15.4%

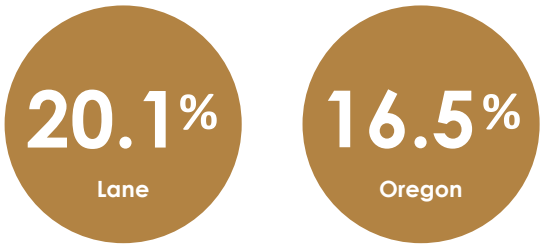
Point-in-Time Homelessness, 2017
Lane County: Total 1,529



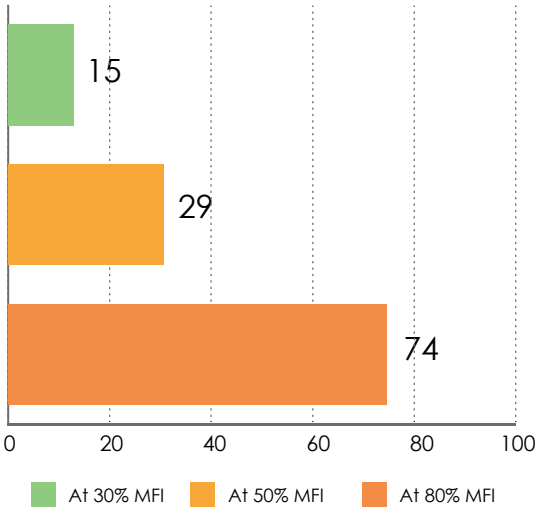
$57,766

Lane County's
Median Family Income (MFI)

Poverty Rates, 2011-2015

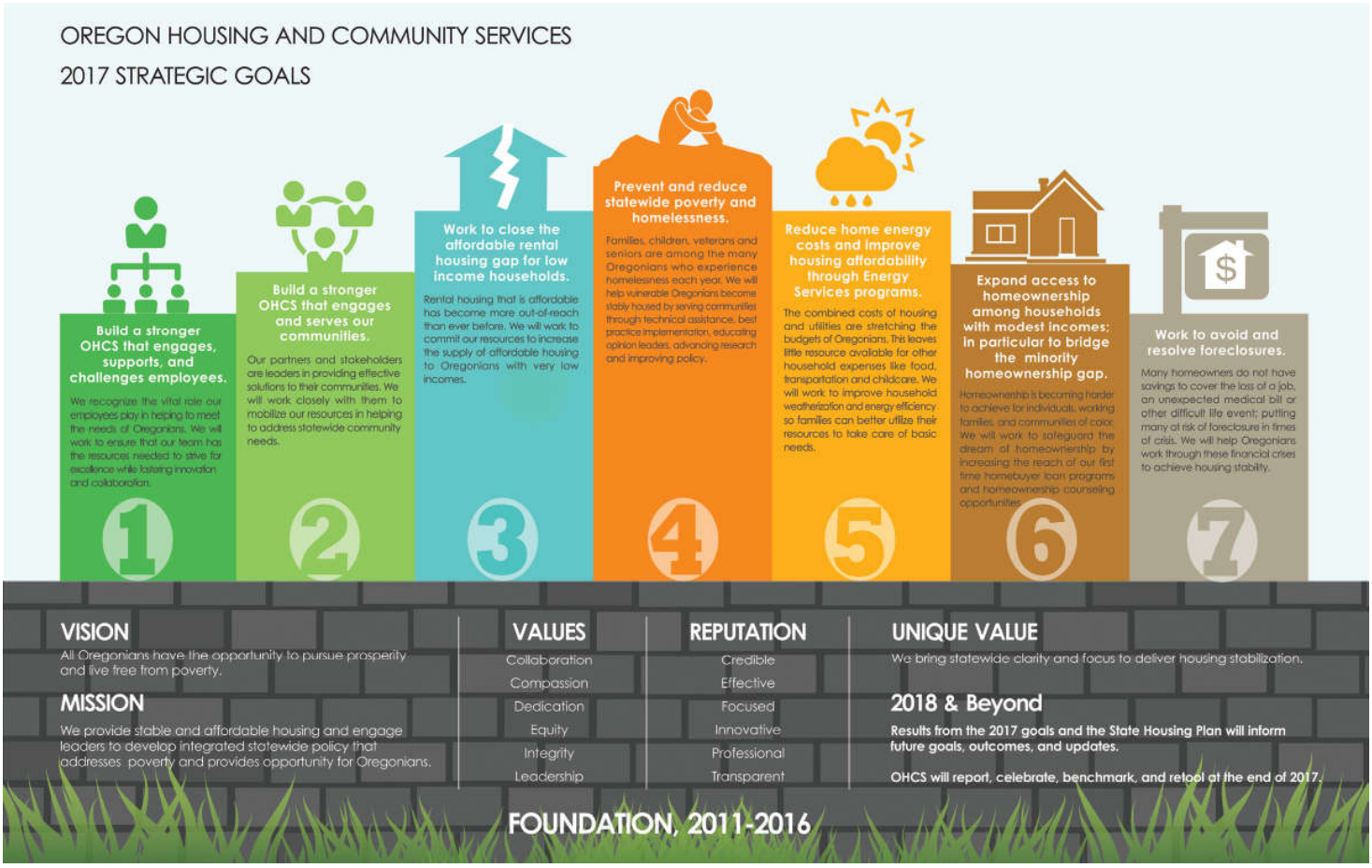


Affordable and Available Rental Homes per 100 Renter Households, 2015



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



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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