

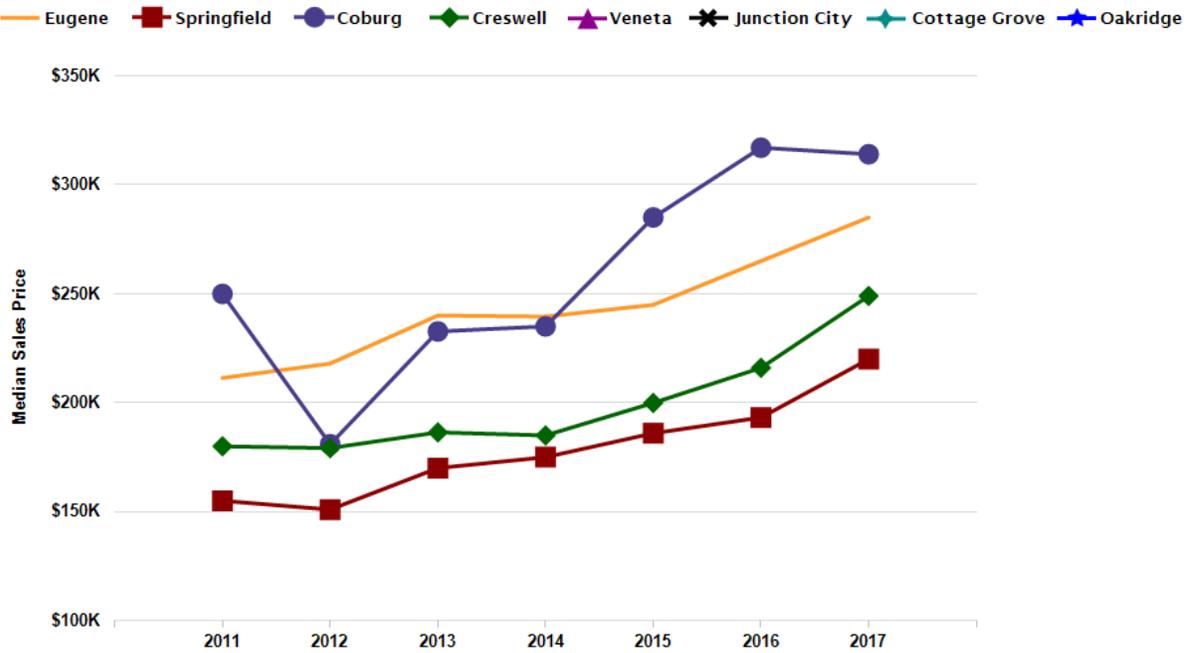
# Annual Report *(excerpt)*

## Single-family House Median Sales Price - By Lane County City and By Eugene Area

Overview: Median single-family house sales prices is the mid-point where half of single-family houses sold have are above the median and half were sold below the median.

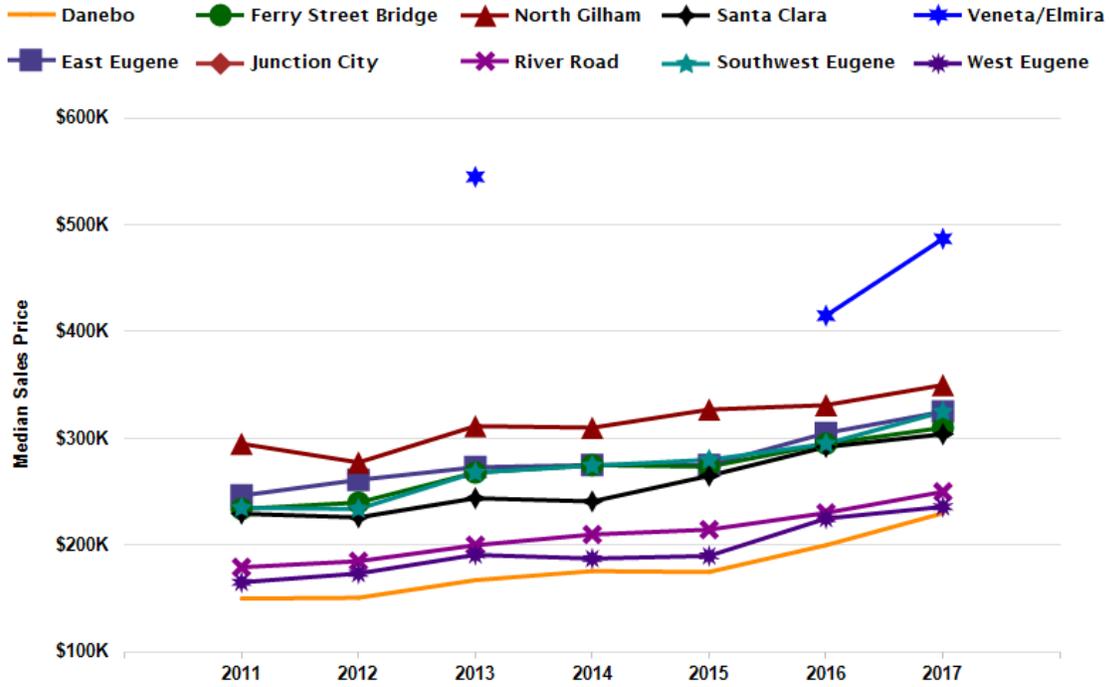
[The closest cities to Eugene are shown for comparison in the annual report.]

Single-Family Home Median Sales Price by Lane County City



[The “Veneta/Elmira” area includes a portion of southwest Eugene, this area will be retiled as “Veneta/Elmira (includes portion of SW Eugene).”]

### Single-Family House Median Sales Price by RMLS Area



Source: Lane County Regional Land Information Database; Regional Multiple Listing Service, Inc.

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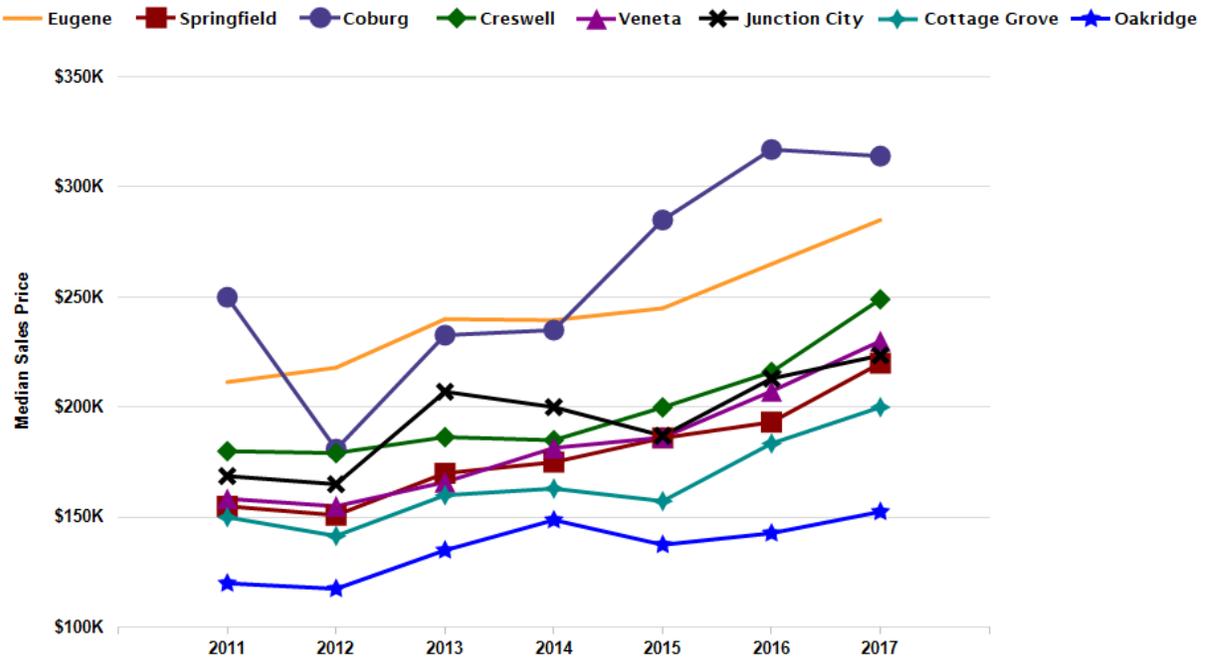
## Comprehensive Report *(excerpt)*

### Single-family House Median Sales Price - By Lane County City and By Eugene Area

Overview: Median single-family house sales prices is the mid-point where half of single-family houses sold have are above the median and half were sold below the median.

[All near-by Lane County cities are shown for comparison in the comprehensive report.]

Single-Family Home Median Sales Price by Lane County City



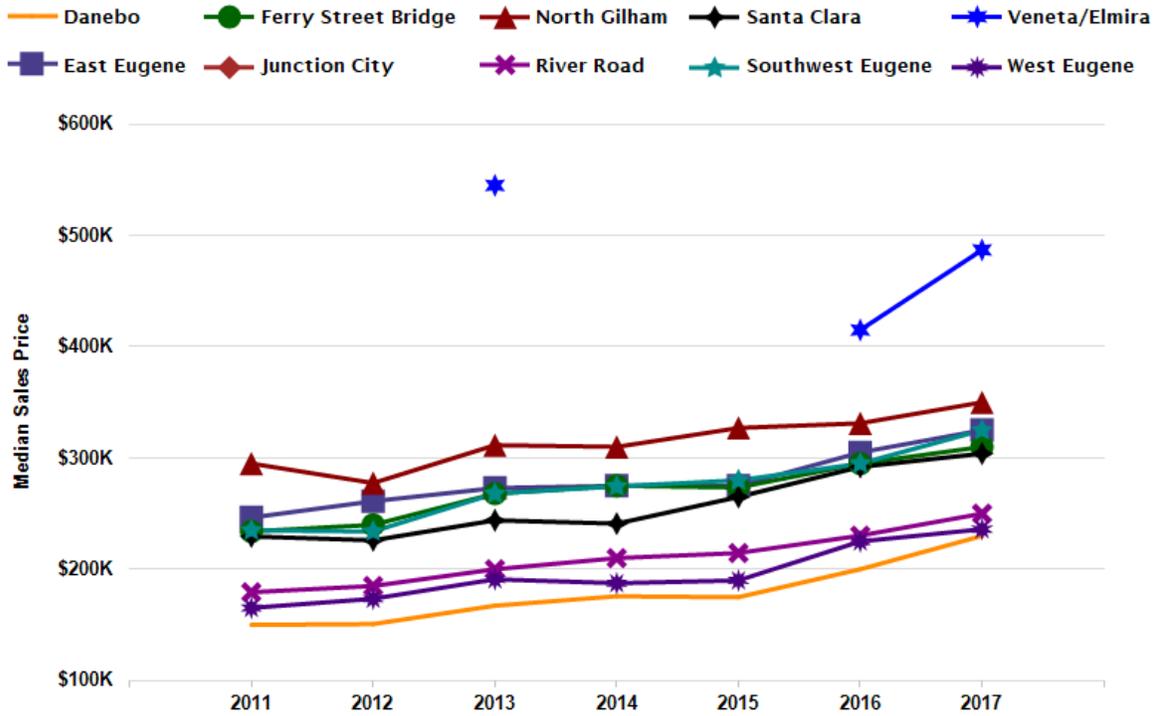
Source: Lane County Regional Land Information Database

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[Same chart that was included in annual report is included in the comprehensive report.]

### Single-Family House Median Sales Price by RMLS Area



Source: Lane County Regional Land Information Database; Regional Multiple Listing Service, Inc.

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# Housing Cost Census Estimates Summary

## Comprehensive Report – Charts only

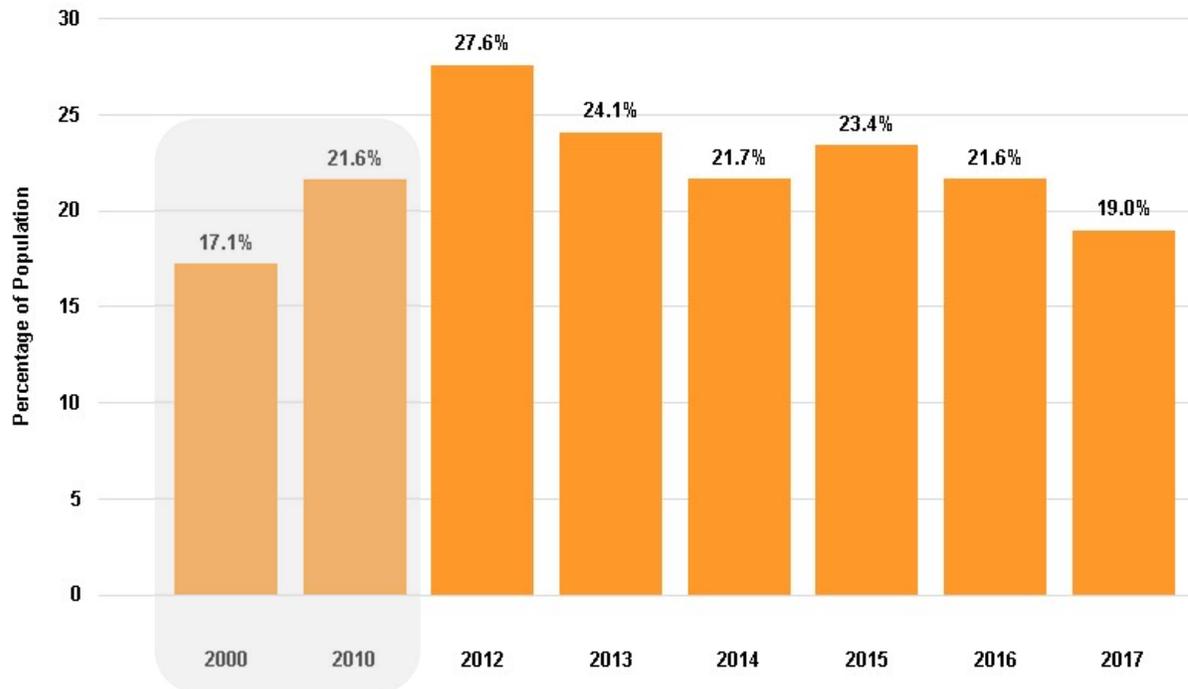
This set of Census data charts related to housing and affordability, compares the data during the monitoring period, from the beginning of the monitoring period (2012) through to the most recent US Census Bureau data (2017 American Community Survey). The ACS is a sample of households whereas the decennial census (2000, 2010) is all households. Decennial data is shown for historical context. In this set for the comprehensive report, Lane County, Oregon and nearby Lane County cities are also shown for comparison where helpful.

### Population in Poverty

Overview: Population in Poverty is the percentage of people living below the poverty level. The threshold for poverty varies based on the number of people and children in a household.

#### Population in Poverty - Eugene

Poverty statistics are for year prior to census year noted.



Source: U.S. Census American Community Survey 1 Year Estimates, Table B17001; U.S. Census 2000, SF3 Table P87

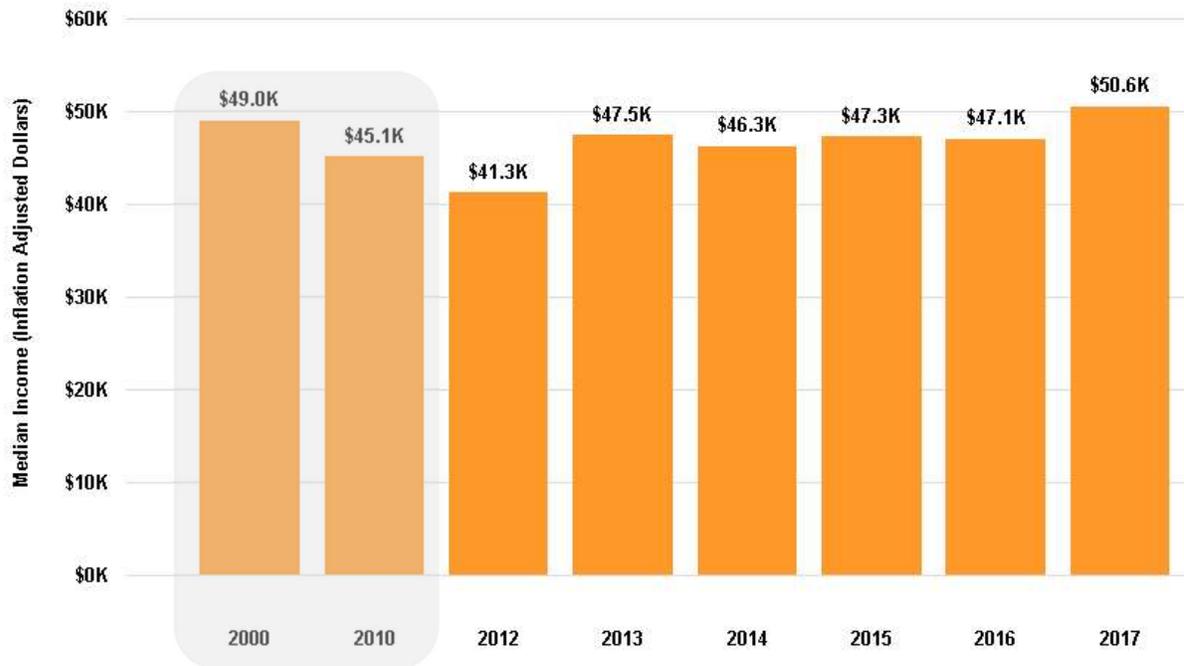
<http://cepdreports-qa/Reports> > Search > Housing Cost Census Estimates Summary Version 0.01 generated 6/13/2019 1:39:25 PM by CEDOM100\CEPLHMO

## Median Household Income

**Overview:** Median Household Income is the mid-point where half of households have incomes above the median and half have incomes below the median. Median household income is used instead of median family income because median household income includes all households not just households where the members are related. Median household income is typically lower than median family income because it includes single-person households.

### Median Household Income - Eugene

Income is for year prior to census year noted, and is adjusted for inflation to most recent displayed year's dollars.

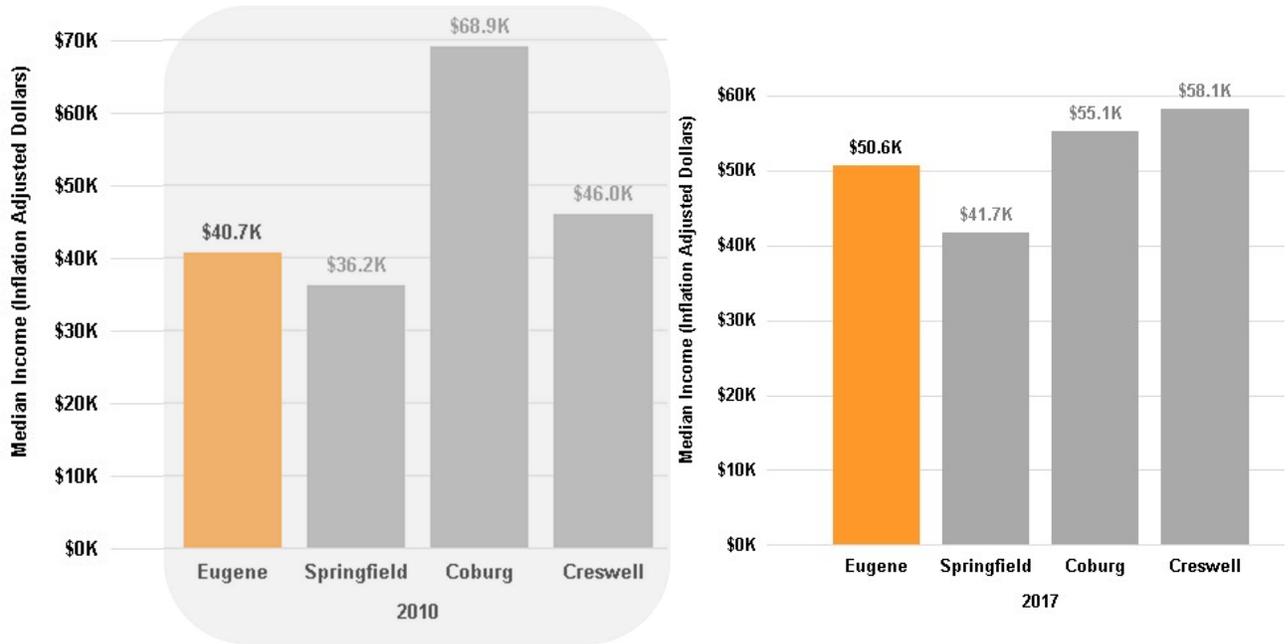


Source: U.S. Census American Community Survey 1 Year Estimates, Table B19013; U.S. Census 2000, SF3 Table P53

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## Median Household Income

Income is for year prior to census year noted, and is adjusted for inflation to most recent displayed year's dollars.



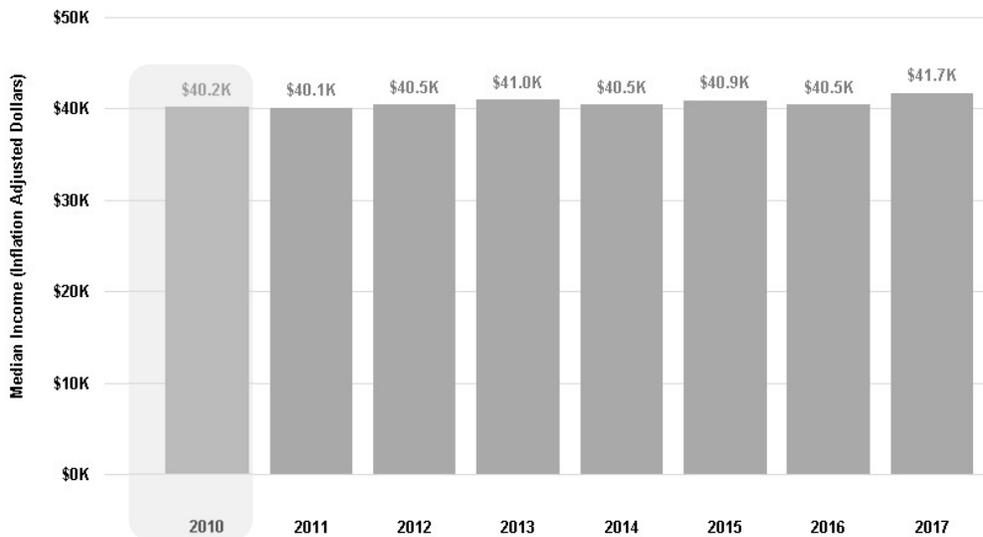
Source: U.S. Census American Community Survey 1 Year Estimates, Table B19013

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*[Alternative way to show the nearby cities' data above, takes more room easier to see trends?:]*

### Median Household Income - Springfield

Income is for year prior to census year noted, and is adjusted for inflation to most recent displayed year's dollars.



Source: U.S. Census American Community Survey 1 Year Estimates, Table B19013

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## Single-family House Median Sales Price - By City and By Eugene Area

Overview: Median single-family house sales prices is the mid-point where half of single-family houses sold have are above the median and half were sold below the median.

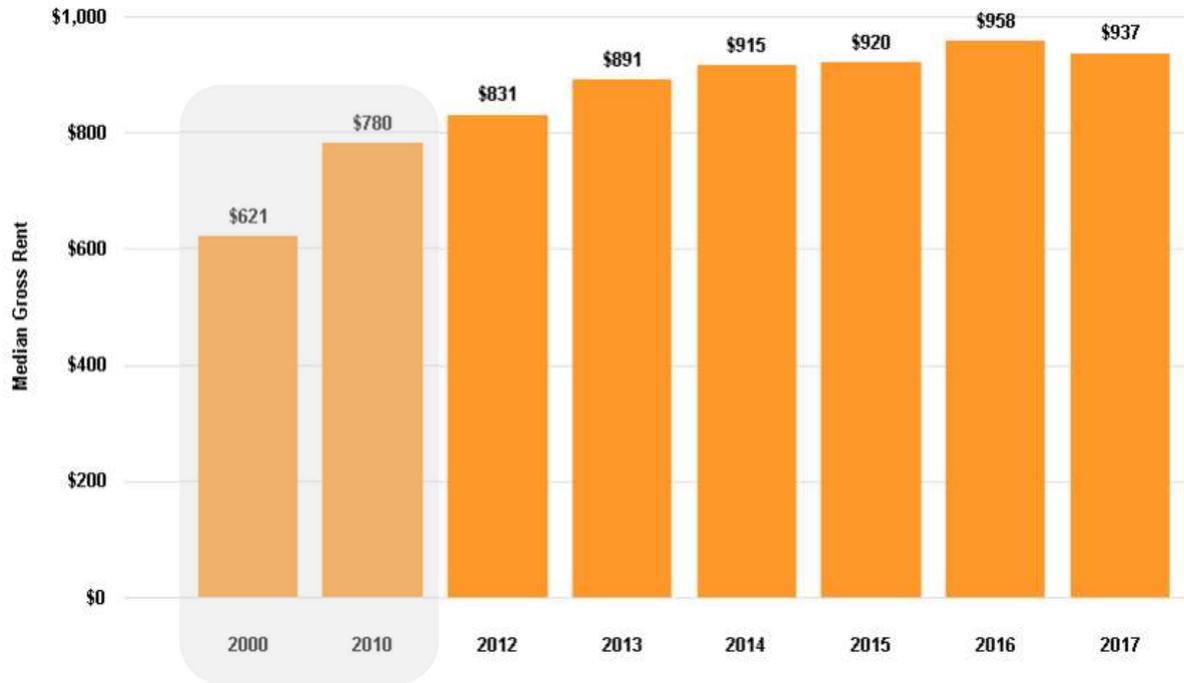
*[work in progress, will be provided to you separately; insert Single-family House Median Sales Price chart for Eugene and nearby Lane County Cities chart]*

*[work in progress, will be provided to you separately; insert Single-family House Median Sales Price by RMLS Area chart for Eugene areas]*

## Median Gross Rent

Overview: Median gross rent is the mid-point where half of households that rent pay rents that are above the median and half pay rents below the median.

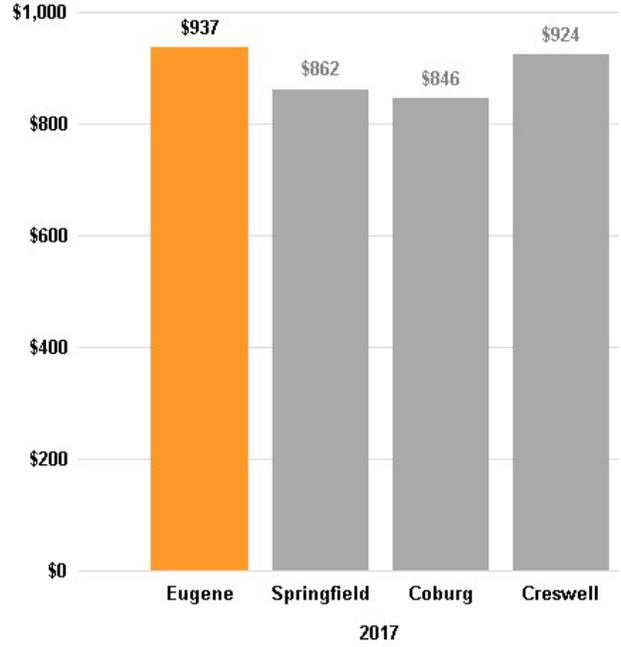
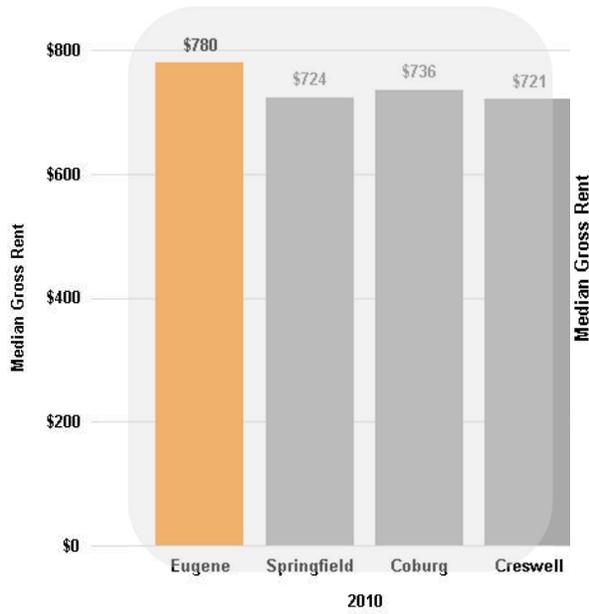
### Median Gross Rent - Eugene



Source: U.S. Census American Community Survey 1 Year Estimates, Table B25064; U.S. Census 2000, SF3 Table H63

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Median Gross Rent



Source: U.S. Census American Community Survey 1 Year Estimates, Table B25064

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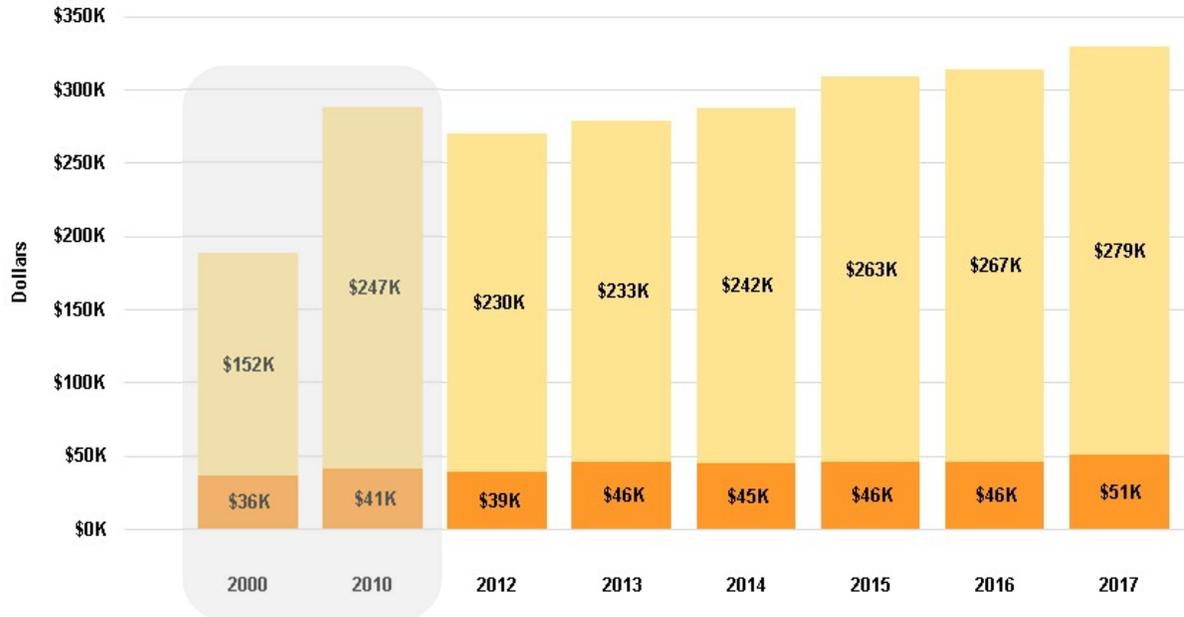
## Comparison of House Value to Income

**Overview:** This compares single family housing costs and incomes described above to give an overall sense of whether incomes are keeping pace with the cost of purchasing a single-family house.

### Comparison of House Value to Income - Eugene

Income is for year prior to census year noted.

■ Median Household Income 
 ■ Median House Value



Source: U.S. Census American Community Survey 1 Year Estimates, Tables B19013/B25077; U.S. Census 2000, SF3 Tables P53/H76

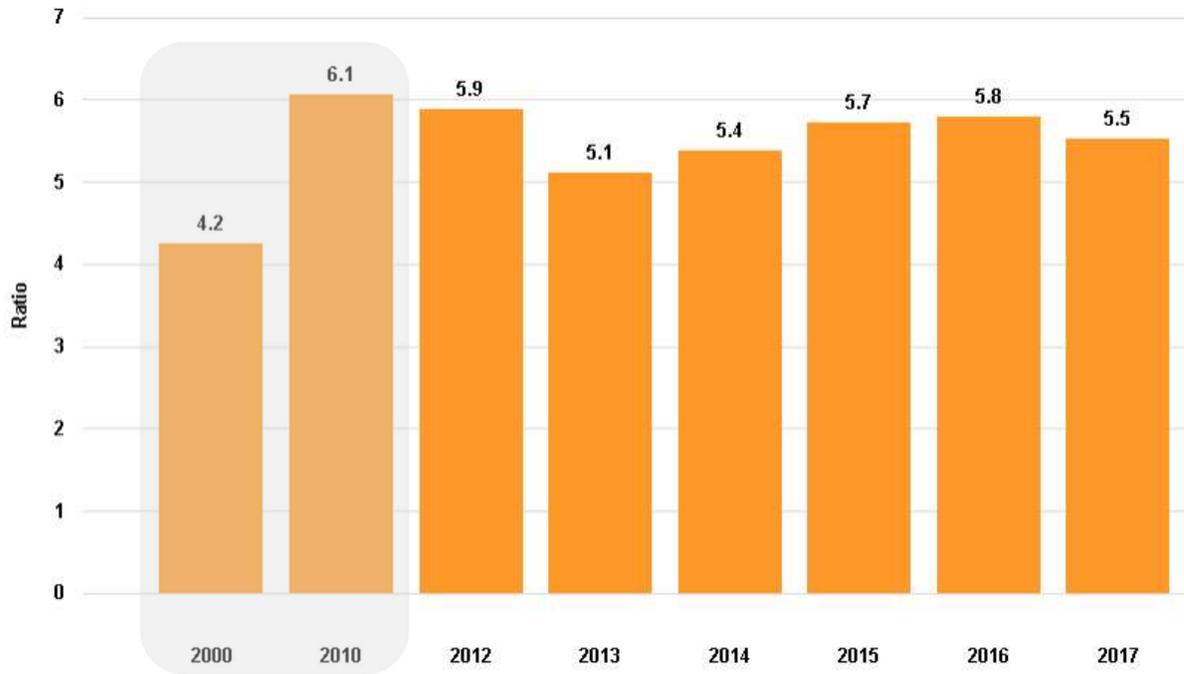
<http://cepdreports-qa/Reports> > Search > Housing Cost Census Estimates Summary Version 0.01 generated 6/13/2019 1:39:25 PM by CEDOM100\CEPLHMO

## Ratio of House Value to Income

Overview: This is another way to compare single family housing costs and income described above to give an overall sense of whether incomes are keeping pace with the cost of purchasing a single-family house.

### Ratio of House Value to Income - Eugene

Income is for year prior to census year noted.



Source: U.S. Census American Community Survey 1 Year Estimates, Tables B19013/B25077; U.S. Census 2000, SF3 Tables P53/H76

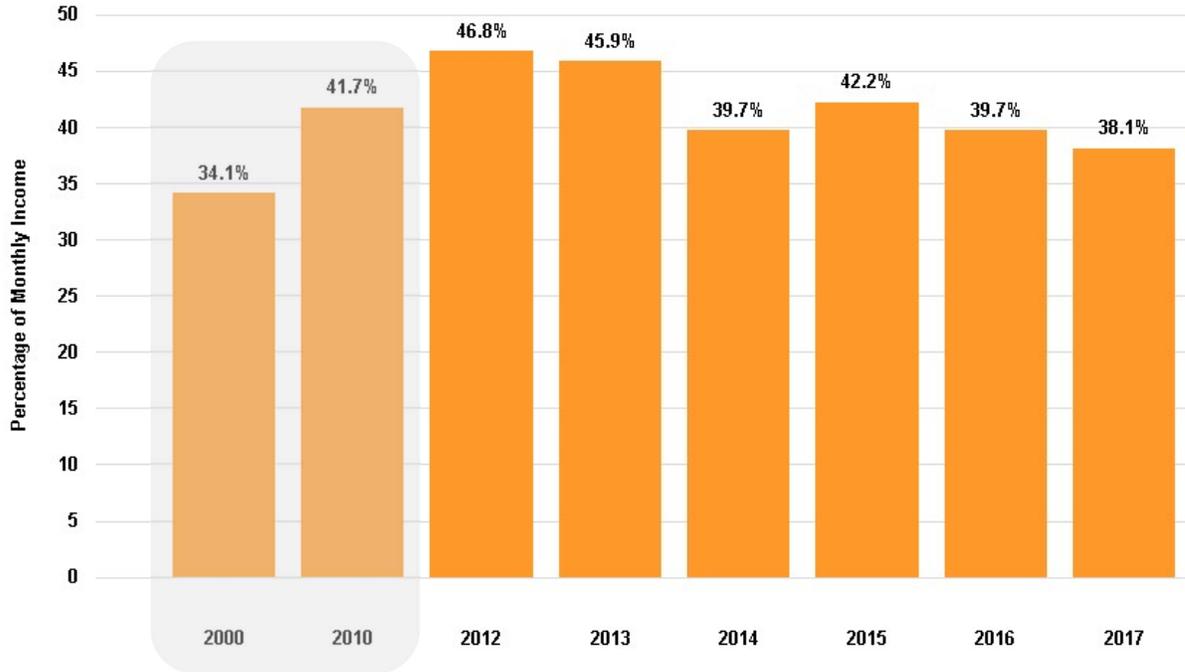
<http://cepdreports-qa/Reports> > Search > Housing Cost Census Estimates Summary - Version 0.01 generated 6/13/2019 1:39:25 PM by CEDOM100\CEPLHMO

## Percentage of Renter Monthly Income Spent on Rent

Overview: This is a way to compare rent costs and income described above to give an overall sense of whether incomes are keeping pace with rents.

### Percentage of Renter Monthly Income Spent on Rent - Eugene

Income is for year prior to census year noted.



Source: U.S. Census American Community Survey 1 Year Estimates, Tables B25064/B25119; U.S. Census 2000, SF3 Tables HCT12/H63

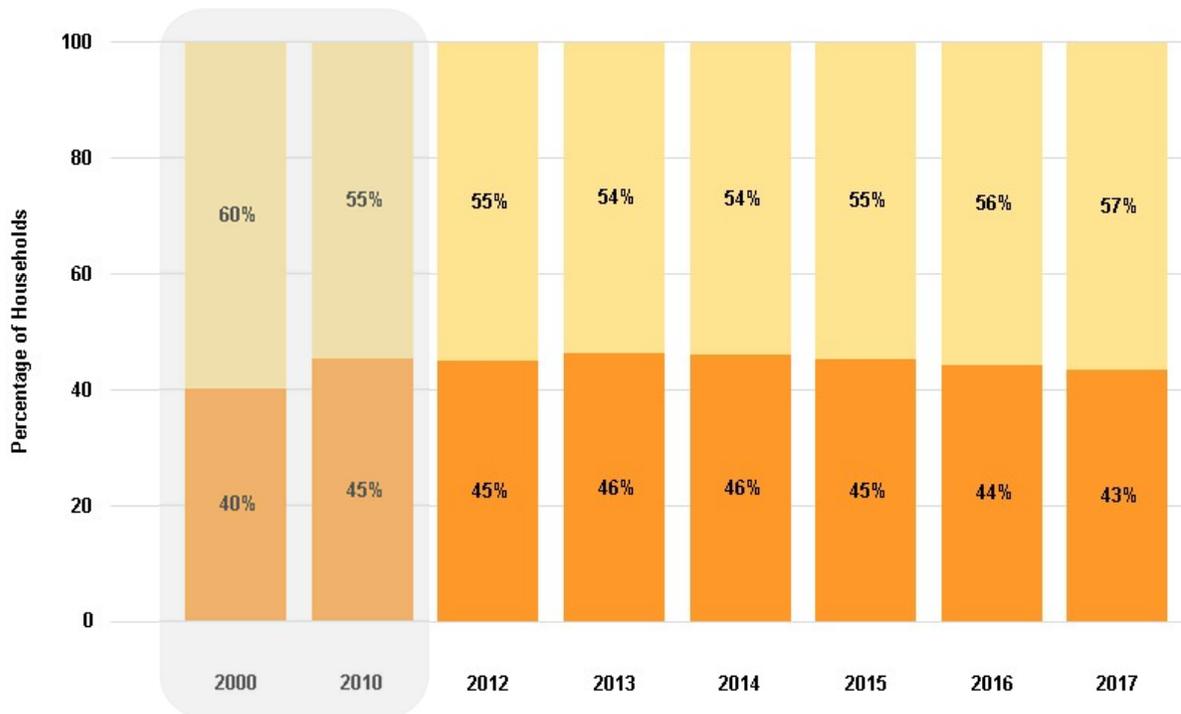
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## Cost Burdened Households & Cost Burdened Households by Tenure

**Overview:** Identifying how many households are “cost burden” is a typical standard used to determine how affordable housing is in a community. It assumes that a household should pay no more than a certain percentage of household income for housing, including payments and interest or rent, utilities, and insurance. HUD guidelines indicate that households paying more than 30% of their income on housing experience “cost burden” and households paying more than 50% of their income on housing experience “severe cost burden.”

### Cost-Burdened Households - Eugene

Cost-Burdened Not Cost-Burdened

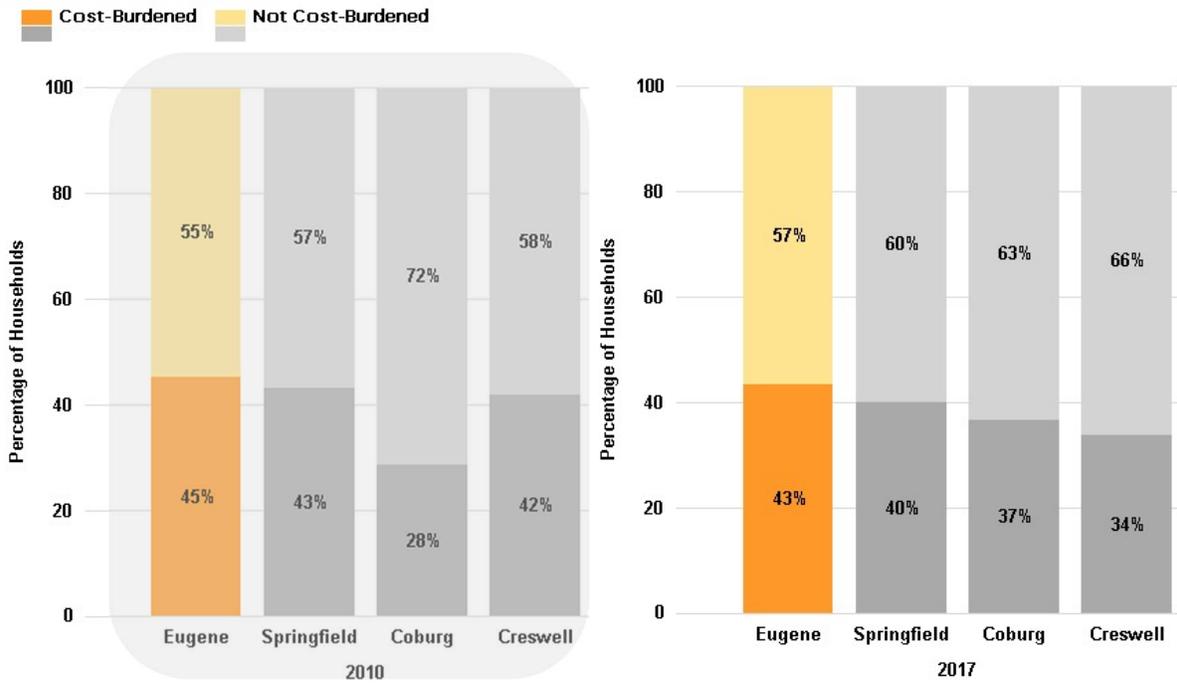


Source: U.S. Census American Community Survey 1 Year Estimates, Tables B25070/B25091; U.S. Census 2000, SF3 Tables H69/H94

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### Cost-Burdened Households

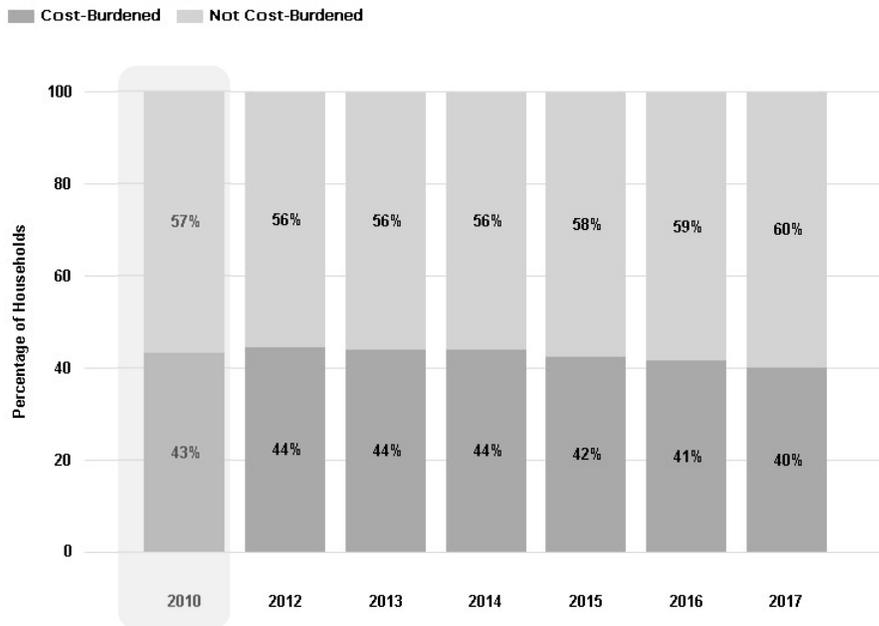


Source: U.S. Census American Community Survey 1 Year Estimates, Tables B25070/B25091

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[alternative way to show the nearby cities' data above, takes more room but easier to see trends?:]

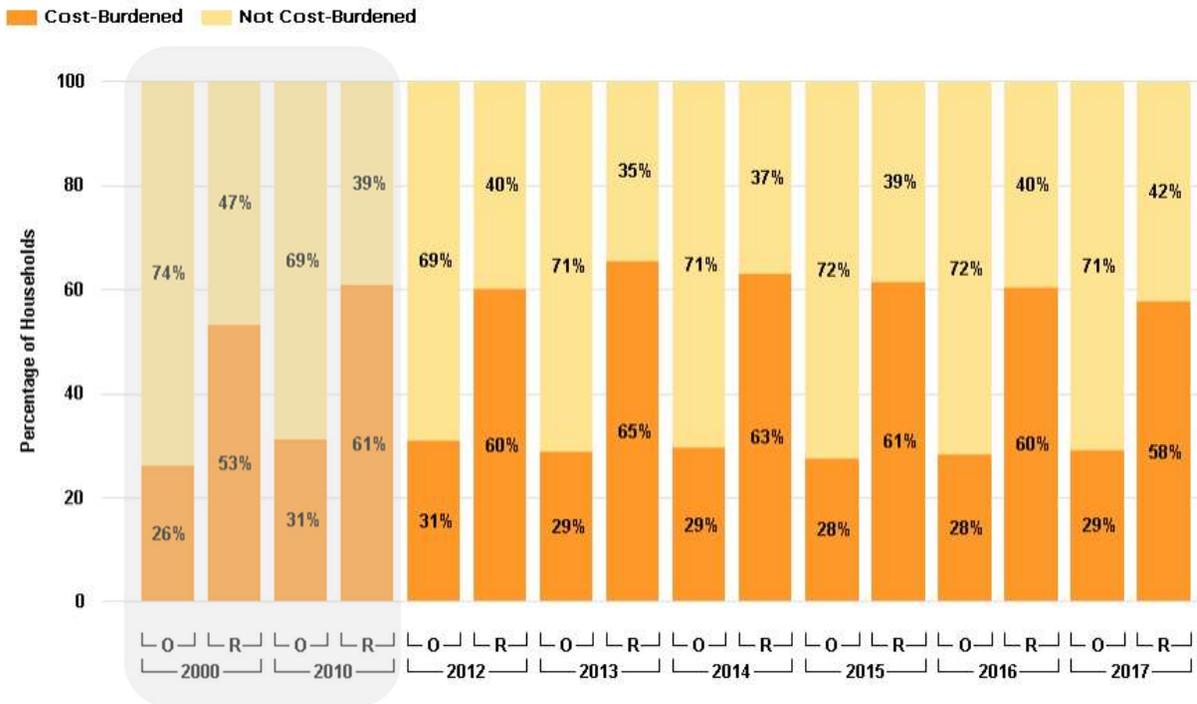
### Cost-Burdened Households - Springfield



Source: U.S. Census American Community Survey 1 Year Estimates, Tables B25070/B25091

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### Cost-Burdened Renters and Owners - Eugene



Source: U.S. Census American Community Survey 1 Year Estimates, Tables B25070/B25091; U.S. Census 2000, SF3 Tables H69/H94

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Page

**[alternative way to show the Eugene data above is to revise the chart above to group by owner or renter over the years rather than group owners and renters into each year. No example to show yet.]**



# Housing Cost Census Estimates Summary

## Annual Report – Charts only

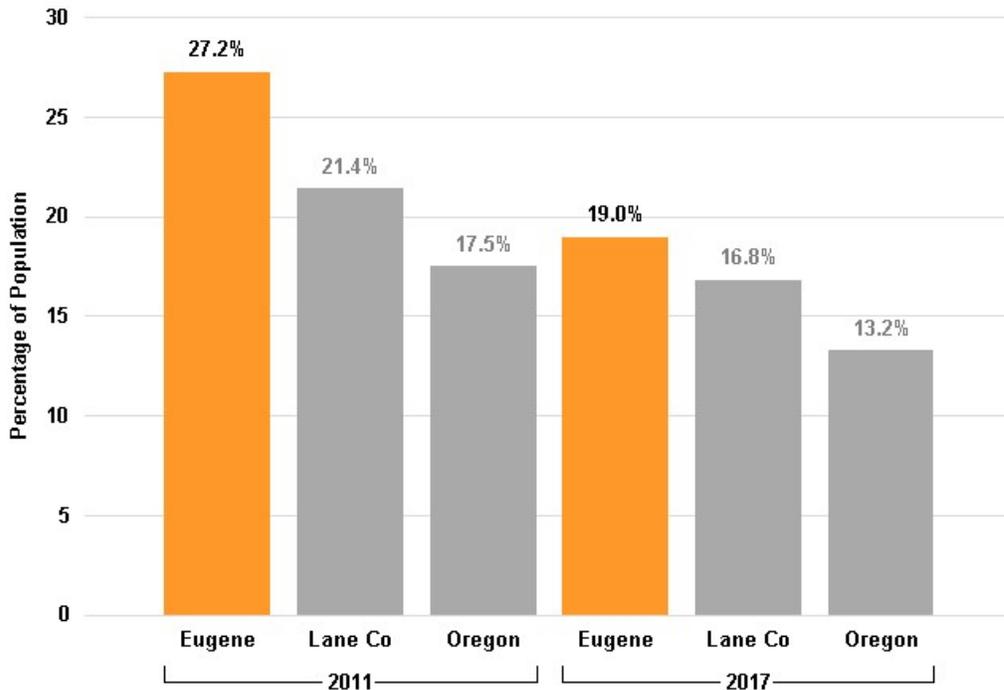
This set of Census data charts related to housing and affordability, compares the data considered at the time of the previous UGB analysis (2011 ACS America Community Survey or 2010 Decennial Census) to the most recent US Census Bureau data (2017 ACS). The ACS is a sample of households whereas the decennial census is all households. In this set for the annual report, Lane County, Oregon and Springfield are also shown for comparison where helpful.

### Population in Poverty

Overview: Population in Poverty is the percentage of people living below the poverty level. The threshold for poverty varies based on the number of people and children in a household.

#### Population in Poverty

Poverty statistics are for year prior to census year noted.



Source: U.S. Census American Community Survey 1 Year Estimates, Table B17001

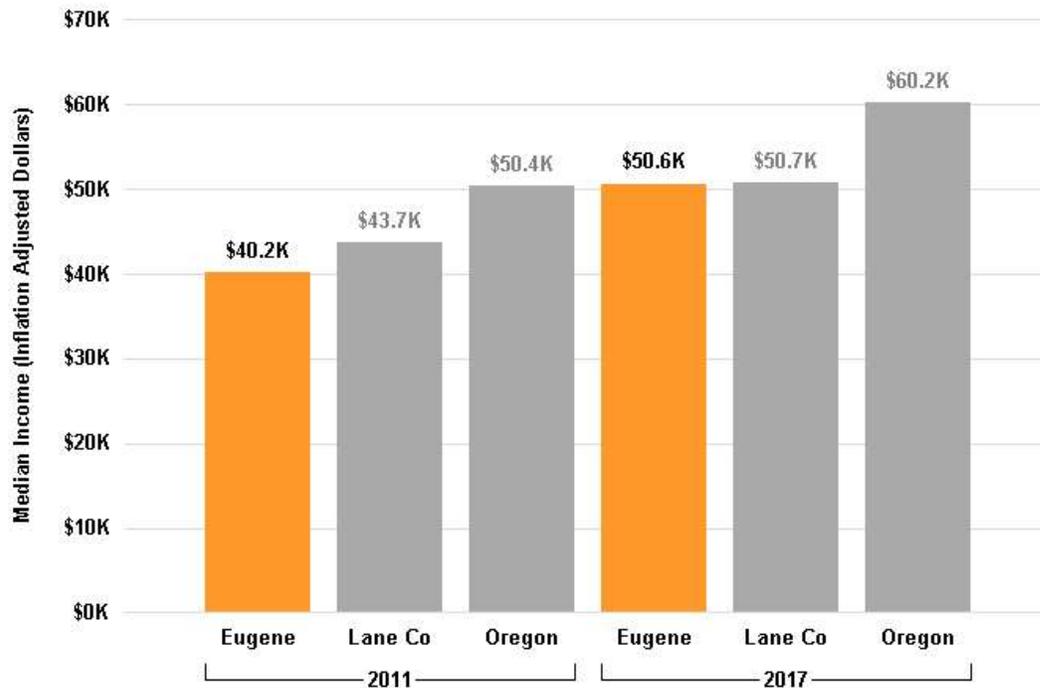
<http://cepddreports-qa/Reports> > Search > Housing Cost Census Estimates Summary Version 0.01 generated 6/13/2019 12:09:22 PM by CEDOM100\CEPLHMO

## Median Household Income

**Overview:** Median Household Income is the mid-point where half of households have incomes above the median and half have incomes below the median. Median household income is used instead of median family income because median household income includes all households not just households where the members are related. Median household income is typically lower than median family income because it includes single-person households.

### Median Household Income

Income is for year prior to census year noted, and is adjusted for inflation to most recent displayed year's dollars.



Source: U.S. Census American Community Survey 1 Year Estimates, Table B19013

<http://cepddreports-qa/Reports> > Search > Housing Cost Census Estimates Summary Version 0.01 generated 6/13/2019 12:09:22 PM by CEDOM100\CEPLHMO

## Single-family House Median Sales Price - By City and By Eugene Area

Overview: Median single-family house sales prices is the mid-point where half of single-family houses sold have are above the median and half were sold below the median.

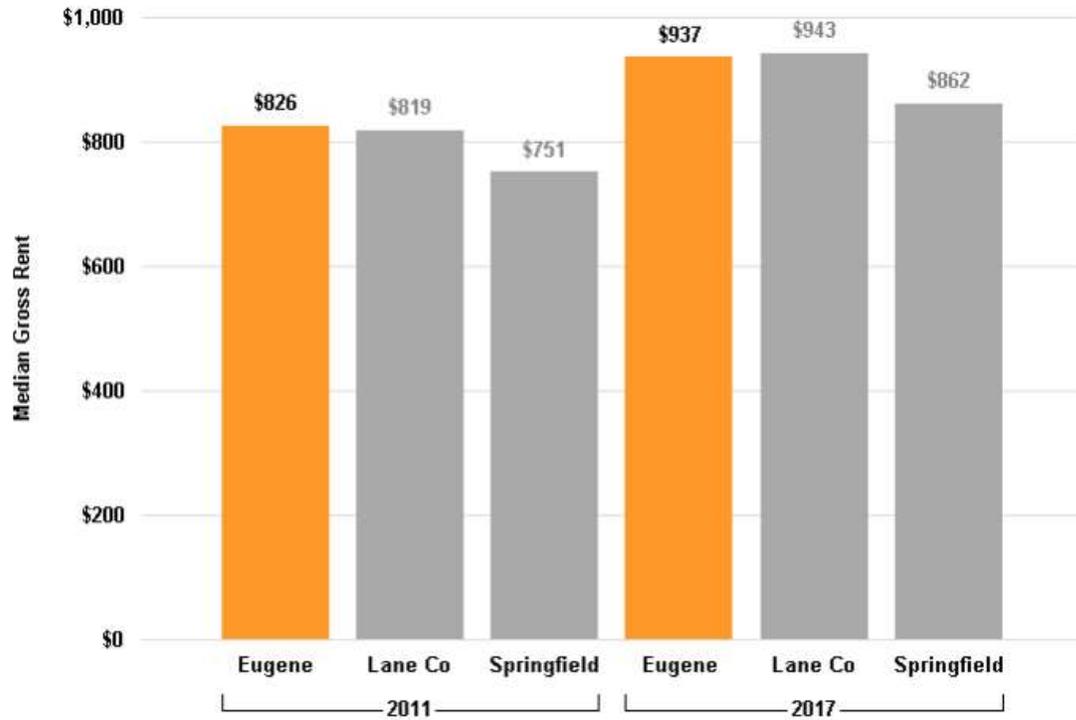
*[work in progress, will be provided to you separately; insert Single-family House Median Sales Price chart for Eugene and nearby Lane County Cities chart]*

*[work in progress, will be provided to you separately; insert Single-family House Median Sales Price by RMLS Area chart for Eugene areas]*

## Median Gross Rent

Overview: Median gross rent is the mid-point where half of households that rent pay rents that are above the median and half pay rents below the median.

### Median Gross Rent



Source: U.S. Census American Community Survey 1 Year Estimates, Table B25064

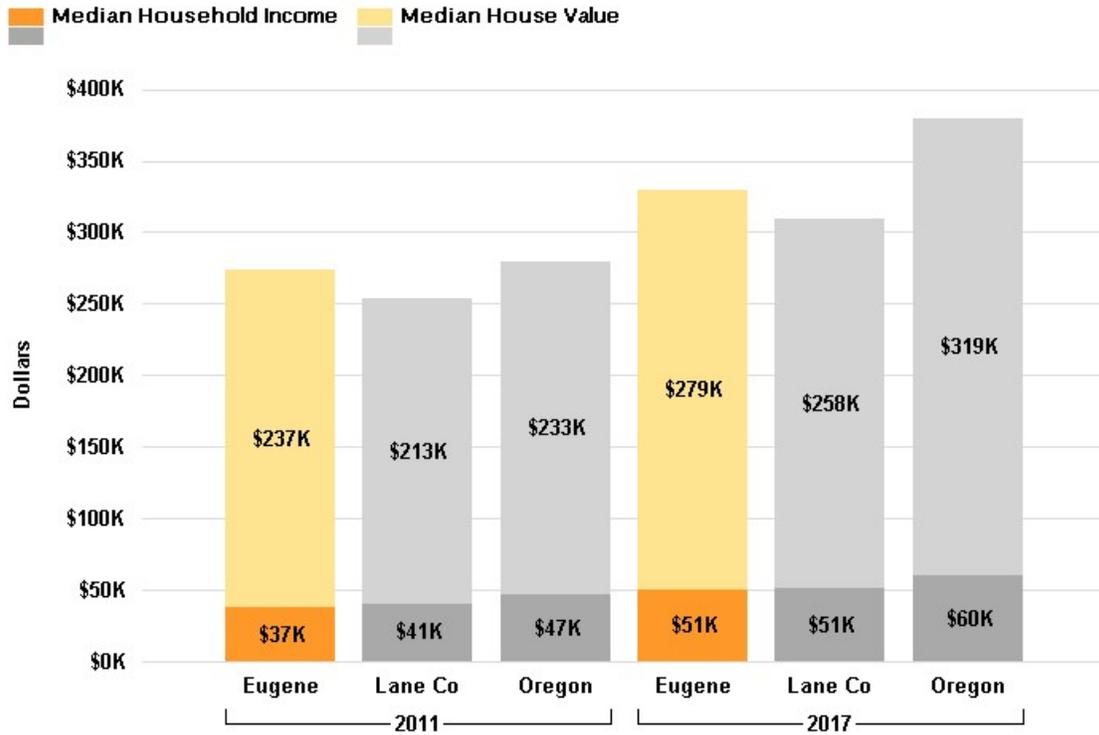
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## Comparison of House Value to Income

Overview: This compares single family housing costs and incomes described above to give an overall sense of whether incomes are keeping pace with the cost of purchasing a single-family house.

### Comparison of House Value to Income

Income is for year prior to census year noted.



Source: U.S. Census American Community Survey 1 Year Estimates, Tables B19013/B25077

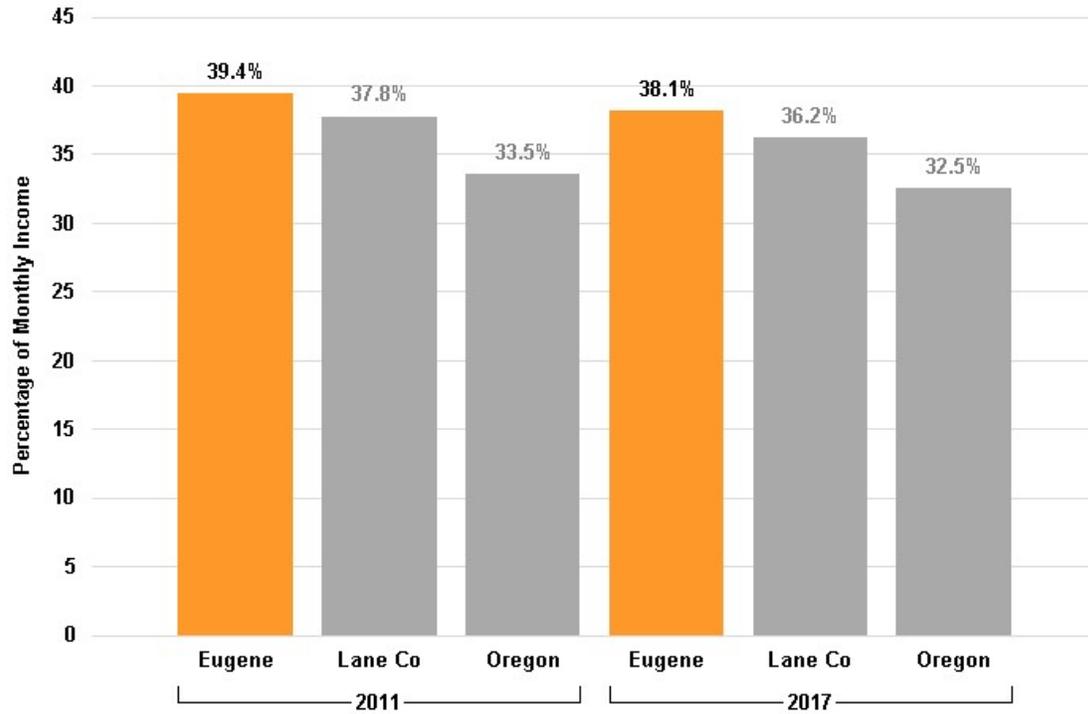
<http://cepdreports-qa/Reports> > Search > Housing Cost Census Estimates Summary Version 0.01 generated 6/13/2019 12:09:22 PM by CEDOM100\CEPLHMO

## Percentage of Renter Monthly Income Spent on Rent

Overview: This is a way to compare rent costs and income described above to give an overall sense of whether incomes are keeping pace with rents.

### Percentage of Renter Monthly Income Spent on Rent

Income is for year prior to census year noted.



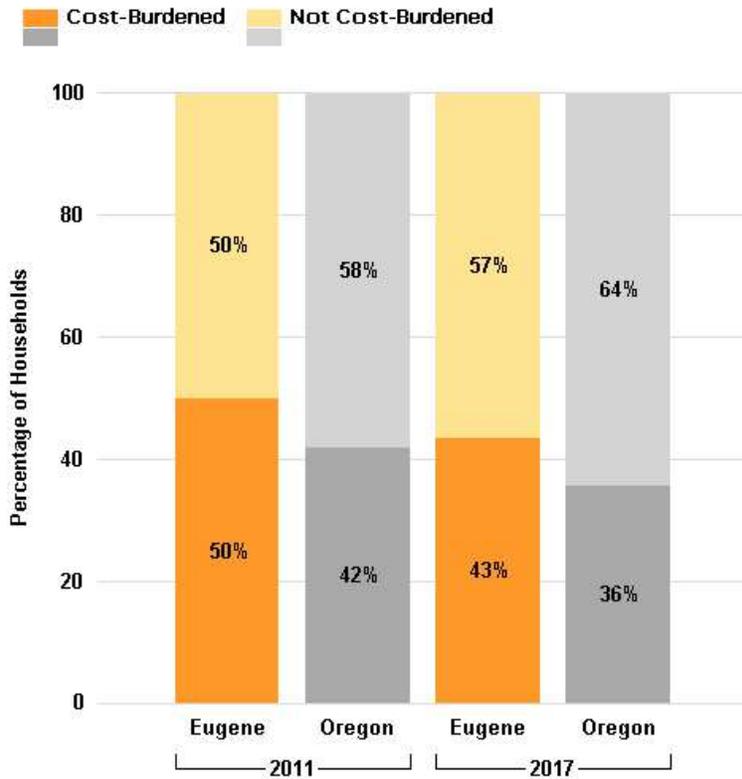
Source: U.S. Census American Community Survey 1 Year Estimates, Tables B25064/B25119

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## Cost Burdened Households & Cost Burdened Households by Tenure

**Overview:** Identifying how many households are “cost burden” is a typical standard used to determine how affordable housing is in a community. It assumes that a household should pay no more than a certain percentage of household income for housing, including payments and interest or rent, utilities, and insurance. HUD guidelines indicate that households paying more than 30% of their income on housing experience “cost burden” and households paying more than 50% of their income on housing experience “severe cost burden.”

### Cost-Burdened Households

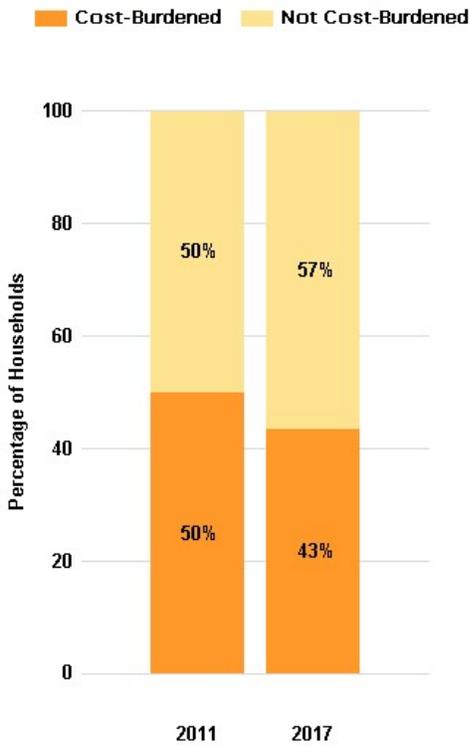


Source: U.S. Census American Community Survey 1 Year Estimates, Tables B25070/B25091

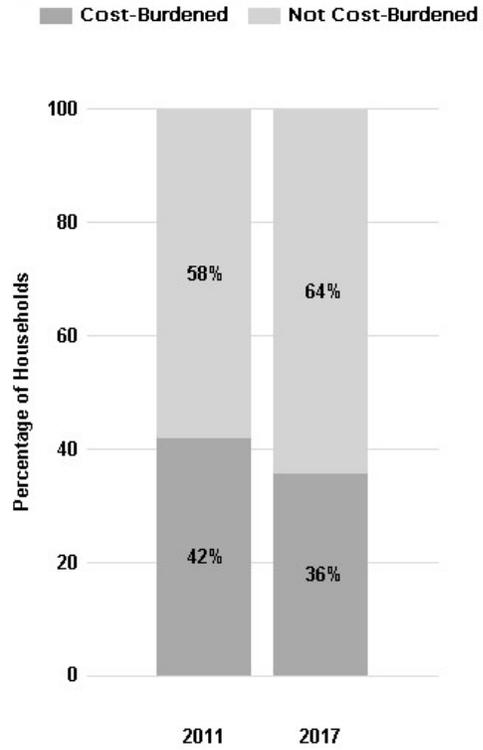
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[alternative way to show the data from above:]

### Cost-Burdened Households - Eugene



### Cost-Burdened Households - Oregon

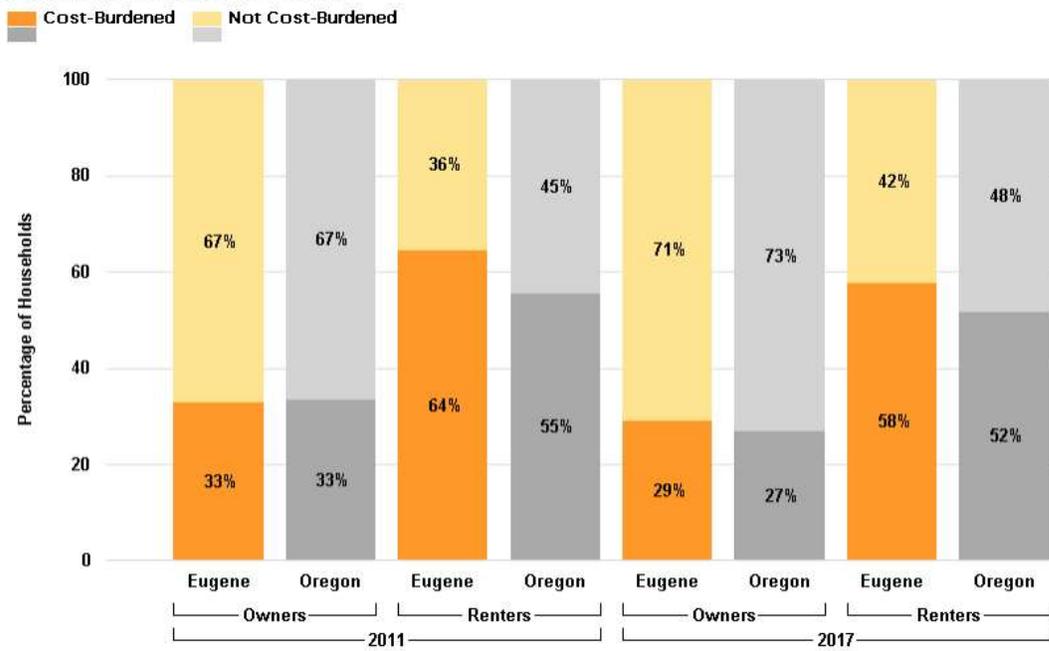


Source: U.S. Census American Community Survey 1 Year Estimates, Tables B25070/B25091

Source: U.S. Census American Community Survey 1 Year Estimates, Tables B25070/B25091

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### Cost-Burdened Renters and Owners



Source: U.S. Census American Community Survey 1 Year Estimates, Tables B25070/B25091

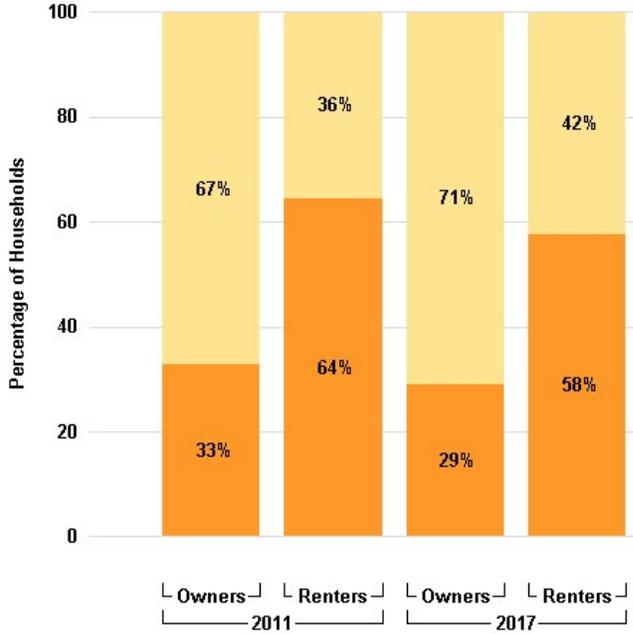
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[alternative way to show the data from above:]

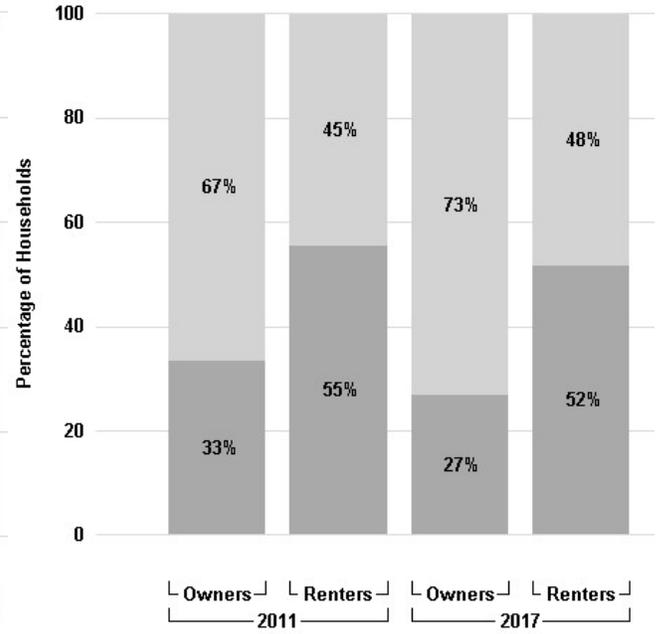
Cost-Burdened Renters and Owners - Eugene

Cost-Burdened Not Cost-Burdened



Cost-Burdened Renters and Owners - Oregon

Cost-Burdened Not Cost-Burdened



Source: U.S. Census American Community Survey 1 Year Estimates, Tables B25070/B25091

http://cepdreports-qa/Reports > Search > Housing Cost Census Estimates Summary Version 0.01 generated 6/13/2019 12:52:48 PM by CEDOM100\CEPLHMO

