

Oregon

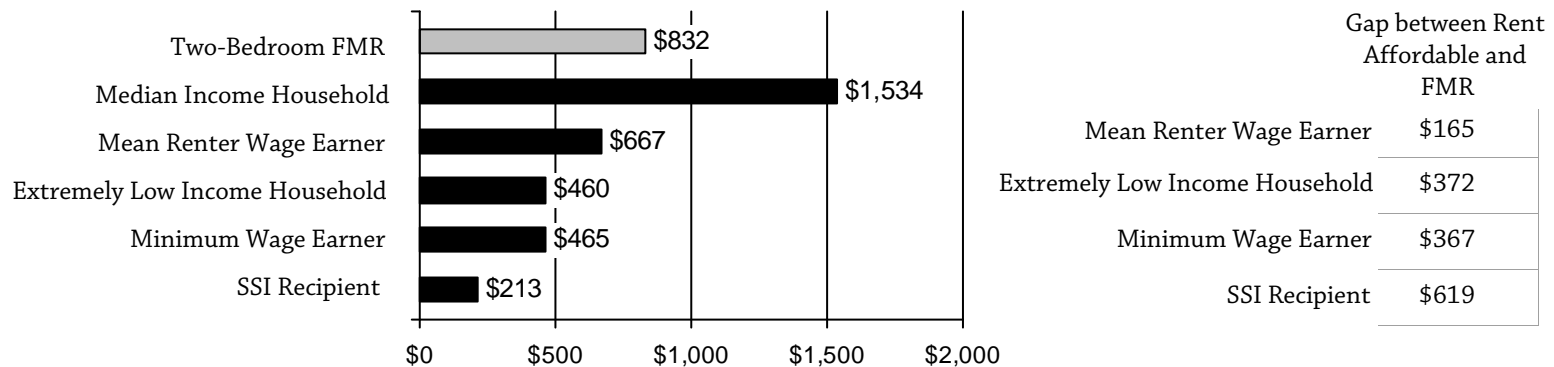
In Oregon, the Fair Market Rent (FMR) for a two-bedroom apartment is \$832. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$2,774 monthly or \$33,290 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$16.00

In Oregon, a minimum wage worker earns an hourly wage of \$8.95. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 72 hours per week, 52 weeks per year. Or a household must include 1.8 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Oregon, the estimated mean (average) wage for a renter is \$12.82. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 50 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.2 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

**Monthly Rent Affordable to Selected Income Levels
Compared with Two-Bedroom FMR**



Oregon	FY13 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS			
	Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR			
Oregon	\$16.00	\$832	\$33,290	1.8	\$61,358	\$1,534	\$18,408	\$460	557,706	37%	\$12.82	\$667	1.2			
Combined Nonmetro Areas	\$13.48	\$701	\$28,039	1.5	\$52,867	\$1,322	\$15,860	\$397	111,629	32%	\$10.02	\$521	1.3			
<u>Metropolitan Areas</u>																
Bend MSA	\$15.44	\$803	\$32,120	1.7	\$59,700	\$1,493	\$17,910	\$448	21,132	33%	\$10.71	\$557	1.4			
Corvallis MSA	\$14.56	\$757	\$30,280	1.6	\$80,800	\$2,020	\$24,240	\$606	14,243	43%	\$9.71	\$505	1.5			
Eugene-Springfield MSA	\$15.79	\$821	\$32,840	1.8	\$55,800	\$1,395	\$16,740	\$419	57,668	40%	\$10.76	\$559	1.5			
Medford MSA	\$15.83	\$823	\$32,920	1.8	\$52,200	\$1,305	\$15,660	\$392	32,085	38%	\$11.38	\$592	1.4			
Portland-Vancouver-Beaverton MSA	\$17.54	\$912	\$36,480	2.0	\$68,300	\$1,708	\$20,490	\$512	267,680	38%	\$14.72	\$765	1.2			
Salem MSA	\$14.54	\$756	\$30,240	1.6	\$55,000	\$1,375	\$16,500	\$413	53,269	38%	\$10.50	\$546	1.4			
<u>Counties</u>																
Baker County	\$12.06	\$627	\$25,080	1.3	\$53,700	\$1,343	\$16,110	\$403	2,152	31%	\$6.97	\$362	1.7			
Benton County	\$14.56	\$757	\$30,280	1.6	\$80,800	\$2,020	\$24,240	\$606	14,243	43%	\$9.71	\$505	1.5			
Clackamas County	\$17.54	\$912	\$36,480	2.0	\$68,300	\$1,708	\$20,490	\$512	42,932	30%	\$12.71	\$661	1.4			
Clatsop County	\$15.33	\$797	\$31,880	1.7	\$55,600	\$1,390	\$16,680	\$417	6,013	38%	\$10.98	\$571	1.4			
Columbia County	\$17.54	\$912	\$36,480	2.0	\$68,300	\$1,708	\$20,490	\$512	4,452	23%	\$7.64	\$397	2.3			
Coos County	\$13.15	\$684	\$27,360	1.5	\$49,500	\$1,238	\$14,850	\$371	9,032	33%	\$9.83	\$511	1.3			
Crook County	\$12.75	\$663	\$26,520	1.4	\$55,800	\$1,395	\$16,740	\$419	2,367	27%	\$11.95	\$621	1.1			
Curry County	\$15.37	\$799	\$31,960	1.7	\$56,700	\$1,418	\$17,010	\$425	2,961	29%	\$8.04	\$418	1.9			
Deschutes County	\$15.44	\$803	\$32,120	1.7	\$59,700	\$1,493	\$17,910	\$448	21,132	33%	\$10.71	\$557	1.4			
Douglas County	\$14.23	\$740	\$29,600	1.6	\$45,700	\$1,143	\$13,710	\$343	13,152	30%	\$11.57	\$602	1.2			
Gilliam County	\$12.04	\$626	\$25,040	1.3	\$56,200	\$1,405	\$16,860	\$422	333	37%	\$16.32	\$849	0.7			
Grant County	\$12.04	\$626	\$25,040	1.3	\$46,300	\$1,158	\$13,890	\$347	987	29%	\$9.80	\$510	1.2			
Harney County	\$12.04	\$626	\$25,040	1.3	\$49,600	\$1,240	\$14,880	\$372	1,146	35%	\$7.97	\$414	1.5			
Hood River County	\$12.58	\$654	\$26,160	1.4	\$61,300	\$1,533	\$18,390	\$460	2,659	32%	\$8.37	\$435	1.5			
Jackson County	\$15.83	\$823	\$32,920	1.8	\$52,200	\$1,305	\$15,660	\$392	32,085	38%	\$11.38	\$592	1.4			
Jefferson County	\$12.04	\$626	\$25,040	1.3	\$51,900	\$1,298	\$15,570	\$389	2,517	32%	\$10.90	\$567	1.1			
Josephine County	\$13.71	\$713	\$28,520	1.5	\$51,700	\$1,293	\$15,510	\$388	11,140	32%	\$9.08	\$472	1.5			
Klamath County	\$13.15	\$684	\$27,360	1.5	\$51,100	\$1,278	\$15,330	\$383	8,630	32%	\$9.97	\$518	1.3			
Lake County	\$12.04	\$626	\$25,040	1.3	\$50,200	\$1,255	\$15,060	\$377	1,193	34%	\$9.05	\$470	1.3			

1: FMR = Fiscal Year 2013 Fair Market Rent (HUD, 2012). 2: AMI = Fiscal Year 2013 Area Median Income (HUD, 2012).

3: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs

4: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

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	FY13 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR FMR	Two-bedroom FMR ¹	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ²	Rent affordable at AMI ³	30% of AMI ⁴	Rent affordable at 30% of AMI	Number (2007-2011)	% of total households (2007-2011)	Estimated mean renter hourly wage (2013)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Lane County	\$15.79	\$821	\$32,840	1.8	\$55,800	\$1,395	\$16,740	\$419	57,668	40%	\$10.76	\$559	1.5
Lincoln County	\$14.19	\$738	\$29,520	1.6	\$56,000	\$1,400	\$16,800	\$420	6,981	34%	\$8.39	\$436	1.7
Linn County	\$14.12	\$734	\$29,360	1.6	\$55,700	\$1,393	\$16,710	\$418	14,796	33%	\$11.01	\$572	1.3
Malheur County	\$12.04	\$626	\$25,040	1.3	\$49,000	\$1,225	\$14,700	\$368	3,511	34%	\$7.50	\$390	1.6
Marion County	\$14.54	\$756	\$30,240	1.6	\$55,000	\$1,375	\$16,500	\$413	44,052	39%	\$10.84	\$563	1.3
Morrow County	\$13.12	\$682	\$27,280	1.5	\$53,000	\$1,325	\$15,900	\$398	1,089	28%	\$10.54	\$548	1.2
Multnomah County	\$17.54	\$912	\$36,480	2.0	\$68,300	\$1,708	\$20,490	\$512	135,308	45%	\$14.23	\$740	1.2
Polk County	\$14.54	\$756	\$30,240	1.6	\$55,000	\$1,375	\$16,500	\$413	9,217	33%	\$7.74	\$402	1.9
Sherman County	\$12.23	\$636	\$25,440	1.4	\$55,700	\$1,393	\$16,710	\$418	280	34%	\$13.87	\$721	0.9
Tillamook County	\$13.73	\$714	\$28,560	1.5	\$54,000	\$1,350	\$16,200	\$405	3,284	30%	\$10.37	\$539	1.3
Umatilla County	\$12.10	\$629	\$25,160	1.4	\$58,700	\$1,468	\$17,610	\$440	9,552	36%	\$10.58	\$550	1.1
Union County	\$12.63	\$657	\$26,280	1.4	\$55,900	\$1,398	\$16,770	\$419	3,618	35%	\$8.67	\$451	1.5
Wallowa County	\$12.94	\$673	\$26,920	1.4	\$53,100	\$1,328	\$15,930	\$398	766	25%	\$6.07	\$316	2.1
Wasco County	\$13.56	\$705	\$28,200	1.5	\$53,400	\$1,335	\$16,020	\$401	3,313	34%	\$10.81	\$562	1.3
Washington County	\$17.54	\$912	\$36,480	2.0	\$68,300	\$1,708	\$20,490	\$512	74,819	38%	\$17.41	\$906	1.0
Wheeler County	\$12.04	\$626	\$25,040	1.3	\$45,900	\$1,148	\$13,770	\$344	157	26%	\$9.72	\$505	1.2
Yamhill County	\$17.54	\$912	\$36,480	2.0	\$68,300	\$1,708	\$20,490	\$512	10,169	30%	\$9.98	\$519	1.8

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