

# OREGON

STATE RANKING **#17\***

In **Oregon**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,105**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,684** monthly or **\$44,214** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$21.26**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT OREGON:

STATE FACTS	
Minimum Wage	<b>\$10.75</b>
Average Renter Wage	<b>\$15.44</b>
2-Bedroom Housing Wage	<b>\$21.26</b>
Number of Renter Households	<b>597,158</b>
Percent Renters	<b>39%</b>

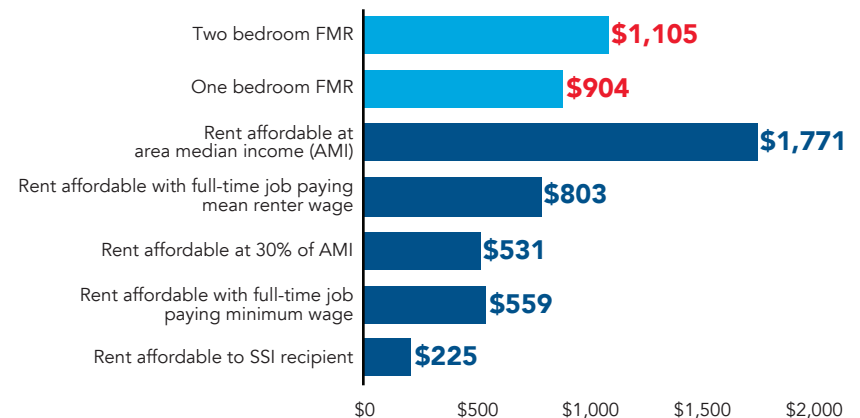
**79**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**65**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**2**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**1.6**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Portland-Vancouver-Hillsboro MSA	<b>\$25.58</b>
Hood River County	<b>\$20.96</b>
Wasco County	<b>\$20.42</b>
Corvallis MSA	<b>\$18.77</b>
Eugene-Springfield MSA	<b>\$18.60</b>



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

	FY18 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Oregon	\$21.26	\$1,105	\$44,214	2.0	\$70,843	\$1,771	\$21,253	\$531	597,158	39%	\$15.44	\$803	1.4
Combined Nonmetro Areas	\$15.40	\$801	\$32,037	1.4	\$53,846	\$1,346	\$16,154	\$404	90,881	35%	\$11.71	\$609	1.3
<b><u>Metropolitan Areas</u></b>													
Albany MSA	\$17.62	\$916	\$36,640	1.6	\$59,700	\$1,493	\$17,910	\$448	16,110	36%	\$12.86	\$669	1.4
Bend-Redmond MSA	\$18.56	\$965	\$38,600	1.7	\$69,600	\$1,740	\$20,880	\$522	23,567	35%	\$13.89	\$723	1.3
Corvallis MSA	\$18.77	\$976	\$39,040	1.7	\$84,100	\$2,103	\$25,230	\$631	14,632	43%	\$11.73	\$610	1.6
Eugene-Springfield MSA	\$18.60	\$967	\$38,680	1.7	\$64,100	\$1,603	\$19,230	\$481	60,482	41%	\$12.86	\$669	1.4
Grants Pass MSA	\$17.27	\$898	\$35,920	1.6	\$53,600	\$1,340	\$16,080	\$402	11,838	34%	\$12.04	\$626	1.4
Medford MSA	\$17.29	\$899	\$35,960	1.6	\$58,900	\$1,473	\$17,670	\$442	31,111	37%	\$12.68	\$659	1.4
Portland-Vancouver-Hillsboro MSA	\$25.58	\$1,330	\$53,200	2.4	\$81,400	\$2,035	\$24,420	\$611	291,913	40%	\$17.84	\$928	1.4
Salem MSA	\$17.04	\$886	\$35,440	1.6	\$67,300	\$1,683	\$20,190	\$505	56,624	39%	\$12.16	\$632	1.4
<b><u>Counties</u></b>													
Baker County	\$13.54	\$704	\$28,160	1.3	\$54,900	\$1,373	\$16,470	\$412	2,280	33%	\$11.15	\$580	1.2
Benton County	\$18.77	\$976	\$39,040	1.7	\$84,100	\$2,103	\$25,230	\$631	14,632	43%	\$11.73	\$610	1.6
Clackamas County	\$25.58	\$1,330	\$53,200	2.1	\$81,400	\$2,035	\$24,420	\$611	47,026	31%	\$15.56	\$809	1.6
Clatsop County	\$17.00	\$884	\$35,360	1.6	\$62,000	\$1,550	\$18,600	\$465	6,309	40%	\$11.63	\$605	1.5
Columbia County	\$25.58	\$1,330	\$53,200	2.4	\$81,400	\$2,035	\$24,420	\$611	5,335	28%	\$9.09	\$473	2.8
Coos County	\$15.04	\$782	\$31,280	1.4	\$50,700	\$1,268	\$15,210	\$380	9,055	35%	\$11.26	\$586	1.3
Crook County	\$14.38	\$748	\$29,920	1.4	\$53,700	\$1,343	\$16,110	\$403	2,839	31%	\$16.04	\$834	0.9
Curry County	\$17.62	\$916	\$36,640	1.7	\$51,800	\$1,295	\$15,540	\$389	3,533	34%	\$13.65	\$710	1.3
Deschutes County	\$18.56	\$965	\$38,600	1.7	\$69,600	\$1,740	\$20,880	\$522	23,567	35%	\$13.89	\$723	1.3
Douglas County	\$14.62	\$760	\$30,400	1.4	\$52,100	\$1,303	\$15,630	\$391	14,249	32%	\$12.70	\$660	1.2
Gilliam County	\$13.94	\$725	\$29,000	1.3	\$61,300	\$1,533	\$18,390	\$460	287	36%	\$21.24	\$1,104	0.7

1: BR = Bedroom

2: FMR = Fiscal Year 2018 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2018 Area Median Income

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

	FY18 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Grant County	\$13.40	\$697	\$27,880	1.3	\$53,500	\$1,338	\$16,050	\$401	858	27%	\$9.66	\$502	1.4
Harney County	\$13.40	\$697	\$27,880	1.3	\$42,300	\$1,058	\$12,690	\$317	899	29%	\$10.48	\$545	1.3
Hood River County	\$20.96	\$1,090	\$43,600	1.9	\$68,800	\$1,720	\$20,640	\$516	2,908	35%	\$11.31	\$588	1.9
Jackson County	\$17.29	\$899	\$35,960	1.6	\$58,900	\$1,473	\$17,670	\$442	31,111	37%	\$12.68	\$659	1.4
Jefferson County	\$13.40	\$697	\$27,880	1.3	\$52,800	\$1,320	\$15,840	\$396	2,364	31%	\$11.96	\$622	1.1
Josephine County	\$17.27	\$898	\$35,920	1.6	\$53,600	\$1,340	\$16,080	\$402	11,838	34%	\$12.04	\$626	1.4
Klamath County	\$14.71	\$765	\$30,600	1.4	\$52,700	\$1,318	\$15,810	\$395	9,722	36%	\$11.18	\$582	1.3
Lake County	\$13.40	\$697	\$27,880	1.3	\$45,700	\$1,143	\$13,710	\$343	1,304	38%	\$12.97	\$675	1.0
Lane County	\$18.60	\$967	\$38,680	1.7	\$64,100	\$1,603	\$19,230	\$481	60,482	41%	\$12.86	\$669	1.4
Lincoln County	\$17.17	\$893	\$35,720	1.6	\$54,200	\$1,355	\$16,260	\$407	7,541	37%	\$11.92	\$620	1.4
Linn County	\$17.62	\$916	\$36,640	1.6	\$59,700	\$1,493	\$17,910	\$448	16,110	36%	\$12.86	\$669	1.4
Malheur County	\$13.40	\$697	\$27,880	1.3	\$51,500	\$1,288	\$15,450	\$386	4,194	41%	\$8.77	\$456	1.5
Marion County	\$17.04	\$886	\$35,440	1.6	\$67,300	\$1,683	\$20,190	\$505	46,466	40%	\$12.51	\$650	1.4
Morrow County	\$13.40	\$697	\$27,880	1.3	\$58,000	\$1,450	\$17,400	\$435	1,081	28%	\$16.00	\$832	0.8
Multnomah County	\$25.58	\$1,330	\$53,200	1.3	\$81,400	\$2,035	\$24,420	\$611	144,550	46%	\$17.06	\$887	1.5
Polk County	\$17.04	\$886	\$35,440	1.6	\$67,300	\$1,683	\$20,190	\$505	10,158	35%	\$9.41	\$490	1.8
Sherman County	\$15.27	\$794	\$31,760	1.5	\$62,200	\$1,555	\$18,660	\$467	310	39%	\$13.79	\$717	1.1
Tillamook County	\$16.13	\$839	\$33,560	1.5	\$51,900	\$1,298	\$15,570	\$389	3,016	30%	\$11.28	\$586	1.4
Umatilla County	\$14.33	\$745	\$29,800	1.4	\$53,300	\$1,333	\$15,990	\$400	9,738	37%	\$10.98	\$571	1.3
Union County	\$14.15	\$736	\$29,440	1.4	\$56,800	\$1,420	\$17,040	\$426	3,666	36%	\$10.19	\$530	1.4
Wallowa County	\$13.40	\$697	\$27,880	1.3	\$58,000	\$1,450	\$17,400	\$435	977	32%	\$8.81	\$458	1.5
Wasco County	\$20.42	\$1,062	\$42,480	1.9	\$54,600	\$1,365	\$16,380	\$410	3,573	36%	\$11.95	\$622	1.7
Washington County	\$25.58	\$1,330	\$53,200	2.1	\$81,400	\$2,035	\$24,420	\$611	83,546	40%	\$21.28	\$1,106	1.2
Wheeler County	\$13.40	\$697	\$27,880	1.3	\$49,000	\$1,225	\$14,700	\$368	178	26%	\$13.44	\$699	1.0
Yamhill County	\$25.58	\$1,330	\$53,200	2.4	\$81,400	\$2,035	\$24,420	\$611	11,456	33%	\$12.06	\$627	2.1

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