

OREGON

#15*

In **Oregon**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,717**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$5,723** monthly or **\$68,673** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$33.02
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT OREGON:

| STATE FACTS | |
|-----------------------------|----------------|
| Minimum Wage | \$15.05 |
| Average Renter Wage | \$22.16 |
| 2-Bedroom Housing Wage | \$33.02 |
| Number of Renter Households | 623,205 |
| Percent Renters | 37% |

| MOST EXPENSIVE AREAS | HOUSING WAGE |
|----------------------------------|----------------|
| Portland-Vancouver-Hillsboro MSA | \$38.40 |
| Hood River County | \$36.21 |
| Bend-Redmond MSA | \$32.06 |
| Corvallis MSA | \$31.60 |
| Wasco County | \$30.75 |

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

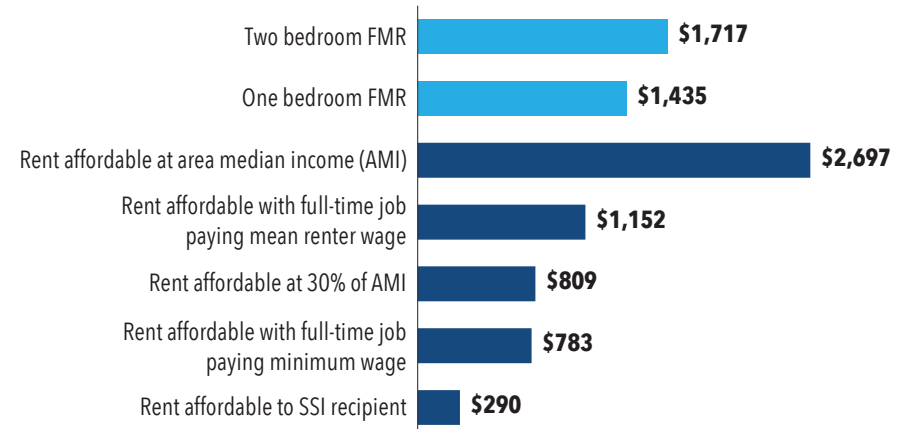
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

88
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

73
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

2.2
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.8
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)



| Oregon | FY25 HOUSING WAGE | HOUSING COSTS | | | AREA MEDIAN INCOME (AMI) | | | | RENTERS | | | | |
|----------------------------------|--|---------------|---|---|--------------------------|---|------------|---------------------------------------|-------------------------------|-----------------------------------|--|---|--|
| | Hourly wage necessary to afford 2 BR ¹ FMR ² | 2 BR FMR | Annual income needed to afford 2 BR FMR | Full-time jobs at minimum wage needed to afford 2 BR FMR ³ | Annual AMI ⁴ | Monthly rent affordable at AMI ⁵ | 30% of AMI | Monthly rent affordable at 30% of AMI | Renter households (2019-2023) | % of total households (2019-2023) | Estimated hourly mean renter wage (2025) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |
| Oregon | \$33.02 | \$1,717 | \$68,673 | 2.2 | \$107,889 | \$2,697 | \$32,367 | \$809 | 623,205 | 37% | \$22.16 | \$1,152 | 1.5 |
| Combined Nonmetro Areas | \$23.13 | \$1,203 | \$48,113 | 1.5 | \$82,036 | \$2,051 | \$24,611 | \$615 | 85,947 | 30% | \$16.39 | \$852 | 1.4 |
| <u>Metropolitan Areas</u> | | | | | | | | | | | | | |
| Albany MSA | \$28.06 | \$1,459 | \$58,360 | 1.9 | \$99,000 | \$2,475 | \$29,700 | \$743 | 16,653 | 33% | \$18.55 | \$965 | 1.5 |
| Bend-Redmond MSA | \$32.06 | \$1,667 | \$66,680 | 2.1 | \$123,500 | \$3,088 | \$37,050 | \$926 | 24,341 | 29% | \$21.96 | \$1,142 | 1.5 |
| Corvallis MSA | \$31.60 | \$1,643 | \$65,720 | 2.1 | \$126,300 | \$3,158 | \$37,890 | \$947 | 16,834 | 44% | \$16.21 | \$843 | 1.9 |
| Eugene-Springfield MSA | \$28.75 | \$1,495 | \$59,800 | 1.9 | \$91,700 | \$2,293 | \$27,510 | \$688 | 64,786 | 41% | \$17.52 | \$911 | 1.6 |
| Grants Pass MSA | \$25.40 | \$1,321 | \$52,840 | 1.7 | \$84,800 | \$2,120 | \$25,440 | \$636 | 10,287 | 28% | \$16.80 | \$874 | 1.5 |
| Medford MSA | \$28.00 | \$1,456 | \$58,240 | 1.9 | \$92,400 | \$2,310 | \$27,720 | \$693 | 31,757 | 35% | \$18.19 | \$946 | 1.5 |
| Portland-Vancouver-Hillsboro MSA | \$38.40 | \$1,997 | \$79,880 | 2.6 | \$124,100 | \$3,103 | \$37,230 | \$931 | 313,714 | 39% | \$25.80 | \$1,341 | 1.5 |
| Salem MSA | \$29.67 | \$1,543 | \$61,720 | 2.0 | \$92,600 | \$2,315 | \$27,780 | \$695 | 58,886 | 37% | \$17.25 | \$897 | 1.7 |
| <u>Counties</u> | | | | | | | | | | | | | |
| Baker County | \$18.08 | \$940 | \$37,600 | 1.3 | \$86,000 | \$2,150 | \$25,800 | \$645 | 1,977 | 27% | \$15.08 | \$784 | 1.2 |
| Benton County | \$31.60 | \$1,643 | \$65,720 | 2.1 | \$126,300 | \$3,158 | \$37,890 | \$947 | 16,834 | 44% | \$16.21 | \$843 | 1.9 |
| Clackamas County | \$38.40 | \$1,997 | \$79,880 | 2.4 | \$124,100 | \$3,103 | \$37,230 | \$931 | 46,647 | 29% | \$20.42 | \$1,062 | 1.9 |
| Clatsop County | \$26.04 | \$1,354 | \$54,160 | 1.7 | \$96,400 | \$2,410 | \$28,920 | \$723 | 6,935 | 38% | \$16.07 | \$836 | 1.6 |
| Columbia County | \$38.40 | \$1,997 | \$79,880 | 2.6 | \$124,100 | \$3,103 | \$37,230 | \$931 | 5,030 | 24% | \$15.22 | \$792 | 2.5 |
| Coos County | \$22.08 | \$1,148 | \$45,920 | 1.6 | \$83,100 | \$2,078 | \$24,930 | \$623 | 8,324 | 29% | \$13.70 | \$712 | 1.6 |
| Crook County | \$24.17 | \$1,257 | \$50,280 | 1.7 | \$98,100 | \$2,453 | \$29,430 | \$736 | 2,595 | 24% | \$26.04 | \$1,354 | 0.9 |
| Curry County | \$23.19 | \$1,206 | \$48,240 | 1.7 | \$78,000 | \$1,950 | \$23,400 | \$585 | 2,837 | 25% | \$14.93 | \$777 | 1.6 |
| Deschutes County | \$32.06 | \$1,667 | \$66,680 | 2.1 | \$123,500 | \$3,088 | \$37,050 | \$926 | 24,341 | 29% | \$21.96 | \$1,142 | 1.5 |
| Douglas County | \$22.62 | \$1,176 | \$47,040 | 1.6 | \$83,600 | \$2,090 | \$25,080 | \$627 | 13,181 | 28% | \$17.21 | \$895 | 1.3 |

1: BR = Bedroom

2: FMR = Fiscal Year 2025 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2025 Area Median Income

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

| Oregon | FY25 HOUSING WAGE | HOUSING COSTS | | | AREA MEDIAN INCOME (AMI) | | | | RENTERS | | | | |
|-------------------|--|---------------|---|---|--------------------------|---|------------|---------------------------------------|-------------------------------|-----------------------------------|--|---|--|
| | Hourly wage necessary to afford 2 BR ¹ FMR ² | 2 BR FMR | Annual income needed to afford 2 BR FMR | Full-time jobs at minimum wage needed to afford 2 BR FMR ³ | Annual AMI ⁴ | Monthly rent affordable at AMI ⁵ | 30% of AMI | Monthly rent affordable at 30% of AMI | Renter households (2019-2023) | % of total households (2019-2023) | Estimated hourly mean renter wage (2025) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |
| Gilliam County | \$20.08 | \$1,044 | \$41,760 | 1.4 | \$82,800 | \$2,070 | \$24,840 | \$621 | 212 | 24% | \$33.53 | \$1,744 | 0.6 |
| Grant County | \$19.31 | \$1,004 | \$40,160 | 1.4 | \$75,500 | \$1,888 | \$22,650 | \$566 | 649 | 19% | \$14.45 | \$752 | 1.3 |
| Harney County | \$17.94 | \$933 | \$37,320 | 1.3 | \$69,400 | \$1,735 | \$20,820 | \$521 | 1,031 | 33% | \$12.10 | \$629 | 1.5 |
| Hood River County | \$36.21 | \$1,883 | \$75,320 | 2.4 | \$113,400 | \$2,835 | \$34,020 | \$851 | 2,879 | 32% | \$16.92 | \$880 | 2.1 |
| Jackson County | \$28.00 | \$1,456 | \$58,240 | 1.9 | \$92,400 | \$2,310 | \$27,720 | \$693 | 31,757 | 35% | \$18.19 | \$946 | 1.5 |
| Jefferson County | \$21.98 | \$1,143 | \$45,720 | 1.6 | \$84,800 | \$2,120 | \$25,440 | \$636 | 2,474 | 29% | \$18.12 | \$942 | 1.2 |
| Josephine County | \$25.40 | \$1,321 | \$52,840 | 1.7 | \$84,800 | \$2,120 | \$25,440 | \$636 | 10,287 | 28% | \$16.80 | \$874 | 1.5 |
| Klamath County | \$21.25 | \$1,105 | \$44,200 | 1.5 | \$67,300 | \$1,683 | \$20,190 | \$505 | 9,018 | 31% | \$14.95 | \$777 | 1.4 |
| Lake County | \$19.50 | \$1,014 | \$40,560 | 1.4 | \$89,000 | \$2,225 | \$26,700 | \$668 | 1,316 | 38% | \$12.34 | \$642 | 1.6 |
| Lane County | \$28.75 | \$1,495 | \$59,800 | 1.9 | \$91,700 | \$2,293 | \$27,510 | \$688 | 64,786 | 41% | \$17.52 | \$911 | 1.6 |
| Lincoln County | \$25.42 | \$1,322 | \$52,880 | 1.7 | \$82,600 | \$2,065 | \$24,780 | \$620 | 6,537 | 29% | \$14.05 | \$730 | 1.8 |
| Linn County | \$28.06 | \$1,459 | \$58,360 | 1.9 | \$99,000 | \$2,475 | \$29,700 | \$743 | 16,653 | 33% | \$18.55 | \$965 | 1.5 |
| Malheur County | \$18.50 | \$962 | \$38,480 | 1.3 | \$71,200 | \$1,780 | \$21,360 | \$534 | 3,674 | 37% | \$16.46 | \$856 | 1.1 |
| Marion County | \$29.67 | \$1,543 | \$61,720 | 2.0 | \$92,600 | \$2,315 | \$27,780 | \$695 | 47,352 | 38% | \$17.67 | \$919 | 1.7 |
| Morrow County | \$17.94 | \$933 | \$37,320 | 1.3 | \$85,900 | \$2,148 | \$25,770 | \$644 | 1,257 | 29% | \$23.27 | \$1,210 | 0.8 |
| Multnomah County | \$38.40 | \$1,997 | \$79,880 | 2.4 | \$124,100 | \$3,103 | \$37,230 | \$931 | 159,439 | 46% | \$25.34 | \$1,318 | 1.5 |
| Polk County | \$29.67 | \$1,543 | \$61,720 | 2.0 | \$92,600 | \$2,315 | \$27,780 | \$695 | 11,534 | 35% | \$13.89 | \$722 | 2.1 |
| Sherman County | \$23.73 | \$1,234 | \$49,360 | 1.7 | \$83,700 | \$2,093 | \$25,110 | \$628 | 258 | 33% | \$27.32 | \$1,420 | 0.9 |
| Tillamook County | \$23.98 | \$1,247 | \$49,880 | 1.6 | \$83,500 | \$2,088 | \$25,050 | \$626 | 3,171 | 27% | \$19.26 | \$1,002 | 1.2 |
| Umatilla County | \$21.85 | \$1,136 | \$45,440 | 1.6 | \$69,500 | \$1,738 | \$20,850 | \$521 | 9,264 | 33% | \$15.90 | \$827 | 1.4 |
| Union County | \$21.15 | \$1,100 | \$44,000 | 1.5 | \$82,800 | \$2,070 | \$24,840 | \$621 | 3,845 | 35% | \$16.14 | \$839 | 1.3 |
| Wallowa County | \$19.87 | \$1,033 | \$41,320 | 1.4 | \$84,500 | \$2,113 | \$25,350 | \$634 | 792 | 24% | \$11.79 | \$613 | 1.7 |
| Wasco County | \$30.75 | \$1,599 | \$63,960 | 2.0 | \$86,500 | \$2,163 | \$25,950 | \$649 | 3,517 | 34% | \$15.15 | \$788 | 2.0 |
| Washington County | \$38.40 | \$1,997 | \$79,880 | 2.4 | \$124,100 | \$3,103 | \$37,230 | \$931 | 90,925 | 39% | \$30.94 | \$1,609 | 1.2 |
| Wheeler County | \$17.94 | \$933 | \$37,320 | 1.3 | \$65,000 | \$1,625 | \$19,500 | \$488 | 204 | 31% | \$18.69 | \$972 | 1.0 |
| Yamhill County | \$38.40 | \$1,997 | \$79,880 | 2.6 | \$124,100 | \$3,103 | \$37,230 | \$931 | 11,673 | 30% | \$16.48 | \$857 | 2.3 |

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