

# OREGON

# #11\*

In **Oregon**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,438**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,793** monthly or **\$57,515** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$27.65**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT OREGON:

STATE FACTS	
Minimum Wage	<b>\$13.50</b>
Average Renter Wage	<b>\$20.61</b>
2-Bedroom Housing Wage	<b>\$27.65</b>
Number of Renter Households	<b>611,573</b>
Percent Renters	<b>37%</b>

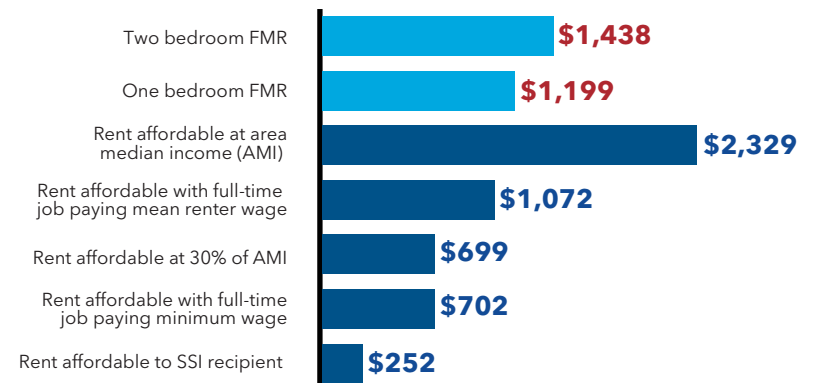
**82**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**68**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**2.0**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**1.7**  
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>\$33.37</b>
Bend-Redmond MSA	<b>\$25.06</b>
Corvallis MSA	<b>\$24.46</b>
Hood River County	<b>\$24.25</b>
Eugene-Springfield MSA	<b>\$24.12</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.

Oregon	FY22 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR		
Oregon	\$27.65	\$1,438	\$57,515	2.0	\$93,147	\$2,329	\$27,944	\$699	611,573	37%	\$20.61	\$1,072	1.3		
Combined Nonmetro Areas	\$19.45	\$1,011	\$40,455	1.4	\$68,818	\$1,720	\$20,645	\$516	89,113	32%	\$14.77	\$768	1.3		
<u>Metropolitan Areas</u>															
Albany MSA	\$21.88	\$1,138	\$45,520	1.6	\$84,900	\$2,123	\$25,470	\$637	16,208	34%	\$16.60	\$863	1.3		
Bend-Redmond MSA	\$25.06	\$1,303	\$52,120	1.9	\$97,700	\$2,443	\$29,310	\$733	24,705	32%	\$19.66	\$1,023	1.3		
Corvallis MSA	\$24.46	\$1,272	\$50,880	1.8	\$111,200	\$2,780	\$33,360	\$834	15,591	43%	\$15.53	\$807	1.6		
Eugene-Springfield MSA	\$24.12	\$1,254	\$50,160	1.8	\$84,000	\$2,100	\$25,200	\$630	63,131	41%	\$16.45	\$856	1.5		
Grants Pass MSA	\$21.46	\$1,116	\$44,640	1.6	\$60,700	\$1,518	\$18,210	\$455	11,411	31%	\$13.66	\$710	1.6		
Medford MSA	\$22.98	\$1,195	\$47,800	1.7	\$81,400	\$2,035	\$24,420	\$611	32,047	36%	\$16.53	\$860	1.4		
Portland-Vancouver-Hillsboro MSA	\$33.37	\$1,735	\$69,400	2.5	\$106,500	\$2,663	\$31,950	\$799	301,454	39%	\$24.25	\$1,261	1.4		
Salem MSA	\$21.77	\$1,132	\$45,280	1.6	\$89,100	\$2,228	\$26,730	\$668	57,913	38%	\$16.05	\$834	1.4		
<u>Counties</u>															
Baker County	\$16.46	\$856	\$34,240	1.3	\$64,800	\$1,620	\$19,440	\$486	2,117	30%	\$14.72	\$765	1.1		
Benton County	\$24.46	\$1,272	\$50,880	1.8	\$111,200	\$2,780	\$33,360	\$834	15,591	43%	\$15.53	\$807	1.6		
Clackamas County	\$33.37	\$1,735	\$69,400	2.3	\$106,500	\$2,663	\$31,950	\$799	46,315	29%	\$19.58	\$1,018	1.7		
Clatsop County	\$20.75	\$1,079	\$43,160	1.5	\$79,800	\$1,995	\$23,940	\$599	6,292	39%	\$15.63	\$813	1.3		
Columbia County	\$33.37	\$1,735	\$69,400	2.5	\$106,500	\$2,663	\$31,950	\$799	4,836	24%	\$12.06	\$627	2.8		
Coos County	\$18.06	\$939	\$37,560	1.4	\$65,300	\$1,633	\$19,590	\$490	8,810	32%	\$12.84	\$668	1.4		
Crook County	\$19.33	\$1,005	\$40,200	1.5	\$70,600	\$1,765	\$21,180	\$530	2,652	27%	\$16.84	\$876	1.1		
Curry County	\$21.13	\$1,099	\$43,960	1.7	\$68,900	\$1,723	\$20,670	\$517	2,871	27%	\$13.22	\$687	1.6		
Deschutes County	\$25.06	\$1,303	\$52,120	1.9	\$97,700	\$2,443	\$29,310	\$733	24,705	32%	\$19.66	\$1,023	1.3		
Douglas County	\$22.15	\$1,152	\$46,080	1.8	\$61,000	\$1,525	\$18,300	\$458	13,895	30%	\$16.24	\$845	1.4		
Gilliam County	\$19.63	\$1,021	\$40,840	1.6	\$69,400	\$1,735	\$20,820	\$521	225	25%	\$35.81	\$1,862	0.5		

1: BR = Bedroom

2: FMR = Fiscal Year 2022 Fair Market Rent.

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

4: AMI = Fiscal Year 2022 Area Median Income

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

**Oregon**

**FY22 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Grant County	\$16.35	\$850	\$34,000	1.3	\$62,400	\$1,560	\$18,720	\$468	850	25%	\$12.92	\$672	1.3
Harney County	\$14.56	\$757	\$30,280	1.2	\$58,400	\$1,460	\$17,520	\$438	893	28%	\$12.15	\$632	1.2
Hood River County	\$24.25	\$1,261	\$50,440	1.8	\$85,700	\$2,143	\$25,710	\$643	2,806	32%	\$14.64	\$761	1.7
Jackson County	\$22.98	\$1,195	\$47,800	1.7	\$81,400	\$2,035	\$24,420	\$611	32,047	36%	\$16.53	\$860	1.4
Jefferson County	\$18.69	\$972	\$38,880	1.5	\$71,600	\$1,790	\$21,480	\$537	2,664	32%	\$12.29	\$639	1.5
Josephine County	\$21.46	\$1,116	\$44,640	1.6	\$60,700	\$1,518	\$18,210	\$455	11,411	31%	\$13.66	\$710	1.6
Klamath County	\$17.54	\$912	\$36,480	1.4	\$69,300	\$1,733	\$20,790	\$520	10,165	36%	\$13.56	\$705	1.3
Lake County	\$15.54	\$808	\$32,320	1.2	\$59,700	\$1,493	\$17,910	\$448	1,337	38%	\$13.87	\$721	1.1
Lane County	\$24.12	\$1,254	\$50,160	1.8	\$84,000	\$2,100	\$25,200	\$630	63,131	41%	\$16.45	\$856	1.5
Lincoln County	\$21.19	\$1,102	\$44,080	1.6	\$63,800	\$1,595	\$19,140	\$479	7,153	33%	\$13.86	\$721	1.5
Linn County	\$21.88	\$1,138	\$45,520	1.6	\$84,900	\$2,123	\$25,470	\$637	16,208	34%	\$16.60	\$863	1.3
Malheur County	\$16.58	\$862	\$34,480	1.3	\$55,800	\$1,395	\$16,740	\$419	4,072	40%	\$13.67	\$711	1.2
Marion County	\$21.77	\$1,132	\$45,280	1.6	\$89,100	\$2,228	\$26,730	\$668	47,284	39%	\$16.62	\$864	1.3
Morrow County	\$18.46	\$960	\$38,400	1.5	\$68,100	\$1,703	\$20,430	\$511	1,106	27%	\$22.01	\$1,144	0.8
Multnomah County	\$33.37	\$1,735	\$69,400	2.3	\$106,500	\$2,663	\$31,950	\$799	152,777	46%	\$23.48	\$1,221	1.4
Polk County	\$21.77	\$1,132	\$45,280	1.6	\$89,100	\$2,228	\$26,730	\$668	10,629	35%	\$11.66	\$606	1.9
Sherman County	\$16.87	\$877	\$35,080	1.3	\$70,100	\$1,753	\$21,030	\$526	225	31%	\$22.02	\$1,145	0.8
Tillamook County	\$19.75	\$1,027	\$41,080	1.5	\$68,900	\$1,723	\$20,670	\$517	3,323	30%	\$17.25	\$897	1.1
Umatilla County	\$17.52	\$911	\$36,440	1.4	\$83,400	\$2,085	\$25,020	\$626	9,303	35%	\$13.72	\$714	1.3
Union County	\$17.88	\$930	\$37,200	1.4	\$70,300	\$1,758	\$21,090	\$527	3,615	34%	\$12.79	\$665	1.4
Wallowa County	\$16.40	\$853	\$34,120	1.3	\$73,500	\$1,838	\$22,050	\$551	883	28%	\$9.83	\$511	1.7
Wasco County	\$23.62	\$1,228	\$49,120	1.7	\$71,300	\$1,783	\$21,390	\$535	3,692	36%	\$16.16	\$840	1.5
Washington County	\$33.37	\$1,735	\$69,400	2.3	\$106,500	\$2,663	\$31,950	\$799	86,333	39%	\$29.41	\$1,529	1.1
Wheeler County	\$15.35	\$798	\$31,920	1.2	\$51,900	\$1,298	\$15,570	\$389	164	25%	\$15.16	\$788	1.0
Yamhill County	\$33.37	\$1,735	\$69,400	2.5	\$106,500	\$2,663	\$31,950	\$799	11,193	30%	\$15.45	\$804	2.2

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