

OREGON

#13*

In **Oregon**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,267**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,224** monthly or **\$50,687** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$24.37
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT OREGON:

STATE FACTS	
Minimum Wage	\$12.00
Average Renter Wage	\$16.78
2-Bedroom Housing Wage	\$24.37
Number of Renter Households	606,312
Percent Renters	38%

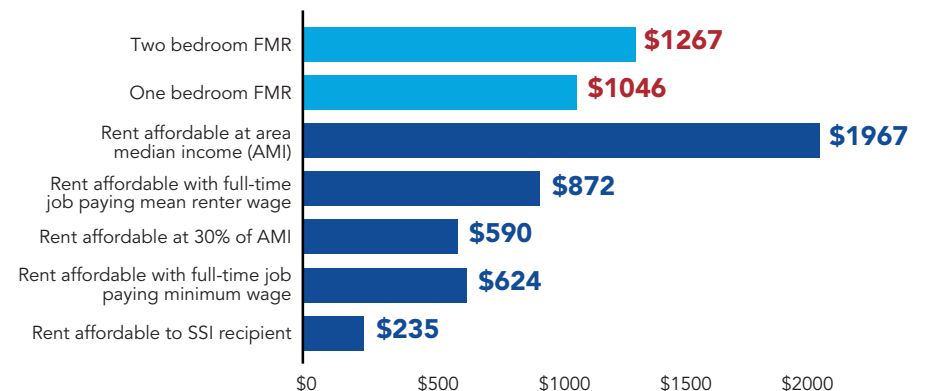
81
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

67
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)

1.7
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	\$28.75
Bend-Redmond MSA	\$23.02
Corvallis MSA	\$22.63
Eugene-Springfield MSA	\$22.62
Hood River County	\$22.60



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.

	FY20 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Oregon	\$24.37	\$1,267	\$50,687	2.0	\$78,661	\$1,967	\$23,598	\$590	606,312	38%	\$16.78	\$872	1.5	
Combined Nonmetro Areas	\$18.01	\$937	\$37,470	1.5	\$59,023	\$1,476	\$17,707	\$443	91,430	34%	\$12.56	\$653	1.4	
<u>Metropolitan Areas</u>														
Albany MSA	\$21.08	\$1,096	\$43,840	1.8	\$64,500	\$1,613	\$19,350	\$484	17,120	36%	\$14.77	\$768	1.4	
Bend-Redmond MSA	\$23.02	\$1,197	\$47,880	1.9	\$76,600	\$1,915	\$22,980	\$575	24,865	34%	\$14.93	\$777	1.5	
Corvallis MSA	\$22.63	\$1,177	\$47,080	1.9	\$81,000	\$2,025	\$24,300	\$608	15,134	43%	\$13.20	\$687	1.7	
Eugene-Springfield MSA	\$22.62	\$1,176	\$47,040	1.9	\$72,200	\$1,805	\$21,660	\$542	62,345	41%	\$13.43	\$698	1.7	
Grants Pass MSA	\$20.58	\$1,070	\$42,800	1.7	\$57,800	\$1,445	\$17,340	\$434	11,957	33%	\$11.73	\$610	1.8	
Medford MSA	\$20.06	\$1,043	\$41,720	1.7	\$65,100	\$1,628	\$19,530	\$488	32,301	37%	\$13.43	\$698	1.5	
Portland-Vancouver-Hillsboro MSA	\$28.75	\$1,495	\$59,800	2.4	\$92,100	\$2,303	\$27,630	\$691	293,517	39%	\$19.51	\$1,014	1.5	
Salem MSA	\$19.25	\$1,001	\$40,040	1.6	\$70,600	\$1,765	\$21,180	\$530	57,643	39%	\$13.39	\$696	1.4	
<u>Counties</u>														
Baker County	\$15.19	\$790	\$31,600	1.3	\$58,100	\$1,453	\$17,430	\$436	2,077	30%	\$11.67	\$607	1.3	
Benton County	\$22.63	\$1,177	\$47,080	1.9	\$81,000	\$2,025	\$24,300	\$608	15,134	43%	\$13.20	\$687	1.7	
Clackamas County	\$28.75	\$1,495	\$59,800	2.2	\$92,100	\$2,303	\$27,630	\$691	45,810	29%	\$16.71	\$869	1.7	
Clatsop County	\$19.42	\$1,010	\$40,400	1.6	\$70,600	\$1,765	\$21,180	\$530	6,092	38%	\$12.79	\$665	1.5	
Columbia County	\$28.75	\$1,495	\$59,800	2.4	\$92,100	\$2,303	\$27,630	\$691	4,983	26%	\$10.68	\$555	2.7	
Coos County	\$16.83	\$875	\$35,000	1.5	\$53,400	\$1,335	\$16,020	\$401	9,379	35%	\$12.32	\$641	1.4	
Crook County	\$17.62	\$916	\$36,640	1.5	\$60,500	\$1,513	\$18,150	\$454	2,735	29%	\$15.91	\$827	1.1	
Curry County	\$19.69	\$1,024	\$40,960	1.7	\$59,200	\$1,480	\$17,760	\$444	3,147	30%	\$11.32	\$589	1.7	
Deschutes County	\$23.02	\$1,197	\$47,880	1.9	\$76,600	\$1,915	\$22,980	\$575	24,865	34%	\$14.93	\$777	1.5	
Douglas County	\$20.63	\$1,073	\$42,920	1.8	\$59,600	\$1,490	\$17,880	\$447	14,272	32%	\$13.52	\$703	1.5	
Gilliam County	\$18.00	\$936	\$37,440	1.6	\$59,100	\$1,478	\$17,730	\$443	311	37%	\$23.02	\$1,197	0.8	

1: BR = Bedroom
 2: FMR = Fiscal Year 2020 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2020 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

FY20 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 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Grant County	\$14.75	\$767	\$30,680	1.3	\$60,800	\$1,520	\$18,240	\$456	977	30%	\$12.39	\$644	1.2
Harney County	\$13.73	\$714	\$28,560	1.1	\$53,300	\$1,333	\$15,990	\$400	830	26%	\$10.36	\$539	1.3
Hood River County	\$22.60	\$1,175	\$47,000	1.9	\$71,700	\$1,793	\$21,510	\$538	2,901	34%	\$12.63	\$657	1.8
Jackson County	\$20.06	\$1,043	\$41,720	1.7	\$65,100	\$1,628	\$19,530	\$488	32,301	37%	\$13.43	\$698	1.5
Jefferson County	\$16.17	\$841	\$33,640	1.4	\$60,700	\$1,518	\$18,210	\$455	2,404	30%	\$11.81	\$614	1.4
Josephine County	\$20.58	\$1,070	\$42,800	1.7	\$57,800	\$1,445	\$17,340	\$434	11,957	33%	\$11.73	\$610	1.8
Klamath County	\$16.38	\$852	\$34,080	1.4	\$53,100	\$1,328	\$15,930	\$398	9,918	36%	\$12.02	\$625	1.4
Lake County	\$14.50	\$754	\$30,160	1.3	\$44,700	\$1,118	\$13,410	\$335	1,266	36%	\$12.14	\$631	1.2
Lane County	\$22.62	\$1,176	\$47,040	1.9	\$72,200	\$1,805	\$21,660	\$542	62,345	41%	\$13.43	\$698	1.7
Lincoln County	\$19.46	\$1,012	\$40,480	1.6	\$55,800	\$1,395	\$16,740	\$419	7,496	36%	\$12.26	\$638	1.6
Linn County	\$21.08	\$1,096	\$43,840	1.8	\$64,500	\$1,613	\$19,350	\$484	17,120	36%	\$14.77	\$768	1.4
Malheur County	\$15.83	\$823	\$32,920	1.4	\$49,500	\$1,238	\$14,850	\$371	4,164	41%	\$10.68	\$555	1.5
Marion County	\$19.25	\$1,001	\$40,040	1.6	\$70,600	\$1,765	\$21,180	\$530	47,366	41%	\$13.85	\$720	1.4
Morrow County	\$16.56	\$861	\$34,440	1.4	\$63,200	\$1,580	\$18,960	\$474	1,213	31%	\$17.39	\$904	1.0
Multnomah County	\$28.75	\$1,495	\$59,800	2.2	\$92,100	\$2,303	\$27,630	\$691	147,547	46%	\$18.74	\$974	1.5
Polk County	\$19.25	\$1,001	\$40,040	1.6	\$70,600	\$1,765	\$21,180	\$530	10,277	35%	\$9.76	\$508	2.0
Sherman County	\$16.52	\$859	\$34,360	1.4	\$69,500	\$1,738	\$20,850	\$521	260	35%	\$13.61	\$708	1.2
Tillamook County	\$17.67	\$919	\$36,760	1.5	\$58,500	\$1,463	\$17,550	\$439	3,344	31%	\$12.11	\$630	1.5
Umatilla County	\$16.10	\$837	\$33,480	1.4	\$65,300	\$1,633	\$19,590	\$490	9,748	36%	\$11.36	\$591	1.4
Union County	\$16.31	\$848	\$33,920	1.4	\$58,900	\$1,473	\$17,670	\$442	3,767	36%	\$12.78	\$665	1.3
Wallowa County	\$15.54	\$808	\$32,320	1.4	\$64,400	\$1,610	\$19,320	\$483	1,087	34%	\$9.58	\$498	1.6
Wasco County	\$22.02	\$1,145	\$45,800	1.8	\$58,900	\$1,473	\$17,670	\$442	3,866	38%	\$13.47	\$700	1.6
Washington County	\$28.75	\$1,495	\$59,800	2.2	\$92,100	\$2,303	\$27,630	\$691	84,148	39%	\$23.36	\$1,215	1.2
Wheeler County	\$13.73	\$714	\$28,560	1.2	\$53,100	\$1,328	\$15,930	\$398	176	27%	\$12.69	\$660	1.1
Yamhill County	\$28.75	\$1,495	\$59,800	2.4	\$92,100	\$2,303	\$27,630	\$691	11,029	30%	\$13.00	\$676	2.2

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