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THE GAP

A Shortage of
Affordable Homes

MARCH 2019

MADE POSSIBLE BY THE GENEROSITY OF:

THE  FOUNDATION

 NATIONAL LOW INCOME
HOUSING COALITION



<https://nlihc.org>

Oregon Affordable Housing Assessment

Variable	Mean	Standard deviation	Minimum	Maximum
Percent households <80% AMI of total occupied households	41.5%	4.2	33.8% (Washington County)	51.8% (Lake County)
Percent energy burdened households <200% FPL of total occupied households	35.4%	8	15.3% (Clackamas county)	50% (Lake County)
Percent pre-1990 housing units of total housing units	67.8%	8.8	42.7% (Deschutes County)	83.6% (Sherman County)
Percent people of color	18.6%	9.8	5.7% (Wheeler County)	39.9% (Jefferson County)



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State of Oregon
Employment Department

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Mid-Valley Economic Indicators—Marion & Polk Counties (Salem MSA)

From February 2018 to February 2019, the Salem MSA's private sector gained 1,200 jobs, but the public sector lost jobs. The construction industry led private-sector employment gains over the year. Personal income is one of the ways an area can be compared with surrounding areas, the state, and the nation. The U.S. Bureau of Economic Analysis (BEA) provides the data for personal income and per capita personal income (PCPI). Comparing state and county PCPI as a percentage of the U.S. takes annual change into account and lets us know if our incomes are keeping up with the rest of the nation.

mic Indicators—Yamhill County

Yamhill County's private sector gained 340 jobs, but the public sector lost jobs. Private leisure and hospitality industry. Personal income is one of the ways an area can be compared with surrounding areas, the state, and the nation. The U.S. Bureau of Economic Analysis (BEA) provides the data for personal income and per capita personal income (PCPI). Comparing state and county PCPI as a percentage of the U.S. takes annual change into account and lets us know if our incomes are keeping up with the rest of the nation.

Unemployment Rates in Marion and Polk Counties — Over-the-Year Changes

Total Nonfarm Employment February 2001—Present

What Industry Has Added The Most Jobs? February 2018—February 2019

Industry	Jobs Added	Change (%)
Education and health services	800	2.8%
Construction	700	6.7%
Government	500	1.2%
Trade, transportation, and utilities	300	1.1%
Professional and business services	200	1.4%
Information	100	8.3%
Leisure and hospitality	100	0.7%
Other services	100	1.9%
Mining and logging	0	0.0%
Financial activities	0	0.0%
Manufacturing	-200	-1.6%

Per Capita Personal Income as a Percent of the U.S. 1969 to 2017

Total Nonfarm Employment February 2001 - Present

Per Capita Personal Income as a Percent of the U.S. 1969 to 2017

For more information and/or to be added to the monthly e-mail distribution list, contact:
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Photo taken from National Multifamily Housing Council article "Sexy Suburbs?" January 20, 2015 Copyright: Shutterstock-Konstantin L

Stand Outs

Real Estate Taxes:

- \$478,772 in 2014
- \$558,940 in 2018
- \$80,168 or \$156/unit
- 16% increase (3% year-over-year increase)

Fire/Liability insurance:

Overall insurance costs are up due to other types of additional coverage - liability insurance to defend lawsuits from residents and employees.

Health Insurance:

- \$24,075 in 2014
- \$41,806 in 2018
- \$17,731 or \$34/door.
- 74% increase (due to more employees and higher premiums)

Garbage, Water, and Sewer:

- \$319,131 in 2014
- \$397,165 in 2018
- \$78,034 or \$152/door.
- 25% increase

Landscaping:

- \$107,679 in 2014
- \$140,928 in 2018
- \$33,249 or \$65/door
- 31% increase

Payroll for Maintenance Employees:

- \$172,093 in 2014
- \$206,686 in 2018
- \$34,593 or \$67/door
- 20% increase

Turnover Expense/Supplies:

(including light and plumbing fixtures)

- \$30,683 in 2014
- \$73,293 in 2018
- \$42,610 or \$83/door.
- 139% increase (due to upgrading apartments to get the highest market rent.)



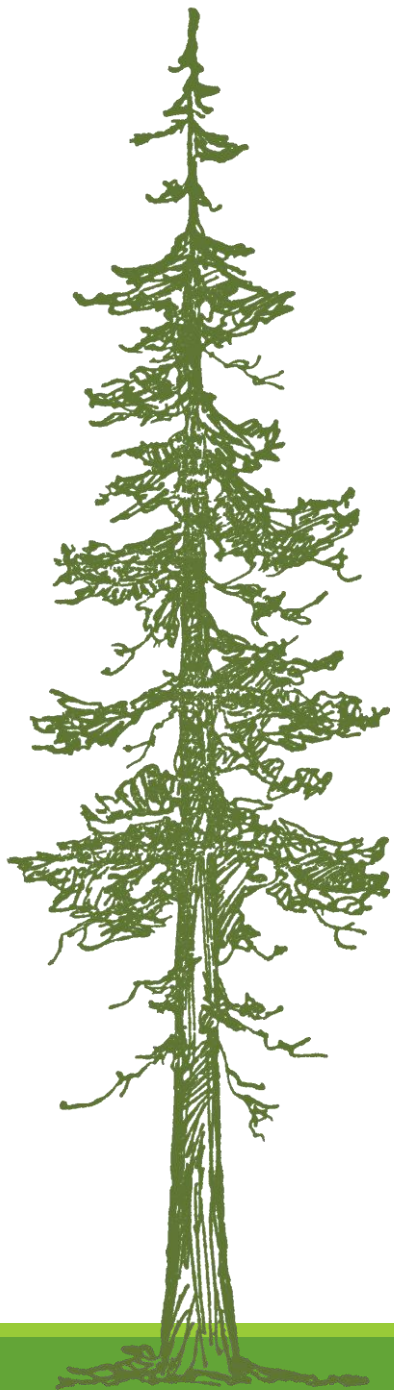
Community/On-site Manager Payroll Costs

2015 to 2019 hourly increases

- Property in Salem (205 units) \$22.46 to \$29.65 – 32% increase
- Property in Tigard (114 units) \$19.00 to \$22.00 – 16% increase
- Property in Medford (136 units) \$15.72 to \$18.50 – 18% increase
- Property in SW Portland (56 units) \$15.00 to \$21.50 – 43% increase



Photo by [Tim Mossholder](#) on [Unsplash](#)



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