

Appendix 12

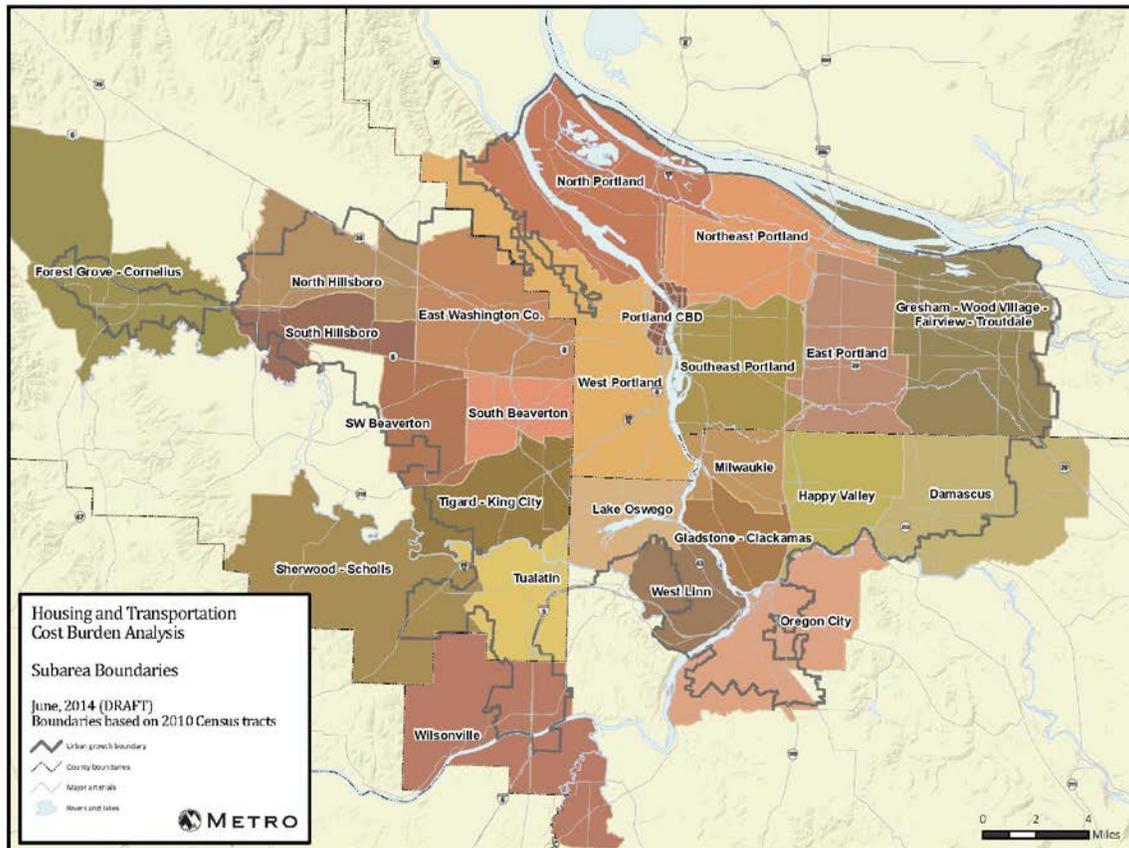
Housing and transportation cost burden analysis

Introduction

This analysis is intended to inform discussions by local and regional policy makers, housing authorities, non-profit housing providers, home builders, and other service providers about how to ensure that current and future generations have adequate housing and transportation options to match their budgets. This appendix does not comprise the urban growth report’s analysis of regional housing needs, but is intended as additional information about how current local and regional policies may play out in the future.

The following profiles describe historic and forecast housing dynamics for the 24 subareas pictured in Map 1. Subarea boundaries are based on groupings of Census Tracts that are intended to roughly approximate city boundaries, portions of cities, or groupings of smaller cities.

Map 1: Subareas used for housing + transportation cost burden analysis



These profile sheets describe the total number of households, unique housing mixes, incomes, and housing and transportation expenses forecast for subareas in the Portland metropolitan region (within the Metro urban growth boundary (UGB)). Historic data are given for the year 2010 and forecast data are given for the year 2035. All dollars are expressed as 2010\$. The scenario used to create these forecast data assumes a continuation of current policies and investment trends. Additional background on the assumptions built into the scenario is provided in Appendix 11.

The results of these scenarios should not be taken as foregone conclusions. Different assumptions would produce different results. Changes in policies and investments can change the outcomes for the region's communities.

Household types

The MetroScope scenario model uses 400 types of households¹ that are determined by household size, income, household age and whether children are present. To make analysis and presentation feasible, the 400 types have been simplified to eight household types.

These eight household types are ranked roughly commensurate with income (income generally increases from household type one to household type eight). Differences in household characteristics translate into different choices of housing types and locations and transportation modes, as well as level of cost burden.

Housing and transportation costs

Traditionally, housing affordability analyses look at the cost of the residence itself without regard for transportation costs. In reality, people weigh a variety of factors when choosing where to live. One such factor is transportation costs. In many cases, highly desirable locations have high housing costs, but very low transportation costs (because of their central location and access to multiple modes of transportation), while other locations have lower housing costs, but very high transportation costs (because they are distant from jobs and services). In order to illustrate the tradeoffs of different housing choices, this analysis includes information about housing and transportation costs.

Cost burden definition

Homeownership represents an economic choice that requires some level of equity investment. Defining cost-burden for homeowners is somewhat more difficult than for renters since many homeowners regard their homes as not just a residence but as an investment. Homeowners often spend a substantial portion of their income on their home, but do not necessarily regard these expenditures as a burden. This is particularly the case for affluent homeowners. For these reasons, this analysis assumes that to be

¹ Household refers to the residents, not the residence

cost-burdened, a household must rent, not own. Nonetheless, for completeness, this report also provides data on all households (renters and owners).

There is a generally accepted rule that no more than 30 percent of one's income should be spent on housing. Because this analysis includes housing and transportation costs, that standard rule is adjusted. In 2007, many low-to-moderate-income households in the United States spent well over 50 percent of their income on housing and transportation². In 2007, the national median percentage of income spent on these costs was 45 percent. For the purposes of this analysis, this report proposes that **if a household rents its residence and spends 45 percent or more of its income on transportation and housing, it is considered cost-burdened.**

How do the results of this analysis compare with the analysis completed for the 2009 Urban Growth Report?

Forecast cost burdens in this updated report are not as severe as those forecast in the 2009 report. The primary reasons for this are:

- The 2014 population and employment forecast reflects the effects of the Great Recession, which dampened projected growth. The effect of having less population growth is that there is less demand and competition for housing.
- The 2014 Urban Growth Report uses different methods to identify the region's buildable land inventory. Additionally, urban growth boundary expansions have been made since the release of the 2009 report. The new inventory has more housing capacity than was assumed in the 2009 report. This larger supply, combined with reduced demand, means that there is less housing price escalation forecasted.
- The model's transportation mode shares were updated to reflect actual data from the 2010 Census. Those Census data point to an increase in the non-auto mode share, which reduces transportation costs, particularly for households with lower incomes residing in apartments. This influences the forecast.

Regional summary of cost-burden analysis

Tables 1 through 3 summarize income, housing expense, transportation expense, and cost burden data for households in the Metro urban growth boundary for the year 2010 and 2035 under three different growth scenarios (low, medium, high). Generally, there is not a big difference in median incomes or average household expenses when comparing the low growth scenario, medium or high growth scenarios. Not accounting for potential inflation, incomes and expenditures remain stable. Though the share of households that is cost-burdened is forecast to decrease slightly between 2010 and 2035, the forecast indicates an increase in the absolute numbers of cost-burdened households between the years

² Source: United States Bureau of Labor Statistics

2010 and 2035. Depending on the growth scenario, there will be between 3,000 to 27,000 more cost-burdened households in 2035 than there were in 2010 (about 15,000 more cost-burdened households under the medium growth scenario, which represents the most likely outcome, if assumptions are correct).

Table 1: Housing and transportation costs for all households in UGB (2010\$)

Year	Median income	Average housing expenditure	Average transportation expenditure
2010	\$70,800	\$21,200	\$6,400
2035 low growth scenario	\$69,500	\$18,900	\$5,200
2035 medium growth scenario	\$69,400	\$19,400	\$5,200
2035 high growth scenario	\$69,200	\$20,100	\$5,200

Table 2: Housing and transportation costs for renter households in UGB (2010\$)

Year	Median income	Average housing expenditure	Average transportation expenditure
2010	\$39,300	\$9,200	\$4,700
2035 low growth scenario	\$40,400	\$9,500	\$3,600
2035 medium growth scenario	\$40,300	\$9,700	\$3,600
2035 high growth scenario	\$40,100	\$10,000	\$3,600

Table 3: Cost-burdened households inside Metro UGB (2010\$)

Year	Number of cost-burdened households in UGB	Share of UGB households that are cost-burdened
2010	104,100	17%
2035 low growth scenario	107,100	14%
2035 medium growth scenario	119,300	15%
2035 high growth scenario	130,900	15%

Urban Growth Report -- Housing and Transportation Cost Burden Analysis

Portland CBD	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	12,453	26,936	28,799	30,771
Subarea share of UGB households	2%	4%	4%	4%
Total jobs	94,319	99,755	121,486	151,377
Subarea share of UGB jobs	12%	11%	11%	11%
Percent of all households by type				
Type 1 (Median Income \$13,000)	25%	16%	16%	16%
Type 2 (Median Income \$24,000)	14%	14%	14%	14%
Type 3 (Median Income \$33,000)	9%	11%	11%	11%
Type 4 (Median Income \$44,000)	6%	9%	9%	9%
Type 5 (Median Income \$60,000)	7%	10%	10%	10%
Type 6 (Median Income \$76,000)	11%	13%	13%	13%
Type 7 (Median Income \$93,000)	14%	12%	13%	13%
Type 8 (Median Income \$200,000)	14%	14%	14%	13%
Average annual costs, all households				
Transportation costs	\$2,924	\$2,234	\$2,310	\$2,327
Housing costs	\$13,000	\$13,356	\$13,849	\$14,520
Income	\$47,743	\$51,444	\$51,945	\$52,262
% of income spent on transportation	6%	4%	4%	4%
% of income of spent on housing	27%	26%	27%	28%
% of income spent on transportation plus housing	33%	30%	31%	32%
Average annual costs, renters only				
Transportation costs	\$2,595	\$2,202	\$2,287	\$2,313
Housing costs	\$8,723	\$10,086	\$10,385	\$10,758
Income	\$36,852	\$43,539	\$43,814	\$43,694
% of income spent on transportation	7%	5%	5%	5%
% of income of spent on housing	24%	23%	24%	25%
% of income spent on transportation plus housing	31%	28%	29%	30%
Number of cost burdened households	5,023	7,043	7,278	7,535
% of total households that are cost burdened	40%	26%	25%	24%

"Cost burdened" households are those where housing plus transportation costs exceed 45% of total income

Urban Growth Report -- Housing and Transportation Cost Burden Analysis

Northeast Portland	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	45,169	59,229	62,113	64,657
Subarea share of UGB households	8%	8%	8%	8%
Total jobs	68,531	75,667	98,267	118,506
Subarea share of UGB jobs	9%	9%	9%	8%
Percent of all households by type				
Type 1 (Median Income \$13,000)	10%	10%	10%	10%
Type 2 (Median Income \$24,000)	11%	13%	13%	14%
Type 3 (Median Income \$33,000)	11%	11%	11%	12%
Type 4 (Median Income \$44,000)	9%	13%	13%	13%
Type 5 (Median Income \$60,000)	13%	13%	12%	12%
Type 6 (Median Income \$76,000)	16%	14%	14%	14%
Type 7 (Median Income \$93,000)	16%	12%	12%	12%
Type 8 (Median Income \$200,000)	14%	14%	13%	13%
Average annual costs, all households				
Transportation costs	\$4,994	\$3,573	\$3,603	\$3,606
Housing costs	\$23,495	\$18,699	\$19,020	\$19,669
Income	\$75,246	\$67,091	\$66,341	\$65,867
% of income spent on transportation	7%	5%	5%	5%
% of income of spent on housing	31%	28%	29%	30%
% of income spent on transportation plus housing	38%	33%	34%	35%
Average annual costs, renters only				
Transportation costs	\$3,574	\$2,777	\$2,823	\$2,837
Housing costs	\$10,192	\$10,258	\$10,428	\$10,689
Income	\$42,581	\$43,391	\$43,211	\$42,816
% of income spent on transportation	8%	6%	7%	7%
% of income of spent on housing	24%	24%	24%	25%
% of income spent on transportation plus housing	32%	30%	31%	32%
Number of cost burdened households	6,776	8,139	9,373	10,815
% of total households that are cost burdened	15%	14%	15%	17%

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Urban Growth Report -- Housing and Transportation Cost Burden Analysis

Gresham - Wood Village - Fairview - Troutdale	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	50,370	54,486	58,514	61,795
Subarea share of UGB households	8%	7%	7%	7%
Total jobs	47,337	59,579	84,648	107,643
Subarea share of UGB jobs	6%	7%	7%	8%
Percent of all households by type				
Type 1 (Median Income \$13,000)	14%	12%	12%	12%
Type 2 (Median Income \$24,000)	17%	17%	17%	17%
Type 3 (Median Income \$33,000)	17%	16%	16%	16%
Type 4 (Median Income \$44,000)	16%	17%	17%	17%
Type 5 (Median Income \$60,000)	15%	13%	13%	13%
Type 6 (Median Income \$76,000)	10%	11%	11%	11%
Type 7 (Median Income \$93,000)	6%	7%	8%	8%
Type 8 (Median Income \$200,000)	5%	5%	6%	6%
Average annual costs, all households				
Transportation costs	\$7,133	\$6,013	\$5,942	\$5,856
Housing costs	\$13,835	\$14,254	\$14,760	\$15,279
Income	\$48,152	\$50,508	\$51,277	\$51,510
% of income spent on transportation	15%	12%	12%	11%
% of income of spent on housing	29%	28%	29%	30%
% of income spent on transportation plus housing	44%	40%	40%	41%
Average annual costs, renters only				
Transportation costs	\$5,814	\$4,744	\$4,655	\$4,596
Housing costs	\$7,954	\$8,176	\$8,320	\$8,534
Income	\$34,119	\$34,059	\$34,195	\$34,358
% of income spent on transportation	17%	14%	14%	13%
% of income of spent on housing	23%	24%	24%	25%
% of income spent on transportation plus housing	40%	38%	38%	38%
Number of cost burdened households	11,661	10,529	11,192	11,879
% of total households that are cost burdened	23%	19%	19%	19%

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Urban Growth Report -- Housing and Transportation Cost Burden Analysis

East Portland	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	46,867	56,388	62,322	66,924
Subarea share of UGB households	8%	7%	8%	8%
Total jobs	27,645	32,021	40,564	48,864
Subarea share of UGB jobs	4%	4%	4%	4%
Percent of all households by type				
Type 1 (Median Income \$13,000)	16%	17%	17%	17%
Type 2 (Median Income \$24,000)	19%	21%	21%	20%
Type 3 (Median Income \$33,000)	18%	17%	17%	17%
Type 4 (Median Income \$44,000)	13%	15%	15%	15%
Type 5 (Median Income \$60,000)	11%	10%	10%	10%
Type 6 (Median Income \$76,000)	9%	8%	8%	8%
Type 7 (Median Income \$93,000)	8%	7%	7%	7%
Type 8 (Median Income \$200,000)	5%	5%	5%	5%
Average annual costs, all households				
Transportation costs	\$5,355	\$4,237	\$4,229	\$4,211
Housing costs	\$12,666	\$12,158	\$12,297	\$12,612
Income	\$45,500	\$42,320	\$42,263	\$42,223
% of income spent on transportation	12%	10%	10%	10%
% of income of spent on housing	28%	29%	29%	30%
% of income spent on transportation plus housing	40%	39%	39%	40%
Average annual costs, renters only				
Transportation costs	\$4,492	\$3,653	\$3,671	\$3,675
Housing costs	\$8,018	\$8,264	\$8,370	\$8,554
Income	\$36,282	\$36,133	\$36,244	\$36,270
% of income spent on transportation	12%	10%	10%	10%
% of income of spent on housing	22%	23%	23%	24%
% of income spent on transportation plus housing	34%	33%	33%	34%
Number of cost burdened households	8,694	9,795	11,885	13,331
% of total households that are cost burdened	19%	17%	19%	20%

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Urban Growth Report -- Housing and Transportation Cost Burden Analysis

Southeast Portland	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	70,189	101,189	108,274	114,796
Subarea share of UGB households	12%	13%	13%	13%
Total jobs	63,642	75,385	95,124	111,192
Subarea share of UGB jobs	8%	9%	8%	8%
Percent of all households by type				
Type 1 (Median Income \$13,000)	12%	12%	12%	13%
Type 2 (Median Income \$24,000)	15%	17%	17%	18%
Type 3 (Median Income \$33,000)	13%	14%	14%	14%
Type 4 (Median Income \$44,000)	10%	14%	14%	13%
Type 5 (Median Income \$60,000)	13%	13%	13%	13%
Type 6 (Median Income \$76,000)	14%	12%	13%	12%
Type 7 (Median Income \$93,000)	14%	9%	9%	9%
Type 8 (Median Income \$200,000)	10%	9%	8%	8%
Average annual costs, all households				
Transportation costs	\$4,356	\$3,173	\$3,214	\$3,222
Housing costs	\$19,401	\$15,281	\$15,488	\$15,913
Income	\$61,413	\$53,356	\$52,729	\$52,300
% of income spent on transportation	7%	6%	6%	6%
% of income of spent on housing	32%	29%	29%	30%
% of income spent on transportation plus housing	39%	35%	35%	37%
Average annual costs, renters only				
Transportation costs	\$3,172	\$2,550	\$2,610	\$2,640
Housing costs	\$9,078	\$9,122	\$9,277	\$9,502
Income	\$35,891	\$36,638	\$36,668	\$36,588
% of income spent on transportation	9%	7%	7%	7%
% of income of spent on housing	25%	25%	25%	26%
% of income spent on transportation plus housing	34%	32%	32%	33%
Number of cost burdened households	14,384	17,760	21,535	24,075
% of total households that are cost burdened	20%	18%	20%	21%

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Urban Growth Report -- Housing and Transportation Cost Burden Analysis

West Portland	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	50,659	79,500	83,625	87,454
Subarea share of UGB households	8%	10%	10%	10%
Total jobs	69,835	77,972	94,795	108,713
Subarea share of UGB jobs	9%	9%	8%	8%
Percent of all households by type				
Type 1 (Median Income \$13,000)	9%	7%	7%	7%
Type 2 (Median Income \$24,000)	11%	13%	13%	13%
Type 3 (Median Income \$33,000)	8%	10%	10%	11%
Type 4 (Median Income \$44,000)	8%	13%	13%	13%
Type 5 (Median Income \$60,000)	11%	14%	13%	13%
Type 6 (Median Income \$76,000)	13%	12%	13%	13%
Type 7 (Median Income \$93,000)	15%	10%	10%	10%
Type 8 (Median Income \$200,000)	24%	21%	21%	20%
Average annual costs, all households				
Transportation costs	\$4,791	\$3,586	\$3,661	\$3,674
Housing costs	\$28,743	\$21,391	\$22,027	\$22,924
Income	\$92,611	\$79,918	\$79,887	\$79,619
% of income spent on transportation	5%	4%	5%	5%
% of income of spent on housing	31%	27%	28%	29%
% of income spent on transportation plus housing	36%	31%	32%	33%
Average annual costs, renters only				
Transportation costs	\$2,915	\$2,505	\$2,583	\$2,602
Housing costs	\$9,375	\$9,972	\$10,241	\$10,544
Income	\$37,144	\$40,621	\$40,782	\$40,376
% of income spent on transportation	8%	6%	6%	6%
% of income of spent on housing	25%	25%	25%	26%
% of income spent on transportation plus housing	33%	31%	31%	33%
Number of cost burdened households	10,572	13,722	15,324	16,996
% of total households that are cost burdened	21%	17%	18%	19%

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Urban Growth Report -- Housing and Transportation Cost Burden Analysis

North Portland	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	24,136	36,615	39,313	43,286
Subarea share of UGB households	4%	5%	5%	5%
Total jobs	46,198	58,570	73,250	84,984
Subarea share of UGB jobs	6%	7%	6%	6%
Percent of all households by type				
Type 1 (Median Income \$13,000)	15%	18%	19%	19%
Type 2 (Median Income \$24,000)	17%	19%	19%	20%
Type 3 (Median Income \$33,000)	16%	14%	14%	14%
Type 4 (Median Income \$44,000)	11%	14%	13%	13%
Type 5 (Median Income \$60,000)	11%	10%	9%	9%
Type 6 (Median Income \$76,000)	12%	10%	10%	10%
Type 7 (Median Income \$93,000)	9%	7%	7%	7%
Type 8 (Median Income \$200,000)	8%	8%	8%	8%
Average annual costs, all households				
Transportation costs	\$4,646	\$3,476	\$3,491	\$3,465
Housing costs	\$16,376	\$13,867	\$14,065	\$14,302
Income	\$53,704	\$47,086	\$46,788	\$46,295
% of income spent on transportation	9%	7%	7%	7%
% of income of spent on housing	30%	29%	30%	31%
% of income spent on transportation plus housing	39%	37%	38%	38%
Average annual costs, renters only				
Transportation costs	\$3,704	\$3,086	\$3,132	\$3,157
Housing costs	\$9,659	\$9,740	\$9,906	\$10,072
Income	\$40,207	\$41,723	\$41,710	\$41,576
% of income spent on transportation	9%	7%	8%	8%
% of income of spent on housing	24%	23%	24%	24%
% of income spent on transportation plus housing	33%	31%	31%	32%
Number of cost burdened households	4,110	5,636	6,507	7,586
% of total households that are cost burdened	17%	15%	17%	18%

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Urban Growth Report -- Housing and Transportation Cost Burden Analysis

Lake Oswego	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	16,603	17,437	17,631	17,865
Subarea share of UGB households	3%	2%	2%	2%
Total jobs	17,104	17,169	22,315	27,970
Subarea share of UGB jobs	2%	2%	2%	2%
Percent of all households by type				
Type 1 (Median Income \$13,000)	4%	1%	1%	1%
Type 2 (Median Income \$24,000)	2%	1%	1%	1%
Type 3 (Median Income \$33,000)	3%	2%	2%	2%
Type 4 (Median Income \$44,000)	5%	5%	4%	5%
Type 5 (Median Income \$60,000)	9%	6%	6%	6%
Type 6 (Median Income \$76,000)	11%	9%	9%	9%
Type 7 (Median Income \$93,000)	20%	19%	19%	19%
Type 8 (Median Income \$200,000)	45%	56%	56%	56%
Average annual costs, all households				
Transportation costs	\$8,257	\$7,636	\$7,745	\$7,758
Housing costs	\$50,955	\$41,662	\$43,353	\$45,698
Income	\$141,648	\$161,016	\$161,145	\$161,302
% of income spent on transportation	6%	5%	5%	5%
% of income of spent on housing	36%	26%	27%	28%
% of income spent on transportation plus housing	42%	31%	32%	33%
Average annual costs, renters only				
Transportation costs	\$5,740	\$5,106	\$5,180	\$5,153
Housing costs	\$13,652	\$14,366	\$14,848	\$15,367
Income	\$57,373	\$62,950	\$63,126	\$62,558
% of income spent on transportation	10%	8%	8%	8%
% of income of spent on housing	24%	23%	24%	25%
% of income spent on transportation plus housing	34%	31%	32%	33%
Number of cost burdened households	1,137	734	729	836
% of total households that are cost burdened	7%	4%	4%	5%

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Urban Growth Report -- Housing and Transportation Cost Burden Analysis

Gladstone - Clackamas	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	17,287	18,299	18,742	18,978
Subarea share of UGB households	3%	2%	2%	2%
Total jobs	7,797	9,231	11,472	13,860
Subarea share of UGB jobs	1%	1%	1%	1%
Percent of all households by type				
Type 1 (Median Income \$13,000)	13%	12%	12%	12%
Type 2 (Median Income \$24,000)	13%	15%	15%	15%
Type 3 (Median Income \$33,000)	13%	13%	13%	14%
Type 4 (Median Income \$44,000)	14%	19%	18%	18%
Type 5 (Median Income \$60,000)	17%	15%	14%	14%
Type 6 (Median Income \$76,000)	15%	13%	13%	13%
Type 7 (Median Income \$93,000)	8%	7%	7%	7%
Type 8 (Median Income \$200,000)	8%	7%	7%	7%
Average annual costs, all households				
Transportation costs	\$6,533	\$5,564	\$5,647	\$5,674
Housing costs	\$17,130	\$16,301	\$16,761	\$17,406
Income	\$59,771	\$56,330	\$56,367	\$56,209
% of income spent on transportation	11%	10%	10%	10%
% of income of spent on housing	29%	29%	30%	31%
% of income spent on transportation plus housing	40%	39%	40%	41%
Average annual costs, renters only				
Transportation costs	\$5,273	\$4,590	\$4,659	\$4,661
Housing costs	\$9,226	\$9,663	\$9,884	\$10,139
Income	\$41,257	\$42,135	\$42,231	\$41,798
% of income spent on transportation	13%	11%	11%	11%
% of income of spent on housing	22%	23%	23%	24%
% of income spent on transportation plus housing	35%	34%	34%	35%
Number of cost burdened households	2,291	2,161	2,296	2,417
% of total households that are cost burdened	13%	12%	12%	13%

"Cost burdened" households are those where housing plus transportation costs exceed 45% of total income

Urban Growth Report -- Housing and Transportation Cost Burden Analysis

Milwaukee	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	15,678	16,941	17,802	18,435
Subarea share of UGB households	3%	2%	2%	2%
Total jobs	18,431	21,159	26,147	31,029
Subarea share of UGB jobs	2%	2%	2%	2%
Percent of all households by type				
Type 1 (Median Income \$13,000)	14%	14%	14%	14%
Type 2 (Median Income \$24,000)	15%	17%	17%	17%
Type 3 (Median Income \$33,000)	16%	16%	16%	16%
Type 4 (Median Income \$44,000)	15%	19%	18%	18%
Type 5 (Median Income \$60,000)	15%	13%	12%	12%
Type 6 (Median Income \$76,000)	10%	9%	9%	9%
Type 7 (Median Income \$93,000)	6%	5%	5%	5%
Type 8 (Median Income \$200,000)	8%	8%	8%	7%
Average annual costs, all households				
Transportation costs	\$5,509	\$4,463	\$4,537	\$4,554
Housing costs	\$14,301	\$14,172	\$14,489	\$14,881
Income	\$51,813	\$49,626	\$49,429	\$49,025
% of income spent on transportation	11%	9%	9%	9%
% of income of spent on housing	28%	29%	29%	30%
% of income spent on transportation plus housing	38%	38%	38%	40%
Average annual costs, renters only				
Transportation costs	\$4,621	\$3,828	\$3,883	\$3,886
Housing costs	\$8,480	\$9,050	\$9,161	\$9,304
Income	\$38,231	\$39,865	\$39,535	\$38,929
% of income spent on transportation	12%	10%	10%	10%
% of income of spent on housing	22%	23%	23%	24%
% of income spent on transportation plus housing	34%	32%	33%	34%
Number of cost burdened households	3,018	2,798	2,946	3,238
% of total households that are cost burdened	19%	17%	17%	18%

"Cost burdened" households are those where housing plus transportation costs exceed 45% of total income

Urban Growth Report -- Housing and Transportation Cost Burden Analysis

Happy Valley	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	16,448	18,879	21,068	22,945
Subarea share of UGB households	3%	2%	3%	3%
Total jobs	31,893	38,396	49,781	61,437
Subarea share of UGB jobs	4%	4%	4%	4%
Percent of all households by type				
Type 1 (Median Income \$13,000)	10%	10%	9%	9%
Type 2 (Median Income \$24,000)	6%	6%	6%	6%
Type 3 (Median Income \$33,000)	7%	8%	8%	8%
Type 4 (Median Income \$44,000)	10%	13%	13%	13%
Type 5 (Median Income \$60,000)	16%	18%	17%	17%
Type 6 (Median Income \$76,000)	17%	18%	19%	18%
Type 7 (Median Income \$93,000)	18%	16%	16%	16%
Type 8 (Median Income \$200,000)	16%	12%	12%	12%
Average annual costs, all households				
Transportation costs	\$7,511	\$6,255	\$6,367	\$6,359
Housing costs	\$21,858	\$20,478	\$21,432	\$22,406
Income	\$83,437	\$78,277	\$80,090	\$80,592
% of income spent on transportation	9%	8%	8%	8%
% of income of spent on housing	26%	26%	27%	28%
% of income spent on transportation plus housing	35%	34%	35%	36%
Average annual costs, renters only				
Transportation costs	\$5,345	\$4,313	\$4,340	\$4,299
Housing costs	\$8,857	\$9,165	\$9,281	\$9,427
Income	\$41,450	\$40,525	\$40,359	\$39,765
% of income spent on transportation	13%	11%	11%	11%
% of income of spent on housing	21%	23%	23%	24%
% of income spent on transportation plus housing	34%	33%	34%	35%
Number of cost burdened households	1,836	1,858	2,246	2,553
% of total households that are cost burdened	11%	10%	11%	11%

"Cost burdened" households are those where housing plus transportation costs exceed 45% of total income

Urban Growth Report -- Housing and Transportation Cost Burden Analysis

Damascus	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	5,553	11,875	15,977	19,313
Subarea share of UGB households	1%	2%	2%	2%
Total jobs	2,608	8,676	14,570	23,308
Subarea share of UGB jobs	0%	1%	1%	2%
Percent of all households by type				
Type 1 (Median Income \$13,000)	5%	5%	5%	5%
Type 2 (Median Income \$24,000)	3%	5%	5%	5%
Type 3 (Median Income \$33,000)	5%	6%	6%	6%
Type 4 (Median Income \$44,000)	8%	12%	12%	12%
Type 5 (Median Income \$60,000)	15%	18%	16%	17%
Type 6 (Median Income \$76,000)	17%	17%	19%	18%
Type 7 (Median Income \$93,000)	23%	20%	20%	20%
Type 8 (Median Income \$200,000)	24%	17%	17%	17%
Average annual costs, all households				
Transportation costs	\$12,160	\$9,654	\$9,639	\$9,483
Housing costs	\$31,446	\$27,706	\$28,921	\$30,047
Income	\$118,241	\$106,869	\$108,523	\$108,418
% of income spent on transportation	10%	9%	9%	9%
% of income of spent on housing	27%	26%	27%	28%
% of income spent on transportation plus housing	37%	35%	36%	36%
Average annual costs, renters only				
Transportation costs	\$8,417	\$6,169	\$6,096	\$5,992
Housing costs	\$12,650	\$11,305	\$11,628	\$12,152
Income	\$51,048	\$38,170	\$38,119	\$38,706
% of income spent on transportation	16%	16%	16%	15%
% of income of spent on housing	25%	30%	31%	31%
% of income spent on transportation plus housing	41%	46%	46%	47%
Number of cost burdened households	370	467	508	640
% of total households that are cost burdened	7%	4%	3%	3%

"Cost burdened" households are those where housing plus transportation costs exceed 45% of total income

Urban Growth Report -- Housing and Transportation Cost Burden Analysis

Oregon City	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	15,065	18,148	20,635	22,925
Subarea share of UGB households	3%	2%	3%	3%
Total jobs	14,383	18,250	24,351	29,561
Subarea share of UGB jobs	2%	2%	2%	2%
Percent of all households by type				
Type 1 (Median Income \$13,000)	12%	11%	12%	12%
Type 2 (Median Income \$24,000)	9%	10%	10%	10%
Type 3 (Median Income \$33,000)	10%	10%	10%	10%
Type 4 (Median Income \$44,000)	12%	15%	15%	15%
Type 5 (Median Income \$60,000)	18%	17%	16%	16%
Type 6 (Median Income \$76,000)	17%	16%	17%	17%
Type 7 (Median Income \$93,000)	13%	12%	12%	12%
Type 8 (Median Income \$200,000)	9%	8%	8%	8%
Average annual costs, all households				
Transportation costs	\$9,105	\$7,985	\$8,122	\$8,072
Housing costs	\$20,102	\$19,041	\$19,876	\$20,371
Income	\$70,088	\$68,430	\$69,686	\$68,884
% of income spent on transportation	13%	12%	12%	12%
% of income of spent on housing	29%	28%	29%	30%
% of income spent on transportation plus housing	42%	39%	40%	41%
Average annual costs, renters only				
Transportation costs	\$6,717	\$5,762	\$5,771	\$5,732
Housing costs	\$9,260	\$9,598	\$9,742	\$9,756
Income	\$40,149	\$40,680	\$40,479	\$39,990
% of income spent on transportation	17%	14%	14%	14%
% of income of spent on housing	23%	24%	24%	24%
% of income spent on transportation plus housing	40%	38%	38%	39%
Number of cost burdened households	2,129	2,309	2,439	2,960
% of total households that are cost burdened	14%	13%	12%	13%

"Cost burdened" households are those where housing plus transportation costs exceed 45% of total income

Urban Growth Report -- Housing and Transportation Cost Burden Analysis

West Linn	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	10,541	11,353	11,526	11,716
Subarea share of UGB households	2%	1%	1%	1%
Total jobs	5,777	6,189	7,699	9,168
Subarea share of UGB jobs	1%	1%	1%	1%
Percent of all households by type				
Type 1 (Median Income \$13,000)	3%	1%	1%	1%
Type 2 (Median Income \$24,000)	4%	2%	2%	2%
Type 3 (Median Income \$33,000)	5%	3%	3%	3%
Type 4 (Median Income \$44,000)	6%	5%	5%	5%
Type 5 (Median Income \$60,000)	11%	7%	7%	7%
Type 6 (Median Income \$76,000)	13%	11%	12%	12%
Type 7 (Median Income \$93,000)	20%	23%	23%	22%
Type 8 (Median Income \$200,000)	38%	48%	48%	48%
Average annual costs, all households				
Transportation costs	\$9,395	\$9,181	\$9,319	\$9,358
Housing costs	\$39,930	\$37,501	\$38,855	\$40,699
Income	\$131,596	\$152,163	\$152,339	\$152,281
% of income spent on transportation	7%	6%	6%	6%
% of income of spent on housing	30%	25%	26%	27%
% of income spent on transportation plus housing	37%	31%	32%	33%
Average annual costs, renters only				
Transportation costs	\$6,860	\$6,503	\$6,597	\$6,574
Housing costs	\$13,636	\$14,154	\$14,574	\$15,016
Income	\$61,921	\$68,335	\$68,434	\$67,605
% of income spent on transportation	11%	10%	10%	10%
% of income of spent on housing	22%	21%	21%	22%
% of income spent on transportation plus housing	33%	30%	31%	32%
Number of cost burdened households	713	473	472	555
% of total households that are cost burdened	7%	4%	4%	5%

"Cost burdened" households are those where housing plus transportation costs exceed 45% of total income

Urban Growth Report -- Housing and Transportation Cost Burden Analysis

Wilsonville	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	8,892	11,634	12,471	13,260
Subarea share of UGB households	1%	2%	2%	2%
Total jobs	14,435	16,169	21,511	26,754
Subarea share of UGB jobs	2%	2%	2%	2%
Percent of all households by type				
Type 1 (Median Income \$13,000)	7%	3%	3%	3%
Type 2 (Median Income \$24,000)	6%	4%	4%	5%
Type 3 (Median Income \$33,000)	9%	6%	7%	6%
Type 4 (Median Income \$44,000)	10%	9%	9%	9%
Type 5 (Median Income \$60,000)	16%	14%	13%	13%
Type 6 (Median Income \$76,000)	14%	14%	14%	14%
Type 7 (Median Income \$93,000)	16%	20%	20%	20%
Type 8 (Median Income \$200,000)	22%	29%	29%	29%
Average annual costs, all households				
Transportation costs	\$11,005	\$10,393	\$10,386	\$10,334
Housing costs	\$29,733	\$29,093	\$29,948	\$31,524
Income	\$91,844	\$114,173	\$113,793	\$114,413
% of income spent on transportation	12%	9%	9%	9%
% of income of spent on housing	32%	25%	26%	28%
% of income spent on transportation plus housing	44%	35%	35%	37%
Average annual costs, renters only				
Transportation costs	\$7,475	\$6,130	\$6,108	\$6,016
Housing costs	\$9,766	\$9,753	\$9,897	\$10,160
Income	\$39,648	\$40,081	\$39,828	\$39,502
% of income spent on transportation	19%	15%	15%	15%
% of income of spent on housing	25%	24%	25%	26%
% of income spent on transportation plus housing	43%	40%	40%	41%
Number of cost burdened households	2,816	2,304	2,538	2,633
% of total households that are cost burdened	32%	20%	20%	20%

"Cost burdened" households are those where housing plus transportation costs exceed 45% of total income

Urban Growth Report -- Housing and Transportation Cost Burden Analysis

North Hillsboro	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	21,337	24,158	25,125	26,140
Subarea share of UGB households	4%	3%	3%	3%
Total jobs	45,764	49,897	76,493	108,302
Subarea share of UGB jobs	6%	6%	7%	8%
Percent of all households by type				
Type 1 (Median Income \$13,000)	6%	6%	6%	6%
Type 2 (Median Income \$24,000)	9%	10%	10%	10%
Type 3 (Median Income \$33,000)	12%	12%	12%	12%
Type 4 (Median Income \$44,000)	13%	16%	16%	15%
Type 5 (Median Income \$60,000)	19%	17%	16%	16%
Type 6 (Median Income \$76,000)	20%	19%	19%	19%
Type 7 (Median Income \$93,000)	14%	14%	14%	14%
Type 8 (Median Income \$200,000)	7%	7%	7%	7%
Average annual costs, all households				
Transportation costs	\$7,988	\$6,440	\$6,246	\$6,014
Housing costs	\$16,656	\$15,895	\$16,299	\$16,876
Income	\$59,741	\$59,564	\$59,256	\$59,009
% of income spent on transportation	13%	11%	11%	10%
% of income of spent on housing	28%	27%	28%	29%
% of income spent on transportation plus housing	41%	37%	38%	39%
Average annual costs, renters only				
Transportation costs	\$6,487	\$5,175	\$5,041	\$4,891
Housing costs	\$9,486	\$9,706	\$9,918	\$10,232
Income	\$44,530	\$44,152	\$44,140	\$44,437
% of income spent on transportation	15%	12%	11%	11%
% of income of spent on housing	21%	22%	22%	23%
% of income spent on transportation plus housing	36%	34%	34%	34%
Number of cost burdened households	3,080	2,860	3,107	3,192
% of total households that are cost burdened	14%	12%	12%	12%

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Urban Growth Report -- Housing and Transportation Cost Burden Analysis

East Washington County	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	44,185	50,380	51,843	53,096
Subarea share of UGB households	7%	7%	6%	6%
Total jobs	56,097	64,765	85,248	104,430
Subarea share of UGB jobs	7%	7%	8%	7%
Percent of all households by type				
Type 1 (Median Income \$13,000)	6%	5%	5%	5%
Type 2 (Median Income \$24,000)	8%	9%	9%	9%
Type 3 (Median Income \$33,000)	10%	10%	10%	10%
Type 4 (Median Income \$44,000)	11%	12%	12%	12%
Type 5 (Median Income \$60,000)	15%	14%	13%	13%
Type 6 (Median Income \$76,000)	15%	14%	15%	14%
Type 7 (Median Income \$93,000)	18%	18%	18%	18%
Type 8 (Median Income \$200,000)	18%	19%	19%	19%
Average annual costs, all households				
Transportation costs	\$6,782	\$5,805	\$5,819	\$5,802
Housing costs	\$25,261	\$23,906	\$24,664	\$25,804
Income	\$87,913	\$90,693	\$90,467	\$90,475
% of income spent on transportation	8%	6%	6%	6%
% of income of spent on housing	29%	26%	27%	29%
% of income spent on transportation plus housing	36%	33%	34%	35%
Average annual costs, renters only				
Transportation costs	\$4,760	\$3,926	\$3,927	\$3,908
Housing costs	\$9,167	\$9,592	\$9,818	\$10,133
Income	\$39,668	\$40,409	\$40,412	\$40,503
% of income spent on transportation	12%	10%	10%	10%
% of income of spent on housing	23%	24%	24%	25%
% of income spent on transportation plus housing	35%	33%	34%	35%
Number of cost burdened households	5,575	5,798	6,013	6,111
% of total households that are cost burdened	13%	12%	12%	12%

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Urban Growth Report -- Housing and Transportation Cost Burden Analysis

South Beaverton	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	23,020	24,508	24,813	25,096
Subarea share of UGB households	4%	3%	3%	3%
Total jobs	20,284	22,792	29,254	35,725
Subarea share of UGB jobs	3%	3%	3%	3%
Percent of all households by type				
Type 1 (Median Income \$13,000)	10%	9%	9%	9%
Type 2 (Median Income \$24,000)	12%	13%	14%	14%
Type 3 (Median Income \$33,000)	13%	13%	13%	13%
Type 4 (Median Income \$44,000)	13%	16%	16%	16%
Type 5 (Median Income \$60,000)	17%	15%	15%	15%
Type 6 (Median Income \$76,000)	15%	14%	15%	15%
Type 7 (Median Income \$93,000)	10%	10%	10%	10%
Type 8 (Median Income \$200,000)	9%	10%	10%	10%
Average annual costs, all households				
Transportation costs	\$5,563	\$4,596	\$4,627	\$4,597
Housing costs	\$17,249	\$16,621	\$17,108	\$17,749
Income	\$60,532	\$60,697	\$60,680	\$60,319
% of income spent on transportation	9%	8%	8%	8%
% of income of spent on housing	28%	27%	28%	29%
% of income spent on transportation plus housing	38%	35%	36%	37%
Average annual costs, renters only				
Transportation costs	\$4,251	\$3,551	\$3,575	\$3,544
Housing costs	\$8,375	\$8,910	\$9,110	\$9,334
Income	\$36,101	\$38,160	\$38,190	\$37,859
% of income spent on transportation	12%	9%	9%	9%
% of income of spent on housing	23%	23%	24%	25%
% of income spent on transportation plus housing	35%	33%	33%	34%
Number of cost burdened households	4,641	4,556	4,636	4,728
% of total households that are cost burdened	20%	19%	19%	19%

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Urban Growth Report -- Housing and Transportation Cost Burden Analysis

Tigard - King City	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	27,140	32,790	34,808	36,583
Subarea share of UGB households	5%	4%	4%	4%
Total jobs	37,817	43,089	56,676	70,469
Subarea share of UGB jobs	5%	5%	5%	5%
Percent of all households by type				
Type 1 (Median Income \$13,000)	7%	6%	6%	6%
Type 2 (Median Income \$24,000)	10%	11%	11%	11%
Type 3 (Median Income \$33,000)	12%	12%	12%	12%
Type 4 (Median Income \$44,000)	12%	15%	15%	15%
Type 5 (Median Income \$60,000)	17%	16%	15%	15%
Type 6 (Median Income \$76,000)	17%	15%	16%	16%
Type 7 (Median Income \$93,000)	14%	13%	13%	14%
Type 8 (Median Income \$200,000)	12%	12%	11%	11%
Average annual costs, all households				
Transportation costs	\$7,173	\$6,252	\$6,279	\$6,255
Housing costs	\$21,606	\$20,641	\$21,123	\$21,972
Income	\$74,699	\$75,378	\$74,959	\$74,780
% of income spent on transportation	10%	8%	8%	8%
% of income of spent on housing	29%	27%	28%	29%
% of income spent on transportation plus housing	39%	36%	37%	38%
Average annual costs, renters only				
Transportation costs	\$5,087	\$4,249	\$4,274	\$4,231
Housing costs	\$9,160	\$9,638	\$9,741	\$9,935
Income	\$39,806	\$41,274	\$40,919	\$40,410
% of income spent on transportation	13%	10%	10%	10%
% of income of spent on housing	23%	23%	24%	25%
% of income spent on transportation plus housing	36%	34%	34%	35%
Number of cost burdened households	3,853	3,597	3,948	4,161
% of total households that are cost burdened	14%	11%	11%	11%

"Cost burdened" households are those where housing plus transportation costs exceed 45% of total income

Urban Growth Report -- Housing and Transportation Cost Burden Analysis

Tualatin	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	10,222	11,893	12,171	12,487
Subarea share of UGB households	2%	2%		1%
Total jobs	29,889	34,051	44,224	56,148
Subarea share of UGB jobs	4%	4%	4%	4%
Percent of all households by type				
Type 1 (Median Income \$13,000)	7%	4%	5%	5%
Type 2 (Median Income \$24,000)	8%	7%	7%	7%
Type 3 (Median Income \$33,000)	10%	9%	9%	9%
Type 4 (Median Income \$44,000)	12%	12%	12%	11%
Type 5 (Median Income \$60,000)	17%	13%	12%	12%
Type 6 (Median Income \$76,000)	16%	14%	15%	14%
Type 7 (Median Income \$93,000)	16%	20%	20%	20%
Type 8 (Median Income \$200,000)	14%	20%	21%	22%
Average annual costs, all households				
Transportation costs	\$8,268	\$7,348	\$7,425	\$7,419
Housing costs	\$22,220	\$24,155	\$25,255	\$26,833
Income	\$76,138	\$94,371	\$95,631	\$97,468
% of income spent on transportation	11%	8%	8%	8%
% of income of spent on housing	29%	26%	26%	28%
% of income spent on transportation plus housing	40%	33%	34%	35%
Average annual costs, renters only				
Transportation costs	\$6,133	\$4,485	\$4,498	\$4,452
Housing costs	\$9,030	\$9,136	\$9,347	\$9,675
Income	\$39,897	\$38,365	\$38,432	\$38,840
% of income spent on transportation	15%	12%	12%	11%
% of income of spent on housing	23%	24%	24%	25%
% of income spent on transportation plus housing	38%	36%	36%	36%
Number of cost burdened households	2,046	1,801	1,838	1,830
% of total households that are cost burdened	20%	15%	15%	15%

"Cost burdened" households are those where housing plus transportation costs exceed 45% of total income

Urban Growth Report -- Housing and Transportation Cost Burden Analysis

Sherwood - Scholls	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	7,922	10,643	11,512	13,318
Subarea share of UGB households	1%	1%	1%	2%
Total jobs	5,555	6,252	8,303	10,674
Subarea share of UGB jobs	1%	1%	1%	1%
Percent of all households by type				
Type 1 (Median Income \$13,000)	3%	2%	2%	2%
Type 2 (Median Income \$24,000)	4%	3%	3%	4%
Type 3 (Median Income \$33,000)	5%	5%	5%	5%
Type 4 (Median Income \$44,000)	10%	10%	10%	10%
Type 5 (Median Income \$60,000)	20%	15%	14%	15%
Type 6 (Median Income \$76,000)	20%	19%	20%	20%
Type 7 (Median Income \$93,000)	17%	21%	21%	20%
Type 8 (Median Income \$200,000)	21%	25%	25%	25%
Average annual costs, all households				
Transportation costs	\$11,356	\$10,845	\$10,809	\$10,581
Housing costs	\$32,154	\$30,114	\$30,951	\$31,506
Income	\$101,476	\$117,582	\$117,247	\$114,759
% of income spent on transportation	11%	9%	9%	9%
% of income of spent on housing	32%	26%	26%	27%
% of income spent on transportation plus housing	43%	35%	36%	37%
Average annual costs, renters only				
Transportation costs	\$8,759	\$7,363	\$7,364	\$7,169
Housing costs	\$13,141	\$12,545	\$12,850	\$12,579
Income	\$57,141	\$54,547	\$54,846	\$53,732
% of income spent on transportation	15%	13%	13%	13%
% of income of spent on housing	23%	23%	23%	23%
% of income spent on transportation plus housing	38%	36%	37%	37%
Number of cost burdened households	754	633	736	940
% of total households that are cost burdened	10%	6%	6%	7%

"Cost burdened" households are those where housing plus transportation costs exceed 45% of total income

Urban Growth Report -- Housing and Transportation Cost Burden Analysis

SW Beaverton	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	24,559	29,689	31,872	34,024
Subarea share of UGB households	4%	4%	4%	4%
Total jobs	7,319	9,144	11,907	14,404
Subarea share of UGB jobs	1%	1%	1%	1%
Percent of all households by type				
Type 1 (Median Income \$13,000)	6%	5%	5%	5%
Type 2 (Median Income \$24,000)	10%	10%	10%	10%
Type 3 (Median Income \$33,000)	13%	11%	11%	11%
Type 4 (Median Income \$44,000)	13%	14%	14%	13%
Type 5 (Median Income \$60,000)	16%	13%	12%	12%
Type 6 (Median Income \$76,000)	15%	14%	14%	14%
Type 7 (Median Income \$93,000)	14%	17%	18%	18%
Type 8 (Median Income \$200,000)	13%	16%	16%	16%
Average annual costs, all households				
Transportation costs	\$7,408	\$6,663	\$6,698	\$6,652
Housing costs	\$22,155	\$22,945	\$23,768	\$24,673
Income	\$76,657	\$87,478	\$88,167	\$88,163
% of income spent on transportation	10%	8%	8%	8%
% of income of spent on housing	29%	26%	27%	28%
% of income spent on transportation plus housing	39%	34%	35%	36%
Average annual costs, renters only				
Transportation costs	\$5,661	\$4,646	\$4,638	\$4,614
Housing costs	\$9,976	\$10,255	\$10,433	\$10,694
Income	\$44,378	\$44,894	\$44,958	\$45,112
% of income spent on transportation	13%	10%	10%	10%
% of income of spent on housing	22%	23%	23%	24%
% of income spent on transportation plus housing	35%	33%	34%	34%
Number of cost burdened households	2,542	2,045	2,184	2,314
% of total households that are cost burdened	10%	7%	7%	7%

"Cost burdened" households are those where housing plus transportation costs exceed 45% of total income

Urban Growth Report -- Housing and Transportation Cost Burden Analysis

South Hillsboro	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	20,771	22,678	23,753	24,659
Subarea share of UGB households	3%	3%	3%	3%
Total jobs	13,578	15,025	19,194	23,513
Subarea share of UGB jobs	2%	2%	2%	2%
Percent of all households by type				
Type 1 (Median Income \$13,000)	9%	8%	8%	8%
Type 2 (Median Income \$24,000)	13%	14%	14%	15%
Type 3 (Median Income \$33,000)	16%	16%	16%	16%
Type 4 (Median Income \$44,000)	17%	20%	20%	20%
Type 5 (Median Income \$60,000)	17%	14%	14%	14%
Type 6 (Median Income \$76,000)	12%	12%	12%	12%
Type 7 (Median Income \$93,000)	9%	9%	9%	8%
Type 8 (Median Income \$200,000)	8%	8%	8%	7%
Average annual costs, all households				
Transportation costs	\$7,836	\$6,536	\$6,401	\$6,218
Housing costs	\$17,319	\$16,804	\$17,299	\$17,947
Income	\$58,798	\$59,023	\$58,828	\$58,515
% of income spent on transportation	13%	11%	11%	11%
% of income of spent on housing	29%	28%	29%	31%
% of income spent on transportation plus housing	43%	40%	40%	41%
Average annual costs, renters only				
Transportation costs	\$6,587	\$5,317	\$5,178	\$5,002
Housing costs	\$10,017	\$10,345	\$10,615	\$10,943
Income	\$45,486	\$46,025	\$46,029	\$45,909
% of income spent on transportation	14%	12%	11%	11%
% of income of spent on housing	22%	22%	23%	24%
% of income spent on transportation plus housing	37%	34%	34%	35%
Number of cost burdened households	3,012	2,385	2,450	2,551
% of total households that are cost burdened	14%	11%	10%	10%

"Cost burdened" households are those where housing plus transportation costs exceed 45% of total income

Urban Growth Report -- Housing and Transportation Cost Burden Analysis

Forest Grove - Cornelius	2010	Data for Year 2035		
		Low Growth	Medium Growth	High Growth
Total households	11,806	13,617	14,743	16,170
Subarea share of UGB households	2%	2%	2%	2%
Total jobs	8,748	8,738	12,330	16,338
Subarea share of UGB jobs	1%	1%	1%	1%
Percent of all households by type				
Type 1 (Median Income \$13,000)	18%	14%	15%	15%
Type 2 (Median Income \$24,000)	17%	18%	18%	18%
Type 3 (Median Income \$33,000)	17%	17%	16%	16%
Type 4 (Median Income \$44,000)	11%	14%	14%	13%
Type 5 (Median Income \$60,000)	12%	11%	11%	11%
Type 6 (Median Income \$76,000)	10%	10%	11%	11%
Type 7 (Median Income \$93,000)	7%	8%	8%	8%
Type 8 (Median Income \$200,000)	8%	8%	8%	8%
Average annual costs, all households				
Transportation costs	\$11,361	\$10,194	\$10,093	\$9,733
Housing costs	\$16,931	\$16,574	\$17,413	\$17,921
Income	\$53,804	\$57,889	\$59,025	\$58,432
% of income spent on transportation	21%	18%	17%	17%
% of income of spent on housing	31%	29%	30%	31%
% of income spent on transportation plus housing	53%	46%	47%	47%
Average annual costs, renters only				
Transportation costs	\$8,870	\$7,285	\$7,038	\$6,675
Housing costs	\$8,507	\$8,403	\$8,605	\$8,688
Income	\$35,216	\$34,835	\$34,635	\$34,020
% of income spent on transportation	25%	21%	20%	20%
% of income of spent on housing	24%	24%	25%	26%
% of income spent on transportation plus housing	49%	45%	45%	45%
Number of cost burdened households	3,109	3,050	3,090	3,525
% of total households that are cost burdened	26%	22%	21%	22%

"Cost burdened" households are those where housing plus transportation costs exceed 45% of total income