

SABINO COMMUNITY DEVELOPMENT RESOURCES

ANALYSIS OF THE HOUSING MARKET IN
PENDLETON, OREGON:

2016 Update

July 11, 2016

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A. EXECUTIVE SUMMARY

- Sabino Community Development Resources was engaged to study demand and need for housing in Pendleton, Oregon. For purposes of this study, the Pendleton Market Area is defined as zip code 97801. 76% of the population of the market area live in the City of Pendleton.
- ESRI Business Analyst Online (ESRI) reports the following on the population and number of households in Pendleton and the market area:

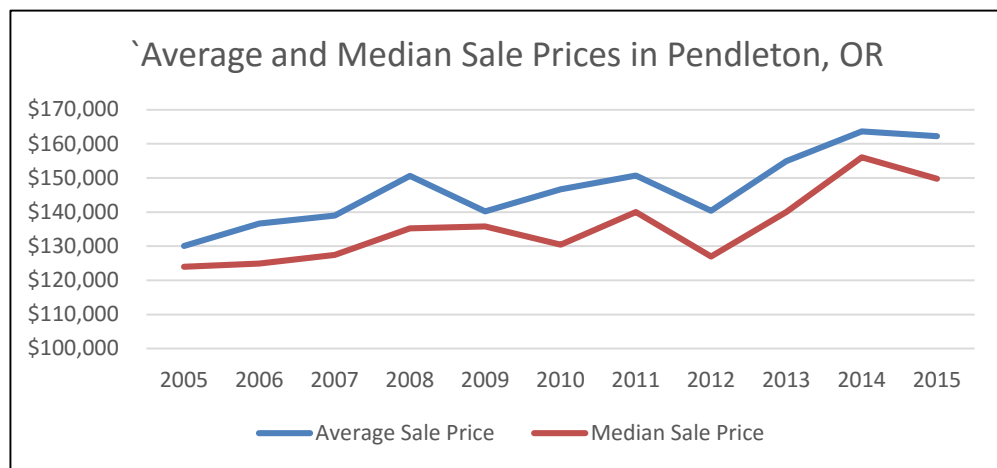
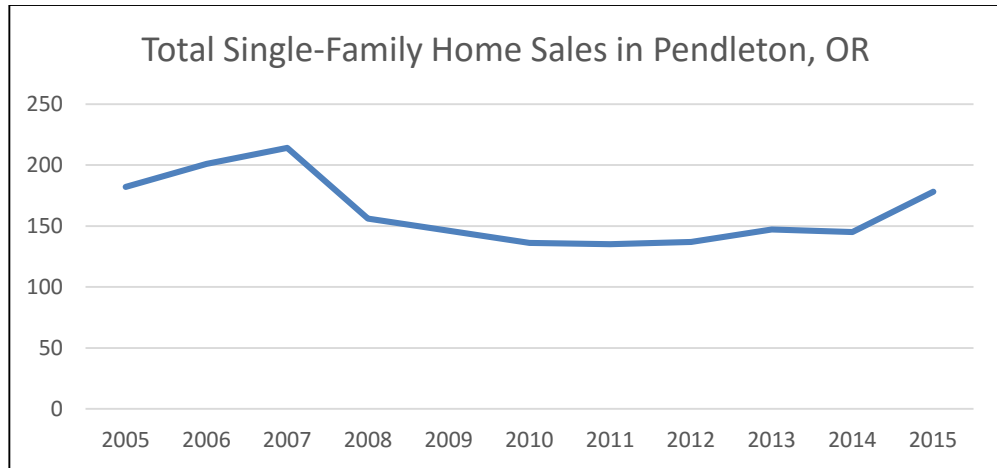
Population	City of Pendleton	Zip Code 97801
2000 Total Population	16,880	21,931
2010 Total Population	16,612	21,755
2015 Total Population	16,677	21,928
2020 Total Population (Projected)	16,807	22,171
Change: 2000 -2010	-1.6%	-0.8%
Change: 2010- 2015	0.4%	0.8%
Projected change: 2015-2020	0.8%	1.1%
Annual rate: 2010-2015	0.2%	0.2%
Households	City of Pendleton	Zip Code 97801
2000 Households	6,160	7,985
2010 Households	6,220	8,126
2015 Households	6,233	8,182
2020 Households (Projected)	6,290	8,283
Change: 2000 -2010	1.0%	1.8%
Change: 2010- 2015	0.2%	0.7%
Projected change: 2015-2020	0.9%	1.2%
Annual rate: 2010-2015	0.2%	0.3%

- The Umatilla County economy is based primarily on agriculture and related sectors, with the 2nd-highest volume of agricultural sales among all counties in the state and the largest farm-related employment level in Eastern Oregon. Many jobs in manufacturing, transportation and warehousing, and trade are also related to agriculture. Other important sectors are government, particularly education, and health care. The largest employers in the Pendleton area are the State of Oregon and the Confederated Tribes of the Umatilla Indian Reservation, which has nearly 1600 employees working across tribal government, gaming and hospitality, and the Reservation’s business park, including Cayuse Technologies. Total employment in Umatilla County (as measured by the Oregon Employment Department) increased by 1% for the year ending December 31, 2015. The unemployment rate as of May 2016 was 4.5%, a significant improvement from 6.1% one year earlier.
- The following table, provided by ESRI, shows median household income and the

distribution of income among households in the city and the Pendleton market area:

Median Household Income	City of Pendleton	Zip Code 97801
2010	\$46,190	\$49,6007
2015 (estimated)	\$51,095	\$51,547
2020 (projected)	\$55,335	\$55,876
Increase 2010 to 2015	11%	4%
Projected Increase 2015 to 2020	8%	8%
2015 Households by Income	City of Pendleton	Zip Code 97801
Total households	6,232	8,182
<\$15,000	13.2%	13.4%
\$15,000 - \$24,999	10.4%	10.0%
\$25,000 - \$34,999	12.6%	11.6%
\$35,000 - \$49,999	12.0%	12.5%
\$50,000 - \$74,999	24.4%	24.9%
\$75,000 - \$99,999	13.3%	13.7%
\$100,000 - \$149,999	10.4%	9.9%
\$150,000 - \$199,999	2.2%	2.5%

- 68% of housing units in the market area are single-family detached homes. 54% of the market area’s housing units are owner-occupied. Small households are more likely to rent, while most large households are owners. A majority of households with annual incomes below \$50,000 are renters, while a substantial majority of higher-income households are owners.
- According to recent census estimates, homeowners in Pendleton pay a fairly small portion of their household income toward housing costs. According to the 2014, American Community Survey, the median monthly owner housing cost is approximately \$900 for all homes and \$1,300 for homeowners with a mortgage. The median monthly cost as percentage of household income is less than 17% for all homeowners and 21% for those with a mortgage payment.
- Rents in Pendleton tend to be low as well; the American Community Survey reports median rent of approximately \$525. The median rent as percentage of household income is 26%. However, one-quarter of renters pay more than 40% of their income in rent.
- According to data from the Regional Multiple Listing Service (RMLS), both the number of home sales and the selling prices have increased since the end of the recession:



- As of mid-June 2016, 92 residential properties were listed for sale on the Regional Multiple Listing Service in the 97801 zip code. The median asking price was \$162,450 with prices in the following range:

Less than \$100,000	7
\$100,000 to \$150,000	34
\$150,000 to \$200,000	20
\$200,000 to \$250,000	10
\$250,000 to \$300,000	10
\$300,000 to \$350,000	4
\$400,000 to \$450,000	7

- The housing that is for sale is more than fifty years old; 1960 is the median year built for homes listed on the RMLS, and only 11 units were built after 2000. This is consistent with frequent reports about the poor quality of the available housing stock.

- One-quarter of renters live in single-family homes, and approximately 75% of all renters are in buildings with four or fewer units. Pendleton has few multifamily projects with active on-site management, making the search for apartments (and for data) more difficult than in communities with a larger stock of large apartment complexes. Many people find rental units through Craigslist or other on-line searches. SCDR surveyed the owners or managers of six market-rate and three income- and rent-restricted projects. Only two of the market-rate and one of the affordable properties has any 3-bedroom units. A representative of the Umatilla County Housing Authority reports that many families are unable to find homes or apartments that meet minimum housing quality standards.
- SCDR estimated the affordability of and demand for, under defined financing assumptions, of new for-sale housing under three different scenarios:
 - An entry-level home (single-family, attached, or multifamily) priced up to \$175,000
 - A mid-range single-family home priced up to \$210,000
 - A larger high-end house priced up to \$330,000.

Depending upon down-payment requirements and interest rates, SCDR concludes that homeownership of a newly-built modest townhome or condo is a feasible alternative for households with incomes of \$30,000, with the mid-range alternative affordable starting at \$40,000. . These are the income levels that were used by the Pendleton Solutions working group at the time of SCDR’s original Market Analysis to define the “workforce” that was the target of its housing efforts. SCDR concludes that it is at least economically feasible to provide good-quality new homes for these households and that the number of potential homebuyers exceeds the availability for workforce-level new homes exceeds the supply. SCDR concludes that the market area can support up to approximately 90 new for-sale units targeted at the entry- and mid-level markets, with additional support for more expensive homes targeted at more affluent buyers and current owners who wish to “trade up.”

- SCDR also estimated the affordability of new rental housing serving households with incomes between 50% and 100% of Pendleton’s area median income; most of these are households whose incomes are too high to qualify for “affordable” housing where tenant incomes and rents are restricted. This new rental housing would serve households who cannot qualify for mortgage loans to buy homes or who choose to rent. SCDR divided the potential rental market into two tiers:
 - Moderate-income rentals: Apartments or townhomes with rents of \$600 to \$900. While these are higher than most current rents in Pendleton, the quality would be higher and the units more suitable for families.

- Higher-end rentals: Larger and more luxurious targeted at managerial and professional employees with rents from \$1,000 to \$1,250.
- Using the available data on household income distribution and housing occupancy from ESRI and the American Community Survey, SCDR concludes that robust demand exists for at least 100 moderate-level units and 25 professional-level rental townhomes. One developer plans to start construction on a project with 105 2-bedroom/2-bath apartments with proposed rents between \$950 and \$1,000, considerably more high-end units than SCDR's analysis supports. One mitigating factor is that current projections show an increase in the higher-income renter population over the next year. It is also likely that current tenants in poor quality units will relocate to the new apartments and bear a higher rent burden than they do now.
- SCDR was engaged to analyze potential demand for apartments in downtown Pendleton built on the upper floor(s) of commercial buildings. The marketing of these new apartments would be based on their historic appeal and proximity to restaurants and entertainment. SCDR considers the most likely tenants for such apartments to be 1- and 2-person renters up to age 34, with secondary support coming from a small segment of active retirees who do not wish to take on, or prefer to give up, responsibilities of homeownership. Assuming that rents for such units would start at \$800, SCDR concludes that between 300 and 600 income-, age-, and size-qualified households would qualify to pay rent starting at \$800, though only a fraction of renters would elect to rent them. We conclude that the market supports development of between 20 and 40 downtown units, depending on construction cost, the availability of financing incentives, and the rent that would be charged.

B. PENDLETON'S POPULATION, ECONOMY, AND HOUSEHOLD CHARACTERISTICS

Pendleton is a small city in, and the county seat of, Umatilla County in northeast Oregon.



Pendleton has excellent highway access with its location on Interstate 84. Approximate distances to other cities in the Northwest are:

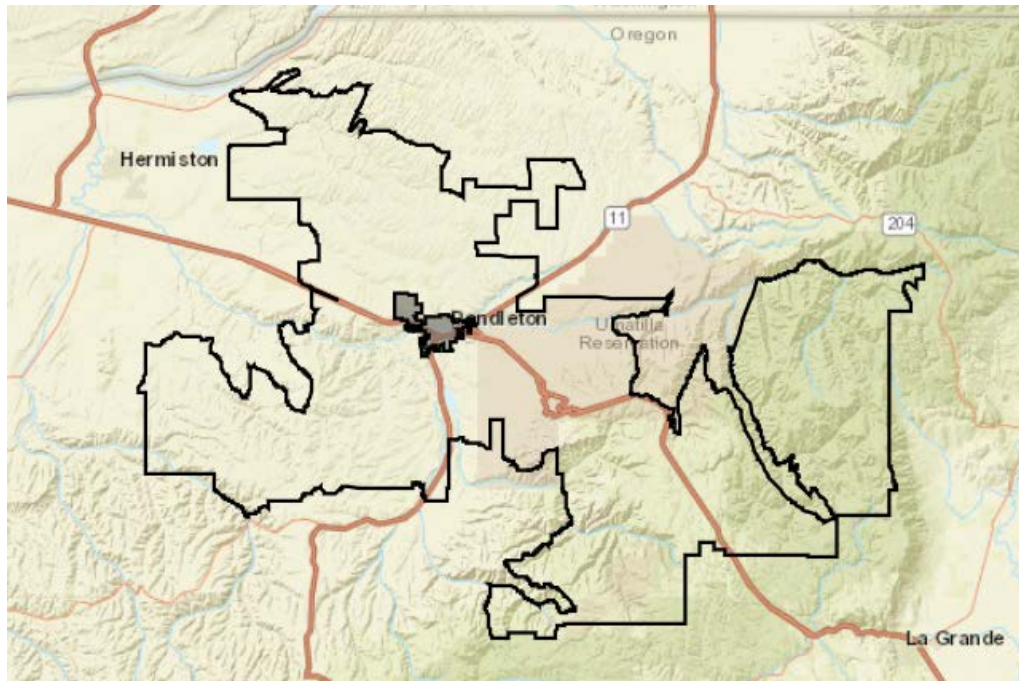
- Hermiston, OR: 30 miles
- Walla Walla, WA: 40 miles
- Pasco-Kennewick, WA: 70 miles
- Spokane, WA: 205 miles
- Portland, OR: 210 miles
- Seattle, WA: 285 miles

An unusual transportation asset for a community of its size is direct scheduled air service to Portland International Airport.

Pendleton is probably best known as the home of the Pendleton Round-Up, an annual rodeo. The city is the site of the main campus of Blue Mountain Community College, a five-campus institution with more than 9,500 students (one-third of whom, according to the college's website, seek degrees or certificates) and 170 employees.

1. Definition of the Market Area

The Pendleton Market Area is defined as the 97801 zip code area. Although the zip code covers a wide geographic area, 76% of its population lives within the City of Pendleton. The map shows the borders of the City of Pendleton and the 97801 zip code area:



2. Population and Household Trends (2000 to 2020)

Pendleton is the 32nd largest city in Oregon. The 2010 census data reported that Pendleton's population was 16,612, a decline of 1.6% from the city's 2000 population of 16,880. By comparison, the nearby city of Hermiston increased by 27% between 2000 and 2010, overtaking Pendleton as Umatilla County's largest city. The demographic research firm ESRI Business Analyst Online estimates that Pendleton's 2015 population was 16,677, a small increase from 2010 but still below the 2000 level. In its annual Certified Population Estimate, Portland State University estimated that Pendleton had 16,845 people¹. ESRI projects a 2020 population of 16,807, representing a very slow growth rate of less than .2% per year.

The market area consisting of the 97801 zip code has a 2015 population of 21,928, nearly identical to 2000's 21,931 and a small increase from 2010's 21,755. ESRI projects slow growth (.22% annually) to 22,171 in 2020.

The table shows population and household trends in the City of Pendleton and Zip Code 97801 from 2000 through 2020, as reported by the Census Bureau and ESRI:

¹ The difference between the populations reported by ESRI and PSU is far smaller than it was at the time of SCDR's 2011 report, when PSU estimated Pendleton's population was 17,545, 6% higher than reported by the census; as SCDR then reported, "city officials in Pendleton maintain, based on housing construction and annexations, that the PSU estimate is more accurate than the census count." However, PSU subsequently issued a downward revision, showing the population as 16,605, nearly identical to the Census count. <http://tinyurl.com/RevisedPopEst>

Population	City of Pendleton	Zip Code 97801
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Projected change: 2015-2020	0.9%	1.2%
Annual rate: 2010-2015	0.2%	0.3%
Average Household Size	City of Pendleton	Zip Code 97801
2000 persons/household	2.43	2.49
2010 persons/household	2.37	2.45
2015 persons/household	2.40	2.45
2020 persons/household	2.40	2.45

Table 1, Source: ESRI Business Analyst Online

The following table shows the distribution of household sizes from the 2014 American Community Survey². Small households, particularly those with a single member, are considerably more likely to rent than to own.

Households by Size	City of Pendleton	Zip Code 97801
Total	6,213	7,926
1 Person Household	34%	31%
2 Person Household	31%	32%
3 Person Household	15%	15%
4 Person Household	12%	12%
5 Person Household	4%	5%
6 Person Household	3%	3%
7+ Person Household	2%	2%

² The American Community Survey, or ACS, is the US Census Bureau’s principal tool for gathering and disseminating information about population, households, occupations, and other data. Unless otherwise indicated, all references in this report are to the most recent available results for the five years ending in 2014.

Table 2, Source: American Community Survey

The area’s population grew older between 2000 and 2014, with reductions in the percentage of the population under age 20 and substantial growth of the 55-64 age group:

City of Pendleton	2000 census		2010 census		2014 estimates		2000 - 2014
19 and under	4,345	27%	4,199	25%	4,275	25%	-2%
20 to 34	3,707	23%	3,725	22%	3,349	20%	-10%
35 to 54	4,976	30%	4,500	27%	4,662	28%	-6%
55 to 64	1,264	8%	2,057	12%	2,238	13%	77%
65 and older	2,062	13%	2,131	13%	2,306	14%	12%
Total	16,354	100%	16,612	100%	16,830	100%	3%
Median age	35.5		36.9		38.8		
Zip Code 97801	2000 census		2010 census		2014 estimates		2000 - 2014
19 and under	5,997	28%	5,540	26%	5,854	35%	-2%
20 to 34	4,523	21%	4,410	20%	4,063	24%	-10%
35 to 54	6,595	30%	5,805	27%	5,767	34%	-13%
55 to 64	1,828	8%	2,854	13%	2,992	18%	64%
65 and older	2,706	12%	2,912	14%	3,124	19%	15%
Total	21,649	100%	21,521	100%	21,799	100%	1%
Median age	36.0		38.2		39.0		

Table 3, Source: 2000 and 2010 Census, American Community Survey

3. Overview of the Pendleton/Umatilla County Economy

Neither the US Bureau of Labor Statistics nor the Oregon Employment Department provides employment data specific to the City of Pendleton. Therefore, all official data are for Umatilla County.

The economy is based primarily on agriculture and related sectors (including manufacturing for the farming and food-processing industries). Umatilla ranks third in Oregon in the value of total agricultural sales, with more than \$420 million in 2012, and second in the value of crops with \$372 million³. With an average of more than 3,400 agricultural jobs in 2014, Umatilla County had the highest farm-related employment level in Eastern Oregon and third in the state, below only the Portland and Salem MSAs⁴, a rank that has not changed since the original

³ 2012 Census of Agriculture, National Agriculture Statistics Service.
https://www.agcensus.usda.gov/Publications/2012/Online_Resources/County_Profiles/Oregon/cp41059.pdf

⁴ <https://www.qualityinfo.org/documents/10182/90742/Oregon+Agricultural+Employment+-+2015?version=1.2>

2011 Housing Market Analysis.

According to Current Employment Statistics data compiled and published by the Oregon Employment Department⁵, Umatilla County had an average of more than 27,000 non-farm jobs in 2015, with 73% in the private sector and 27% in government (with most of the latter in local and tribal government). The largest jobs sectors were Local Government (18% of non-farm jobs), Manufacturing (12%), Educational & Health Services (12%), Retail Trade (11%), and Warehousing & Utilities (10%).

Industry Employment in 2015	# of jobs	% of total
Total nonfarm employment	27,360	100%
Total private	20,080	73%
Mining, logging, and construction	1,030	4%
Manufacturing	3,380	12%
Trade, transportation, and utilities	6,730	25%
Wholesale Trade	830	3%
Retail trade	3,140	11%
Transportation, warehousing, and utilities	2,750	10%
Information	200	1%
Financial activities	810	3%
Professional and business services	1,370	5%
Educational and health services	3,290	12%
Leisure and hospitality	2,520	9%
Other services	760	3%
Government	7,280	27%
Federal government	520	2%
State government	1,830	7%
Local government	4,930	18%
Indian tribal	1,590	6%
Local education	2,250	8%

Table 4. Source: Oregon Employment Department

Though total employment increased over 2014 levels, it was still 3% below the pre-recession peak of 2008, with a very steep drop in the Professional and Business Services sector and a smaller, but still significant, loss of construction jobs. Large gains since 2008 were reported in Tribal Government and Educational and Health Services:

⁵ <https://www.qualityinfo.org/ed-ceest/?at=1&t1=4101000000~0~0~00000000~2014~or>

Percentage change in employment by industry through 2015	Change from:	
	2008	2014
Industry		
Total nonfarm employment	-3%	1%
Total private	-1%	1%
Mining, logging, and construction	-10%	-1%
Manufacturing	3%	3%
Trade, transportation, and utilities	1%	2%
Wholesale Trade	6%	2%
Retail trade	-2%	0%
Transportation, warehousing, and utilities	3%	3%
Information	-9%	0%
Financial activities	-9%	0%
Professional and business services	-42%	-9%
Educational and health services	18%	1%
Leisure and hospitality	7%	4%
Other services	15%	1%
Government	-8%	1%
Federal government	-42%	2%
State government	-12%	1%
Local government	-1%	0%
Indian tribal	23%	-1%
Local education	-12%	0%

Table 5, Source: Oregon Employment Department

In its April 2016 Labor Trends Report for Morrow and Umatilla Counties, the Employment Department noted that “Umatilla County led the way” in employment growth in the Columbia Basin, “rising by close to 5,100 jobs or about 21 percent since 1995 to average 29,350 over the four quarters ending in the third quarter of 2015. Umatilla County’s job growth represented about two-thirds of all jobs gained in the Columbia Basin region from 1995 to 2015.”⁶ The Department’s 10-year regional employment projections, issued in 2014, projected a 7% increase in the number of jobs in Umatilla, Grant, and Morrow Counties, with increases in every sector except Construction and the Federal Government⁷:

⁶ <http://tinyurl.com/UmmatillaLaborTrends>

⁷ <http://tinyurl.com/Region12EmplProjections>

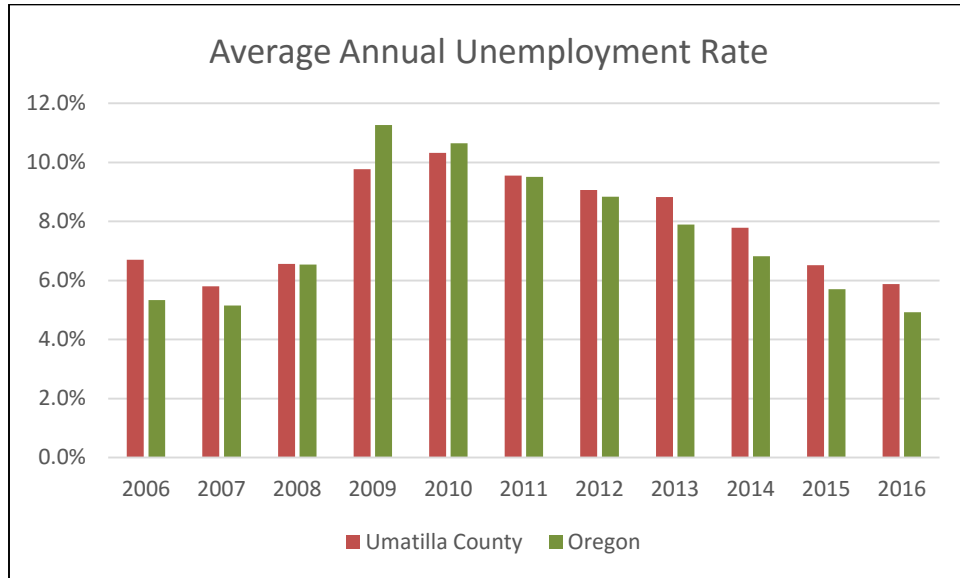
Industry Employment Forecast, 2014-2024	2014	2024	Change	% Change
Grant, Morrow, and Umatilla Counties	39,420	42,230	2,810	7%
Total payroll employment	37,630	40,250	2,620	7%
Total private	28,820	31,190	2,370	8%
Natural resources and mining	4,870	5,430	560	11%
Construction	1,280	1,220	-60	-5%
Manufacturing	5,120	5,490	370	7%
Trade, transportation, and utilities	7,050	7,470	420	6%
Wholesale trade	970	1,040	70	7%
Retail trade	3,560	3,750	190	5%
Transportation, warehousing, and utilities	2,520	2,680	160	6%
Information	370	450	80	22%
Financial activities	950	980	30	3%
Professional and business services	1,880	2,070	190	10%
Private educational and health services	3,580	4,070	490	14%
Leisure and hospitality	2,760	2,970	210	8%
Other services and private households	960	1,040	80	8%
Government	8,810	9,060	250	3%
Federal government	850	800	-50	-6%
State government	2,020	2,020	0	0%
Local government	5,940	6,240	300	5%
Local education	2,340	2,530	190	8%
Self-employment	1,790	1,980	190	11%

Table 6, Source: Oregon Employment Department

Over the past decade, the labor market in Umatilla County has risen or fallen with employment throughout Oregon; for the past 10 years its unemployment rate has exceeded the statewide rate in every year except during the height of the recession in 2009-2010:

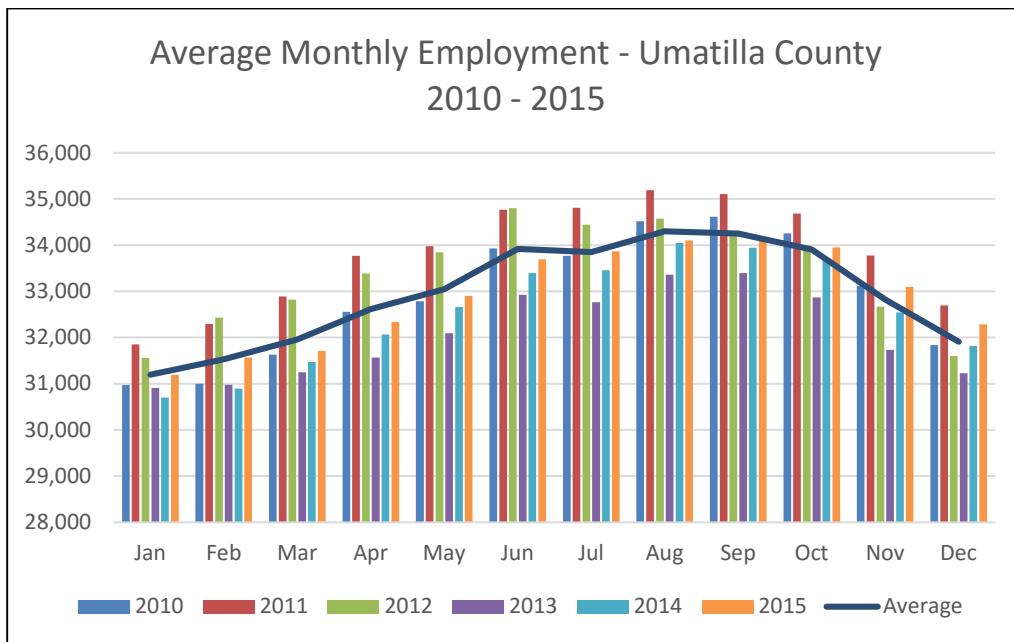
	Umatilla County	Oregon
2006	6.7%	5.3%
2007	5.8%	5.2%
2008	6.6%	6.5%
2009	9.8%	11.3%
2010	10.3%	10.7%
2011	9.6%	9.5%
2012	9.1%	8.8%
2013	8.8%	7.9%
2014	7.8%	6.8%
2015	6.5%	5.7%
2016 (through April)	5.9%	4.9%

Table 7, Source: Bureau of Labor Statistics



Source: US Bureau of Labor Statistics

Agricultural areas typically show seasonal employment patterns, with the number of workers increasing in the spring and summer months and declining in mid-to-late autumn through the winter, and Umatilla County is no different. Covered employment by month is shown for the years from 2010 through 2016:



Source: US Bureau of Labor Statistics

According to the City of Pendleton Economic Development Department, 14 employers have at least 100 employees, the largest being the State of Oregon, whose Department of Corrections operates the Eastern Oregon Correctional Institution in the city:

Employer	Employees
State of Oregon	1009
Wildhorse Casino	800
Confederated Tribes of the Umatilla Indian Reservation	700
Keystone RV	730
Eastern Oregon Correctional Institution	424
St. Anthony Hospital	325
Pendleton School District	310
InterMountain Educational Service District	300
Cayuse Technologies	262
Walmart	230
Interpath Labs	180
Blue Mountain Community College	170
City of Pendleton	165
Safeway	100

Table 8, Source: Pendleton Economic Development Department, March 2015

The Census Bureau reports that approximately 3,300 people both lived and worked in Pendleton in 2014 (the most recent year for which data are available). Of approximately 7,750 “primary jobs” in Pendleton, 43% were held by people who both live in the city, with 57% employed in but living outside the city. Fewer than 5% commute from any single incorporated area (such as Hermiston or La Grande). More than half of people working in Pendleton travel fewer than ten miles to work in primary jobs, though one-fifth commute more than fifty:

Primary Job-Holders Working in Pendleton	Count	Share
Employed in the Selection Area	7,741	100.0%
Employed and Living in the Selection Area	3,315	42.8%
Employed in the Selection Area but Living Outside	4,426	57.2%

Primary Job-Holders Living in Pendleton	Count	Share
Living in the Selection Area	6,557	100.0%
Living and Employed in the Selection Area	3,315	50.6%
Living in the Selection Area but Employed Outside	3,242	49.4%

Job Count by residence of worker	Count	Share
Pendleton city, OR	3,315	42.8%
Hermiston city, OR	351	4.5%
La Grande city, OR	177	2.3%
Pilot Rock city, OR	147	1.9%
Milton-Freewater city, OR	124	1.6%
Umatilla city, OR	108	1.4%
Portland city, OR	106	1.4%
Baker City city, OR	73	0.9%
Kennewick city, WA	70	0.9%
Athena city, OR	67	0.9%
All Other Locations	3,203	41.4%

Job Count by Distance Traveled	Count	Share
Total Primary Jobs	7,741	100.0%
Less than 10 miles	3,963	51.2%
10 to 24 miles	673	8.7%
25 to 50 miles	1,535	19.8%
Greater than 50 miles	1,570	20.3%

Table 9, Source: U.S. Census Bureau, Center for Economic Studies, OnTheMap report, City of Pendleton 2014

4. Income trends (2000 to 2020) and household income distribution:

Incomes and household income distribution are similar for the City and the entire zip code area. Median household incomes as reported by the Census Bureau for 2000 and 2010 and by ESRI Business Analyst Online for 2015 and 2020, and the 2015 distribution of household income, are shown below.

Median Household Income	City of Pendleton	Zip Code 97801
2000	\$37,183	\$38,075
2010	\$46,190	\$49,600 ⁸
2015 (estimated)	\$51,095	\$51,547
2020 (projected)	\$55,335	\$55,876
Increase 2010 to 2015	11%	4%
Projected Increase 2015 to 2020	8%	8%

⁸ The 2010 Census did not report median household income for zip codes, and the American Community Survey did not report this until 2011, when the reported median was \$49,600, the number shown in the chart. For that reason, the reported change in income in Zip code 97801 is for only four years, not five.

2015 Households by Income	City of Pendleton	Zip Code 97801
Total households	6,232	8,182
<\$15,000	13.2%	13.4%
\$15,000 - \$24,999	10.4%	10.0%
\$25,000 - \$34,999	12.6%	11.6%
\$35,000 - \$49,999	12.0%	12.5%
\$50,000 - \$74,999	24.4%	24.9%
\$75,000 - \$99,999	13.3%	13.7%
\$100,000 - \$149,999	10.4%	9.9%
\$150,000 - \$199,999	2.2%	2.5%

Table 10, Source: US Census Bureau and ESRI Business Analyst Online

5. Housing supply, tenure, and cost patterns

Most housing units in both Pendleton and the zip code are in single-family homes, and a majority are owner-occupied:

Housing Units by Units in Structure	City of Pendleton	Zip Code 97801
Total	6,658	8,446
1, detached	66%	68%
1, attached	2%	2%
2	7%	6%
3 or 4	5%	4%
5 to 9	5%	4%
10 to 19	3%	3%
20+	6%	5%
Mobile home	7%	8%
Boat, RV, van, etc.	0%	0%

Table 11, Source: American Community Survey; unless otherwise cited, all data in this section of the report is from the ACS

	City of Pendleton			Zip Code 97801		
	2010	2015	2020	2010	2015	2020
Total Housing Units	6,800	6,891	6,998	8,958	9,099	9,256
Owner Occupied Housing Units	55%	51%	49%	57%	54%	51%
Renter Occupied Housing Units	39%	40%	40%	37%	37%	38%
Vacant Housing Units	6%	9%	10%	7%	9%	11%
Owners as % of occupied units	56%	55%	55%	59%	58%	57%
Renters as % of occupied units	44%	45%	45%	41%	42%	43%

Table 12, Source: ESRI Business Analyst Online

The discrepancy in the number of units reported by the two data sources (the American Community Survey and ESRI) can be explained, in part, by sampling methodology; the ACS is based on sampling over a 5-year period ending in 2014, while ESRI estimates for the most

recent year.

Single-family and mobile homes in Pendleton are predominantly owner-occupied, but all other housing types are principally rented:

	City of Pendleton				Zip Code 97801			
	Owner	Renter	Owner %	Renter %	Owner	Renter	Owner %	Renter %
Total	3,437	2,776	55.3%	44.7%	4,650	3,276	58.7%	41.3%
1, detached	3,141	1,028	75.3%	24.7%	4,146	1,318	75.9%	24.1%
1, attached	13	124	9.5%	90.5%	23	139	14.2%	85.8%
2	0	376	0.0%	100.0%	0	446	0.0%	100.0%
3 or 4	9	306	2.9%	97.1%	9	321	2.7%	97.3%
5 to 9	10	307	3.2%	96.8%	10	310	3.1%	96.9%
10 to 19	0	149	0.0%	100.0%	0	149	0.0%	100.0%
20+	0	380	0.0%	100.0%	0	427	0.0%	100.0%
Mobile home	239	106	69.3%	30.7%	436	166	72.4%	27.6%

Table 13

One-person households are more likely to rent than own; with the exception of extremely large households, all others are likely to own their homes⁹. More than two-third of rental units are occupied by 1- or 2-person households.

City of Pendleton					
Tenure by HH size	Total	Owners	Renters	Renter %	% of renters
Total	6,213	3,437	2,776	45%	100%
1-person household	2,090	850	1,240	59%	45%
2-person household	1,925	1,259	666	35%	24%
3-person household	911	535	376	41%	14%
4-person household	722	489	233	32%	8%
5-person household	235	123	112	48%	4%
6-person household	193	115	78	40%	3%
7-or-more person household	137	66	71	52%	3%
Zip Code 97801					
Tenure by HH size	Total	Owners	Renters	Renter %	% of renters
Total	7,926	4,650	3,276	41%	100%
1-person household	2,467	1,068	1,399	57%	43%
2-person household	2,548	1,743	805	32%	25%
3-person household	1,162	723	439	38%	13%

⁹ The ACS reports that the median income for households with seven or more persons is lower than for every smaller size except single-person households. Low-income households are substantially more likely to be renters.

4-person household	936	663	273	29%	8%
5-person household	384	215	169	44%	5%
6-person household	253	136	117	46%	4%
7-or-more person household	176	102	74	42%	2%

Table 14

Consistent with this pattern, smaller units are substantially more likely to be rented while larger units tend toward owner-occupancy:

City of Pendleton				
Tenure by bedrooms	Total	Owners	Renters	Renter %
Total:	6,213	3,437	2,776	45%
No bedroom	269	7	262	97%
1 bedroom	622	40	582	94%
2 bedrooms	1,914	788	1,126	59%
3 bedrooms	2,406	1,744	662	28%
4 bedrooms	825	724	101	12%
5 or more bedrooms	177	134	43	24%
Zip Code 97801				
Tenure by bedrooms	Total	Owners	Renters	Renter %
Total:	7,926	4,650	3,276	41%
No bedroom	330	8	322	98%
1 bedroom	681	53	628	92%
2 bedrooms	2,299	971	1,328	58%
3 bedrooms	3,207	2,403	804	25%
4 bedrooms	1,136	987	149	13%
5 or more bedrooms	273	228	45	16%

Table 15

As is typically the case across housing markets, propensity to rent is inversely correlated to income. In the Pendleton area, the number renters substantially exceeds owners at every income level below \$50,000, above which the pattern strongly reverses:

Tenure by HH income	City of Pendleton			Zip Code 97801		
	Owners	Renters	Renter %	Owners	Renters	Renter %
Total:	3,437	2,776	45%	4,650	3,276	41%
Less than \$5,000	67	92	58%	79	126	61%
\$5,000 to \$9,999	28	128	82%	37	175	83%
\$10,000 to \$14,999	228	257	53%	247	284	53%
\$15,000 to \$19,999	146	300	67%	198	363	65%
\$20,000 to \$24,999	124	299	71%	182	367	67%
\$25,000 to \$34,999	209	462	69%	295	534	64%
\$35,000 to \$49,999	279	676	71%	427	758	64%
\$50,000 to \$74,999	754	402	35%	964	475	33%
\$75,000 to \$99,999	637	77	11%	901	95	10%
\$100,000 to \$149,999	756	54	7%	1,022	70	6%
\$150,000 or more	209	29	12%	298	29	9%

Table 16

The median monthly housing cost for all households is approximately \$735 in both the city and the larger market area.

Monthly housing costs	Pendleton		97801	
Total occupied housing units:	6,213		7,926	
Median monthly housing cost:	\$736		\$735	
Less than \$100	10	0%	47	1%
\$100 to \$199	191	3%	309	4%
\$200 to \$299	292	5%	405	5%
\$300 to \$399	461	7%	605	8%
\$400 to \$499	627	10%	813	10%
\$500 to \$599	579	9%	735	9%
\$600 to \$699	591	10%	644	8%
\$700 to \$799	611	10%	658	8%
\$800 to \$899	439	7%	542	7%
\$900 to \$999	228	4%	319	4%
\$1,000 to \$1,499	1,370	22%	1,584	20%
\$1,500 to \$1,999	514	8%	766	10%
\$2,000 or more	190	3%	312	4%
No cash rent or owner cost	110	2%	187	2%

Table 17

a. Ownership costs

The ACS reports that the median monthly ownership cost¹⁰ of an owner-occupied home is

¹⁰ The Census Bureau defines monthly ownership costs as “mortgages, real estate taxes, various insurances,

\$905 in the city and \$896 in the zip code. Most owner-occupied homes are secured by a mortgage, which of course increases the cost to the occupant.

MONTHLY OWNER HOUSING COSTS	Pendleton		97801	
Total owner occupied units	3,437		4,650	
Housing units with a mortgage	2,184	64%	2,813	60%
Median monthly owner cost with mortgage	\$1258		\$1309	
Housing units without a mortgage	1,253	36%	1,837	40%
Median monthly owner cost without mortgage	\$443		\$428	

Table 18

Most owner-occupants with a mortgage pay monthly housing costs between \$700 and \$2,000:

Monthly owner costs	Pendleton		97801	
With mortgage	2,184		2,813	
Less than \$300	0	0%	0	0%
\$300 to \$499	60	3%	73	3%
\$500 to \$699	112	5%	136	5%
\$700 to \$999	478	22%	560	20%
\$1000 to \$1249	427	20%	517	18%
\$1250 to \$1499	456	21%	513	18%
\$1500 to \$1999	461	21%	705	25%
\$2000 to \$2499	138	6%	234	8%
\$2500 or more	52	2%	75	3%

Table 19

Most owners in the Pendleton area pay considerably less than one-third of their monthly household income toward housing costs. For those with mortgages, the median ratio of total ownership cost to household incomes is 21% in both the city and the zip code, and it is substantially lower for owners without mortgage payments. However, approximately one-fifth of owners with mortgages pay total housing costs of more than 35% of their household incomes.

	All owners	With mortgage	No mortgage
Pendleton	17.5%	21%	10%
Zip Code 97801	16.8%	21%	10%

utilities, fuels, mobile home costs, and condominium fees.” This and other definitions of housing cost are from the ACS Subject Definitions:

http://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2014_ACSSubjectDefinitions.pdf.

Housing units with a mortgage:	Pendleton		97801	
Median cost as % of HH income	21.0%		21.0%	
Less than 10%	129	4%	186	4%
10% to 14.9%	453	13%	549	12%
15% to 19.9%	440	13%	572	12%
20% to 24.9%	338	10%	481	10%
25% to 29.9%	205	6%	280	6%
30% to 34.9%	159	5%	188	4%
35% to 39.9%	81	2%	88	2%
40% to 49.9%	145	4%	179	4%
50% or more	223	6%	279	6%
Not computed	11	0%	11	0%
<i>Cost burden > 35%</i>	<i>449</i>	<i>21%</i>	<i>546</i>	<i>19%</i>

Housing units without a mortgage:	Pendleton		97801	
Median cost as % of HH income	10.0%		10.0%	
Less than 10%	662	19%	964	21%
10% to 14.9%	211	6%	370	8%
15% to 19.9%	58	2%	101	2%
20% to 24.9%	99	3%	114	2%
25% to 29.9%	55	2%	77	2%
30% to 34.9%	24	1%	30	1%
35% to 39.9%	0	0%	17	0%
40% to 49.9%	53	2%	60	1%
50% or more	73	2%	86	2%
Not computed	18	1%	18	0%
<i>Cost burden > 35%</i>	<i>126</i>	<i>10%</i>	<i>163</i>	<i>9%</i>

Table 20

b. Rental costs

The ACS estimates that the median contract rents¹¹ in Pendleton and the zip code were (in 2014 dollars) \$534 and \$522. One quarter of tenants paid \$400 or less, while another 25% paid approximately \$685 or more:

¹¹ Contract rent is “the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. For vacant units, it is the monthly rent asked for the rental unit at the time of interview”. Gross rent is “the amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.”

Contract rents by quartile	Pendleton	97801
Lower quartile contract rent	\$401	\$377
Median contract rent	\$534	\$522
Upper quartile contract rent	\$682	\$682

Contract rent	Pendleton		97801	
Total renter-occupied units	2,776		3,276	
Less than \$300	395	14%	512	16%
\$300 to \$399	267	10%	371	11%
\$400 to \$499	520	19%	547	17%
\$500 to \$599	420	15%	459	14%
\$600 to \$699	462	17%	507	15%
\$700 to \$799	139	5%	199	6%
\$800 to \$899	314	11%	322	10%
\$900 to \$999	65	2%	65	2%
\$1000 to \$1249	87	3%	95	3%
\$1250 to \$1499	19	1%	23	1%
\$1500 or more	43	2%	54	2%
No cash rent	110	4%	187	6%

Table 21

In the 2011 Housing Market Analysis, SCDR noted the absence of “upscale” rental units:

Many informants told me during my site visit that Pendleton has a severe shortage of quality rental units for families, which is a likely explanation of the extremely small number of high- income renter households discussed in the previous section. This anecdotal information is borne out by the data from the American Community Survey (ACS). While high price does not necessarily correlate to high quality (particularly in a tight or expensive rental market, where owners have considerable pricing power), the fact that most rentals have low rents can reasonably be considered an indicator that units do not have high-end amenities, finishes, or other features that place them in the “luxury” rental market. Even high-income renters tend to pay very low rents...

At that time, fewer than 10% of renter-occupied units in the city had contract rent of more than \$750. During the subsequent five years this increased to 22% of all renter-occupied dwellings, with a large corresponding reduction in the number of units with rent below \$500:

	2014		2009	
Total renter-occupied units	2,666		2,539	
Less than \$300	273	10%	364	14%
\$300 to \$499	428	16%	1171	46%
\$500 to \$749	1159	43%	730	29%
\$750 to \$999	435	16%	104	4%
\$1,000 or more	479	18%	82	3%

Table 22

According to the CPI Inflation Calculator maintained by the Bureau of Labor Statistics, **total** price inflation between 2009 and 2014 was approximately 10%, so the sharp increase in the number of high-rent units is not explained by inflationary price increases. Better explanations are an increase in the number of quality rental units and overall economic improvement in those five years. (The number of higher-rent apartments will increase with the development of the multifamily phase of Pendleton Heights Neighborhood, which is expected to have 105 new 2-bedroom/2-bath apartments. Existing duplex units rent for as much as \$975 for 2-bedroom and \$1,045 for 3-bedroom apartments.)

For purposes of evaluating rent burden (the percentage of household income renters pay for housing costs), gross rent, which includes tenant-paid utilities and represents the total monthly tenant outlay (excluding any non-recurring costs such as fees for late rent or charges for damage), is a better gauge than contract rent. (It is also more comparable to the computation of rent burden faced by homeowners, whose monthly ownership costs include costs in addition to mortgage loan payments such as utilities, taxes, insurance, and condo or HOA fees.) Median gross rents in the city and the market area are \$648 and \$643, with the following distribution:

Gross rent	Pendleton		97801	
Total renter-occupied units	2,776		3,276	
Median gross rent	\$648		\$643	
Less than \$300	273	10%	334	10%
\$300 to \$399	181	7%	215	7%
\$400 to \$499	247	9%	330	10%
\$500 to \$599	345	12%	408	12%
\$600 to \$699	378	14%	399	12%
\$700 to \$799	421	15%	447	14%
\$800 to \$899	244	9%	291	9%
\$900 to \$999	98	4%	126	4%
\$1000 to \$1249	402	14%	439	13%
\$1250 to \$1499	34	1%	46	1%
\$1500 or more	43	2%	54	2%
No cash rent	110	4%	187	6%

Table 23

The median ratio of gross rent to household income is 26% in both the city and the zip code,

so most renters are not cost-burdened (defined as paying more than 35% of their incomes toward rent and utilities). However, nearly one-quarter of renters in the city pay more than 40% of their incomes for housing:

Gross rent as % of HH income	Pendleton		97801	
Median gross rent % of HH income	25.9%		26%	
Total renter-occupied units	2,776		3,276	
Less than 10%	153	6%	203	7%
10% to 14.9%	294	11%	359	13%
15% to 19.9%	338	12%	361	13%
20% to 24.9%	472	17%	514	19%
25% to 29.9%	441	16%	503	18%
30% to 34.9%	183	7%	268	10%
35% to 39.9%	159	6%	161	6%
40% to 49.9%	227	8%	236	9%
50% or more	399	14%	477	17%
Not computed	110	4%	194	7%
<i>More than 40%</i>	<i>626</i>	<i>23%</i>	<i>713</i>	<i>22%</i>

Table 24

Not surprisingly, low-income renters have much larger cost burdens. For example, three-quarters of households in the city with less than \$10,000 pay at least half their income for housing, and nearly half of those with \$10,000 to \$20,000 pay have a rent burden of at least 40%:

Gross rent as % of HH income	<\$10K	\$10K to \$20K	\$20K to \$35K	\$35K to \$50K	\$50K to \$75K	\$75K+
Less than 20%	15%	5%	23%	29%	50%	100%
20% to 24.9%	0%	0%	8%	38%	37%	0%
25% to 29.9%	7%	23%	16%	19%	13%	0%
30% to 34.9%	0%	15%	12%	1%	0%	0%
35% to 39.9%	0%	7%	14%	2%	0%	0%
40% to 49.9%	0%	17%	15%	2%	0%	0%
50% or more	74%	32%	8%	0%	0%	0%
<i>More than 40%</i>	<i>74%</i>	<i>49%</i>	<i>23%</i>	<i>2%</i>	<i>0%</i>	<i>0%</i>

Table 25

The data show similar patterns in the larger market area defined by zip code 97801.

Among elderly renters, rent burden is much greater problem, with 38% of the city's and 33% of the market area's renter householders 65 or older paying at least 35% of their income in housing costs:

Gross rent as % of HH income (City of Pendleton)	Age of Householders			
	15-24	25-34	35-64	65+
Less than 20%	19%	44%	22%	33%
20% to 24.9%	14%	15%	22%	8%
25% to 29.9%	35%	6%	17%	10%
30% to 34.9%	9%	6%	6%	6%
35% or more	23%	25%	28%	38%

Table 26

C. MARKET AREA HOUSING SUPPLY

The following charts show the total number of units, occupancy status, and the form of tenure (ownership or rental) by the type of structure and number of bedrooms. All data are from the American Community Survey:

Occupancy status	Pendleton	97801
Total:	6,658	8,446
Occupied	6,213	7,926
Vacant	445	520
Vacancy rate	6.7%	6.2%

Tenure by units in structure	Pendleton				Zip Code 97801			
	Owners	Renters	Owner %	Renter %	Owners	Renters	Owner %	Renter %
Total:	3,437	2,776	55%	45%	4,650	3,276	59%	41%
1, detached	3,141	1,028	75%	25%	4,146	1,318	76%	24%
1, attached	13	124	9%	91%	23	139	14%	86%
2	0	376	0%	100%	0	446	0%	100%
3 or 4	9	306	3%	97%	9	321	3%	97%
5 to 9	10	307	3%	97%	10	310	3%	97%
10 to 19	0	149	0%	100%	0	149	0%	100%
20 to 49	0	199	0%	100%	0	233	0%	100%
50 or more	0	181	0%	100%	0	194	0%	100%
Mobile home	239	106	69%	31%	436	166	72%	28%
Boat, RV, van, etc.	25	0	100%	0%	26	0	100%	0%

Pendleton					
Tenure by bedrooms	Total	Owners	Renters	Owner %	Renter %
Total:	6,213	3,437	2,776	55%	45%
No bedroom	269	7	262	3%	97%
1 bedroom	622	40	582	6%	94%
2 bedrooms	1,914	788	1,126	41%	59%
3 bedrooms	2,406	1,744	662	72%	28%
4 bedrooms	825	724	101	88%	12%
5 or more bedrooms	177	134	43	76%	24%
Zip Code 97801					
Tenure by bedrooms	Total	Owners	Renters	Owner %	Renter %
Total:	7,926	4,650	3,276	59%	41%
No bedroom	330	8	322	2%	98%
1 bedroom	681	53	628	8%	92%
2 bedrooms	2,299	971	1,328	42%	58%
3 bedrooms	3,207	2,403	804	75%	25%
4 bedrooms	1,136	987	149	87%	13%
5 or more bedrooms	273	228	45	84%	16%

Table 27

As the charts show, most single-family detached homes are owner-occupied (though even those have a substantial number of renters), with all other unit types being heavily renter-occupied. Nearly all studio and 1-bedroom units and a majority of 2-bedroom units are rented; larger units are heavily owner-occupied.

1. For-sale housing

a. Historical market information

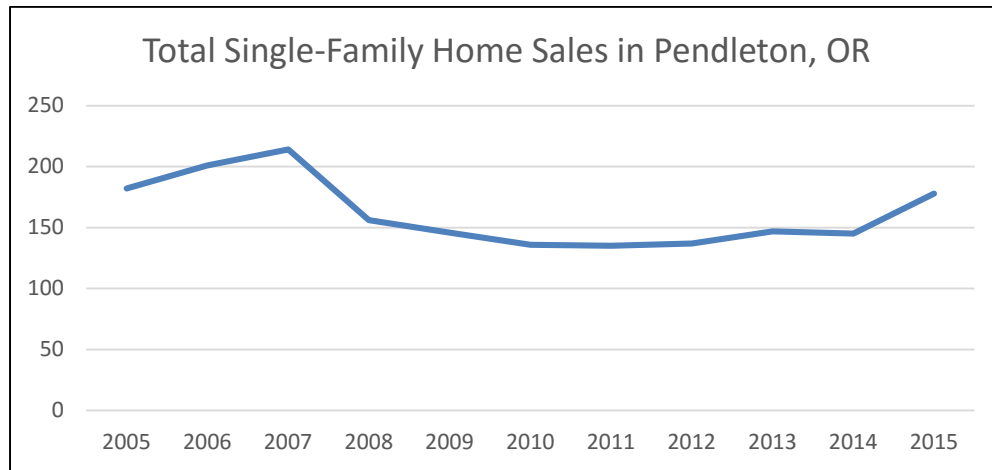
In SCDR’s original Pendleton Housing Market Analysis, we reviewed data on residential sales between 2000 and 2010 and concluded that:

- Pendleton did not experience a mid-decade housing bubble,
- Pendleton did not experience a subsequent housing price crash during the recession, and
- While the national housing crisis did not affect sale prices, it did significantly hurt the number of sales.

Data from the Regional Multiple Listing Service (RMLS), compiled by Jef Farley of the Pendleton office of Coldwell Banker, confirms these conclusions and show both that the number of sales and selling prices have increased substantially since 2012:

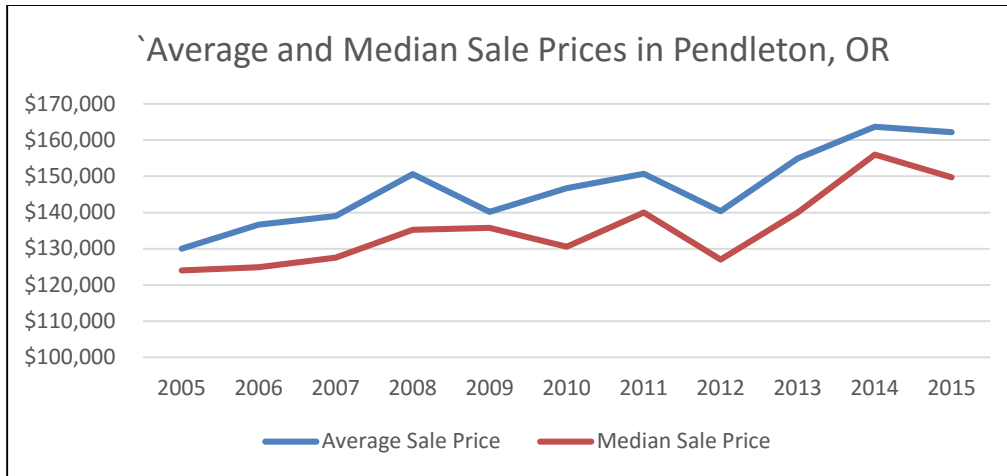
	Total sold	Total Sales (in 000's)	Average Sale Price	Median Sale Price ¹²
2005	182	\$23,667	\$130,036	\$124,000
2006	201	\$27,489	\$136,600	\$124,900
2007 ¹³	214	\$29,751	\$139,023	\$127,500
2008	156	\$23,493	\$150,597	\$135,250
2009	146	\$20,467	\$140,188	\$135,750
2010	136	\$19,948	\$146,674	\$130,500
2011	135	\$20,347	\$150,720	\$140,000
2012	137	\$19,234	\$140,384	\$127,000
2013	147	\$22,773	\$154,915	\$140,000
2014	145	\$23,732	\$163,667	\$156,000
2015	178	\$28,841	\$162,209	\$149,750

Table 28, Source: Real Estate in Pendleton, PowerPoint presentation by Jef Farley of Coldwell Banker Whitney & Associates based on RMLS data through 2015



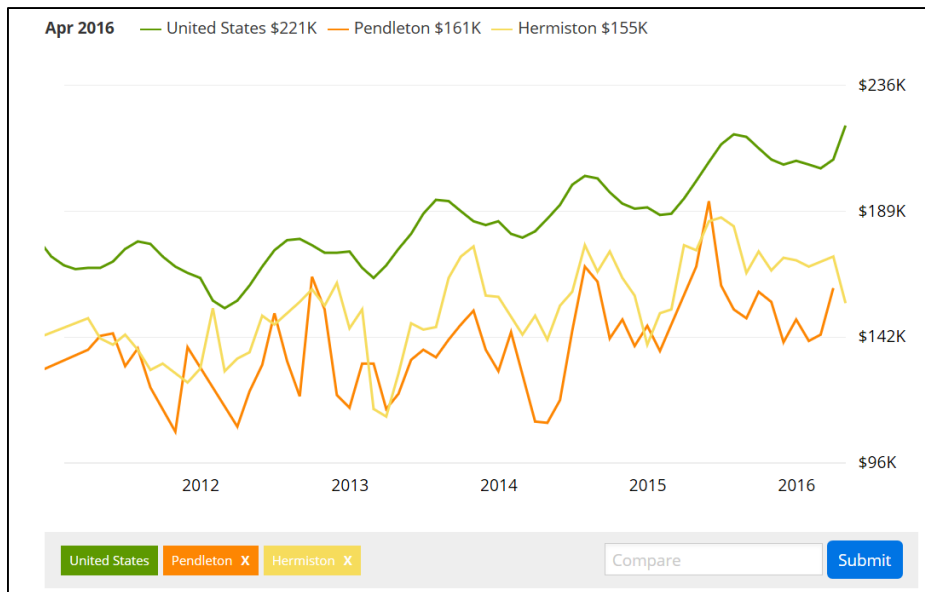
¹² The RMLS data illustrate the difference between using median and mean (average) prices. The median of any group of values is the number above which and below which half the entire sample lies, so half of the houses listed for sale in Pendleton are listed at or below that value (for example, \$150,000 in 2015). The median is not affected by particularly high-priced or low-priced homes, because the only determining factor is whether the price is above or below the median. The mean, however, is the average of all prices and is therefore affected by outliers at each end of the range. A small number of very properties with very high listing prices can substantially increase the average sale price in any given year.

¹³ 2007 data are adjusted based on Mr. Farley's report of incorrect entry of a ranch property in the residential data.



The market has been remarkably robust through June 1, 2016; the RMLS data show 204 sales to date, more than in all of 2015, with an average price of \$163,798 and a median of \$147,200.

In SCDR’s 2011 analysis, we noted that sale prices in Hermiston had overtaken those in Pendleton. Since that time, however, the pricing differential has generally narrowed between the two cities, according to the online real estate data firm Zillow.com:



b. Current market information

As of June 22,2016, 92 residential properties were listed on the Regional Multiple Listing Service (www.rmls.com) with a Pendleton address. The following chart shows the median, average, low and high asking prices, the average size and median year of construction for all units and for the most common bedroom configurations:

Bedrooms	#	Median price	Average price	Low price	High price	Average size	Median year built
All	92	\$162,450	\$200,943	\$69,000	\$649,900	2,058	1960
2	15	\$119,900	\$125,660	\$69,000	\$192,500	1,316	1940
3	50	\$150,750	\$189,729	\$69,000	\$575,000	1,867	1971
4	17	\$215,000	\$258,329	\$134,900	\$649,900	2,589	1957

Table 29, Source: Regional Multiple Listing Service; data compilation and analysis by SCDR

The listings fell into these price ranges:

Less than \$100,000	7
\$100,000 to \$150,000	34
\$150,000 to \$200,000	20
\$200,000 to \$250,000	10
\$250,000 to \$300,000	10
\$300,000 to \$350,000	4
\$400,000 to \$450,000	7

Table 30

One of the most interesting facts shown in these data is the age of the available housing. The median year of construction is 1960, so half the houses for sale are more than 55 years old. (These include some homes built before 1920, some of which have been renovated to retain their historic appeal but with interiors that are modernized to current standards.) Only 11 listed properties were built after 2000. Older houses tend to have fewer bathrooms and modern amenities, and often require work to be in “move-in” condition. For example, none of the 21 homes built after 1980 but 22 of the older homes have fewer than two bathrooms. This is particularly problematic for potential employees with families who do not want to take on a fix-up at the same time as taking on a new job and navigating a new community.

According to the data service RealtyTrac.com, only four homes were in foreclosure in the market area in June 2016; a total of 26 homes were foreclosed in the year ending in June, an average of two per month. The rate of foreclosure is substantially lower than the statewide or national rates.

c. Gaps in the for-sale market

Key informants for this discussion are Robb Corbett, the City Manager of Pendleton, Dusty Pace, a single-family homebuilder, and Mike Short, a commercial banker. Among the constraints on the owner-occupied housing market they identified are:

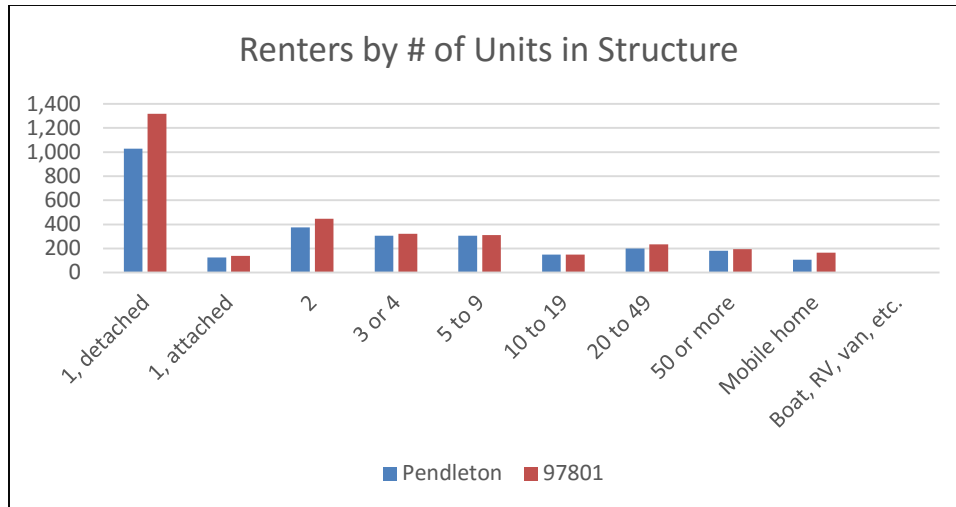
- Pendleton has a lack of entry-level homes in move-in condition. Very few houses are available in the \$150,000 range. With a construction cost (excluding land) of \$100 per square foot, it is difficult to build an affordable house for first-time or lower-income homebuilders.

- Pendleton has a limited number of buildable lots, including those large enough to meet lot coverage limits or parcels, with buildable topography, or that are served by utilities. This lack of supply drives up the price of buildable lots, exacerbating the affordability problem.
- Pendleton has few contractors or subcontractors, making new construction and renovation more difficult and more expensive. Many existing homes in Pendleton are old and in fair-to-poor condition, but renovations are made harder by the lack of qualified contractors. Corbett said that the construction industry has concentrated on “stronger markets”.
- After the recession, would-be borrowers have greater difficulty obtaining a mortgage loan because of more stringent credit standards.

The informants agreed that demand for housing (both for-sale and rental) is strong. Dusty Pace, one of Pendleton’s only “spec” builders, reported that most houses sell within several weeks of the start of construction, but he said that he builds only five or six houses a year, which does not begin to meet the demand; he reported he could have sold all of his houses three or four times and that demand is sufficient that he could “easily triple his volume.” Corbett and Short (who is Chair of the Roundup City Development Corporation) both said that the lack of good quality affordable homes inhibited Pendleton’s growth. According to Short, “things are on fire to bring jobs, but we need housing to capture those people.” Corbett said that the 300 to 400 new entry level industrial jobs pay \$12 to \$20 hour, which is insufficient to afford homes costing \$175,000 or more.

2. Rental Housing

As shown in the chart at the beginning of this section, 45% of households in the City of Pendleton and 41% in the market area are renters. While renters are often viewed as primarily living in apartments, in Pendleton the largest segment of renter-occupied units is single-family homes, followed by 2-to-4 family buildings, many in the four-plex buildings that are relatively common in the city. Only 30% of the city’s renters live in buildings with five or more apartments. Many of these apartments are close to Blue Mountain Community College and primarily serve college students.



Because three-fourths of all renters live in buildings with four or fewer units, it is difficult to gather systematic data on the rental market, such as occupancy rates or average rents. Unlike multifamily complexes, small rental units do not have on-site property management or leasing offices but are instead rented by classified advertising, online sources such as Craigslist, or by word-of-mouth.¹⁴

To get a sense of the rental market in Pendleton, SCDR surveyed the managers or owners of six market-rate and three income-restricted multifamily properties. This is not presented as a comprehensive survey of all rental opportunities in the city but is instead intended to provide information on representative units at various levels of affordability and market segmentation. Each of these properties is summarized in the Addenda to this report.

a) Market rate rentals

Pendleton Neighborhood is the newest rental project in the city; the first units came online in 2014 and the most recent were completed in mid-2016. It has 30 units in duplex buildings, with 24 2-bedroom and six 3-bedroom units. As of June 2016, rents are \$930 to \$975 for 2-bedroom and \$1,045 for 3-bedroom units; the manager said that the lowest 2-bedroom rents will be increased as units turn over. All have carports and most have fenced yards. The apartments filled quickly as they became available, with great demand for 3-bedroom units. The developer of Pendleton Heights Neighborhood plans to build another 105 units, all with 2-bedroom/2-bath apartments, in 2-story multifamily buildings on land adjacent to these

¹⁴ Most large metropolitan areas either have local apartment market research services (e.g., Dupre Scott Apartment Advisers in the Puget Sound area, www.dsaa.com) or are covered by national research companies such as Reis, Inc., www.reis.com. Because these are proprietary services and the rental activity in rural areas such as Umatilla County is so limited, these companies have no incentive to provide data. State- and county-level data are available from universities in some states, such as the [University of Washington's Runstad Center for Real Estate Studies](http://www.runstadcenter.org), but no such statewide program exists in Oregon.

duplexes.

St. George Plaza is a renovated historic property that offers “upscale downtown living”. Average rents are \$700 (soon to be increased to \$710) for 1-bedroom and \$1,050 for 2-bedroom apartments.. The owner reported that the building is full but many tenants tend to stay a short time, leaving to buy homes, for lower-priced apartments, or because they leave the area. The apartments have high-end finishes, such as granite countertops and stainless steel appliances, and 2-bedroom units have washer/dryers. Satellite TV and internet service are included in the rent, providing additional value.

Pendleton Point and Edgewater Apartments are older properties that are undergoing renovations to modernize the interiors (though, to date, not the dated exteriors) and improve their rental value. Rents at Pendleton Point are \$675 for 1-bedroom and \$850 for 2-bedroom units; at Edgewater rents are \$700 for 1-bedroom, \$800 to \$850 for 2-bedroom, and \$1050 for 3-bedroom apartments. The manager reports that all rentable units are full, and most now under renovation have been pre-leased.

South Hill Apartments is a large project with 5 1-bedroom and 82 2-bedroom units; prior to a fire that took one building out of service, it had more apartments. It has the same owner as Pendleton Point and Edgewater. Rents are \$530 to \$550 for 1-bedroom and \$650 to \$675 for 2-bedroom apartments. The manager reported that it is fully-occupied.

Blue Mountain Village Apartments is an older project near South Hill with 60 very small 1- and 2-bedroom/1- bath apartments, which rent for \$475 and \$650 respectively. It has very few amenities. The owner refused to disclose current rent or occupancy during the most recent site visit, but the information on rents is taken from its Craigslist listing.

b) Affordable and subsidized rentals

It is important to distinguish between “affordable” and “subsidized” apartments. In the housing industry, typical definitions of these terms are:

- an affordable project is one that restricts the incomes of tenants and the rents that can be charged but which does not directly provide any rental assistance or subsidy. The most typical example of an affordable housing project is one that is financed using the Low-Income Housing Tax Credit (LIHTC) program, which limits tenant income to 60% (or lower, depending on whether the developer has elected to serve lower-income households to increase the likelihood of receiving an award of credits) of area median income. While rents are restricted, tenants must pay the full amount of the stated rent unless they have a rent subsidy from another source (such as a Housing Choice Voucher, commonly known as a Section 8 voucher¹⁵) or unless

¹⁵ Housing Choice (“Section 8”) Vouchers are “portable” subsidies that can be used to subsidize the rent for any unit where the owner agrees to participate by charging rents within the limits set by HUD (which

the project also has a rent subsidy contract, in which case it qualifies as a “subsidized” project as described below.

- a subsidized project is an affordable housing project at which the actual rent paid by a tenant is tied to his or her income. The most common examples are projects with HUD Section 8 contracts or from the US Department of Agriculture under the Rural Development program. Tenants pay 30% of their incomes toward rent and utility costs, with the balance of the rent coming from the subsidy. Theoretically (though it is uncommon) a tenant in a subsidized project could pay no rent (or in some cases actually get a payment to reimburse utility costs).

For non-metro areas, income limits are determined by HUD for each county. In Umatilla County, the median household income for a 4-person household in 2016 is \$58,300. The income ceilings and the rent limits at various percentages of area median income (AMI) are:

% of AMI	Maximum Income by # of Persons in Household					
	1	2	3	4	5	6
40%	\$16,360	\$18,680	\$21,000	\$23,320	\$25,200	\$27,080
50%	\$20,450	\$23,350	\$26,250	\$29,150	\$31,500	\$33,850
60%	\$24,540	\$28,020	\$31,500	\$34,980	\$37,800	\$40,620
80%	\$32,720	\$37,360	\$42,000	\$46,640	\$50,400	\$54,160

% of AMI	Maximum Gross Rent by Bedrooms			
	1	2	3	4
40%	\$409	\$438	\$525	\$606
50%	\$511	\$547	\$656	\$758
60%	\$613	\$657	\$787	\$909
80%	\$818	\$876	\$1,050	\$1,213

Source: Oregon Department of Housing & Community Services,
<https://www.oregon.gov/ohcs/APMD/HPM/docs/2016/Umatilla-County-2016-Rent-Income-Limits.pdf>

The rents shown above are the maximum gross rents that can be charged; these must be reduced to reflect any utility costs not included in rent. In Pendleton’s LIHTC projects, tenants typically pay the costs of heat, hot water, and electricity, with water, sewer and trash costs paid by the owner.

According to the HUD database, Pendleton has six LIHTC projects with a total of 250 units. I obtained rent and occupancy information at three projects:

Hailey Place Apartments is an affordable, non-subsidized LIHTC project located near Blue Mountain Village and South Hill. It has 2-, 3-, and 4-bedroom apartments. The

are generally based on local market conditions) and the property meets Housing Quality Standards.

income limits are up to 60% of area median income; the highest rents at the property are \$534 for 2-bedroom, \$657 for 3-bedroom, and \$650 for 4-bedroom apartments. The project is fully-occupied with little turnover and the manager reports waiting lists for all unit types. All units have dishwashers, disposals, and washer/dryers.

Goodwin Court has 14 studios and 12 1-bedroom units in downtown Pendleton, with rent of \$459 and \$483. Although it has no project-based subsidies, the manager said that half of the tenants typically have Housing Choice Vouchers that limit their out-of-pocket costs to 30% of income. She said that 75% of tenants are elderly, and only one unit has more than a single occupant. All units have central air conditioning, dishwashers, and disposals.

Security Apartments is also a non-subsidized LIHTC project, with all units limited to tenants at 50% of AMI, though the rents are substantially lower than the limit at \$336 for the 12 studios and \$359 for its 13 1-bedroom units; the manager said that most tenants have a mental illness. It is located in downtown Pendleton.

To the best of SCDR's knowledge, the city has only one fully-subsidized project, Riverside Apartments, a 40-unit project with 1- to 3-bedroom units. With a Section 8 Housing Assistance Payments contract in place, tenants pay no more than 30% of their incomes. SCDR was unable to obtain current information on occupancy.

At the time of the original Market Analysis, the Section 8 Coordinator for the Housing Authority of Umatilla County, which administers the Housing Choice Voucher program, told SCDR that tenants with subsidies had a hard time finding a suitable rental. "Pendleton is difficult in the fact that not much has been built in the past 20-30 years. Older units approaching 100 years old usually will not meet [HUD Housing Quality Standards] and Landlords simply aren't willing to put the money into the units and keep rents affordable." The current Section 8 Coordinator, Laurel Rogers, said that this has not significantly changed in the intervening five years; many owners are not adequately maintaining their units, so that it is difficult for voucher holders to find units, particularly with three or more bedrooms, that meet quality standards. Owners want "top dollar" but the units are not worth the asking price.

c) Rental Occupancy

Several of the people interviewed for this update (for example, Craig and Kristi Neubo) reported an increase in apartment vacancies and maintain that Pendleton needs new jobs, not new rental housing¹⁶. However, the survey of nine apartments shows strong occupancy. Few vacancies were reported at either the market-rate or affordable properties I surveyed. Craig Neubo, the co-owner of three of the market-rate properties surveyed for this report, said that only one rentable unit was vacant at the time of the site visit, and in a telephone

¹⁶ In the Eastern Oregonian on March 28, 2016, Ms. Neubo cited both a lack of quality jobs and the availability of foreclosed homes as an alternative to rental. However, the RealtyTrac data cited earlier in this report shows that Pendleton has very few homes in foreclosure.

update in June their property manager reported 100% occupancy of available units, with most units being renovated having been pre-leased. During the April 2016 site visit for this report, LaVonne Stephens, who manages small properties for 45 owners, said that only two of 160 units were vacant. SCDR concludes that rental occupancy in the Pendleton area is unusually strong.

Though as previously discussed there are no sources for occupancy data on the Umatilla County rental market, it is useful to consider information from the UW Runstad Center for Real Estate Studies for Benton and Walla Walla Counties in Washington State because of proximity and similar economic forces. While the analogy is far from perfect (the two Washington counties have urban areas with more developed multifamily sectors), it is nevertheless instructive that vacancy rates have been very low. A common benchmark for a “healthy” rental market is a vacancy rate of 5%; a higher rate indicates that demand is insufficient to absorb the supply, while a lower rate indicates a shortage of apartments that restricts the ability of tenants to move or new renters to enter the market. As shown in the following chart, rates have been substantially below 5% in nearly every reporting period for the past several years.

	Benton County	Walla Walla County
Fall 2014	2.8%	3.6%
Spring 2015	1.8%	2.7%
Fall 2015	2.6%	5.6%
Spring 2016	2.1%	3.5%

Source: Runstad Center for Real Estate Studies,
<http://realestate.washington.edu/research/wcrer/reports/>

SCDR concludes that similar results would be shown if such data were compiled for Pendleton and Umatilla County. Several informants reported that demand is so strong that property owners do not need to invest in maintenance or upgrades, echoing the comments by the Housing Authority’s Section 8 Coordinator.

d) Gaps in the rental market

As described above, many informants interviewed for this Update described the greatest problem in Pendleton as the quality, not the supply of rental housing, although the two are related. Several said that landlords are not investing in their properties because (to quote one informant) “they don’t have to”. If supply were better matched to demand, then owners of substandard properties would need to improve the quality in order to make their apartments or homes more competitive.

The availability of rental units suitable for families with children continues to be an issue. Several owners or managers reported great demand for 3-bedroom units from both traditional families and multi-generational households. Most newly-developed apartments (e.g., 12 at Village apartments, 24 of 30 at Pendleton Heights Neighborhood), and all of the 105 proposed new units adjacent to Pendleton Heights, have two bedrooms. On the affordable side of the market, Laurel Rogers of the Housing Authority said that large families have great difficulty

finding a good-quality unit in which they can use a voucher.

D. HOUSING DEMAND AND AFFORDABILITY IN PENDLETON

1. Housing Affordability, pricing, and absorption

This discussion will consider the housing costs for both for-sale and rental housing that are affordable at various income levels, and it will also estimate the number of households in Pendleton that are potential buyers and renters at varying housing costs.

SCDR obtained data from [Ribbon Demographics](#), a firm that provides detailed analysis of households by income, age, size, and tenure. Its analysis of housing tenure by income for the current year shows the following distribution of households by income and size:

Household Income	Owners	Renters	Total	Owner %	Renter %
\$0-10,000	160	360	520	31%	69%
\$10,000-20,000	343	533	876	39%	61%
\$20,000-30,000	334	643	977	34%	66%
\$30,000-40,000	433	593	1,026	42%	58%
\$40,000-50,000	411	253	664	62%	38%
\$50,000-60,000	600	213	813	74%	26%
\$60,000-75,000	628	358	986	64%	36%
\$75,000-100,000	859	172	1,031	83%	17%
\$100,000+	1,115	188	1,202	93%	16%
Total	4,883	3,313	8,095	60%	41%

Household size	Owners	Renters	Total	Owner %	Renter %
1-Person	1,090	1,334	2,424	45%	55%
2-Person	1,977	867	2,844	70%	30%
3-Person	701	507	1,208	58%	42%
4-Person	592	337	929	64%	36%
5+-Person	523	285	808	65%	35%
Total	4,883	3,330	8,213	59%	41%

Table 31, Source: Ribbon Demographics, compilation by SCDR

The complete Ribbon Demographics data are attached as Addendum 3.

a) For-sale housing

To estimate the number of households in Pendleton that can afford to purchase homes at various price points, we have made the following assumptions:

- The current conventional mortgage loan interest rate was obtained from Bloomberg.com. The interest rates for bonds issued under the State of Oregon's

OregonBond program, administered by the Department of Housing & Community Service¹⁷, was the rate in effect on June 22, 2016.

- The calculations assume that principal and interest payments before taxes and insurance should not exceed 25% of borrower’s income.

We calculated the amount a household could afford to borrow under two scenarios: an OregonBond “Rate Advantage” Loan with a 30-year term and a conventional 30-year fixed-rate loan. At the given rate, term, and ratio of principal and interest to income, households could afford loans in the amounts shown in the following chart:

Annual income	Affordable P&I payment	OregonBond @ 3.25%	Conventional @ 3.73%
\$20,000	\$417	\$95,740	\$90,191
\$25,000	\$521	\$119,675	\$112,739
\$30,000	\$625	\$143,610	\$135,287
\$35,000	\$729	\$167,545	\$157,835
\$40,000	\$833	\$191,480	\$180,382
\$45,000	\$938	\$215,415	\$202,930
\$50,000	\$1,042	\$239,350	\$225,478
\$55,000	\$1,146	\$258,690	\$248,026
\$60,000	\$1,250	\$258,690	\$270,574
\$65,000	\$1,354	\$258,690	\$293,121
\$70,000	\$1,458	\$258,690	\$315,669
\$75,000	\$1,563	Ineligible	\$338,217
\$80,000	\$1,667		\$360,765

Table 32

A household with an annual income of \$40,000, for example, could afford to make a monthly principal and interest payment of \$833, which could support a conventional loan of approximately \$180,000 or an OregonBond loan of \$191,000.

The interest rate and would-be borrower’s ability to make principal and interest payments, of course, represents only part of the equation. As several respondents commented in interviews, lenders have severely tightened credit standards in the wake of the recession. Applicants without good credit scores will be unlikely to qualify for a loan.

¹⁷ Information about OregonBonds, including income and purchase price limits, is available at <https://www.oregon.gov/ohcs/Pages/oregon-bond-loan-program.aspx>. In all areas of Umatilla County except Milton-Freewater, which is a targeted area, the purchase price limit is \$258,690, and the program is limited to households with incomes no higher than \$62,600 (1- and 2-person households) and \$71,990 (larger households).

How much house a buyer can purchase with the loan available depends on a variety of factors, the most important of which are of course the price of the land and cost of construction, but one critical determinant is the amount of the down payment that is required. An important component of the mortgage crisis was the popularity of very low (or zero) down payment loans, and the response from regulatory agencies (including the Consumer Financial Protection Bureau) and financial institutions included measures designed to increase the borrower's investment. A higher down payment requirement puts a premium on the ability and discipline to save, but it diminishes the availability of credit to lower-income households that must apply their earnings to daily living needs. A lower down payment requirement allows a buyer to purchase more house at a given income level, but increases that borrower's indebtedness and leverage levels, increasing the risk of default in the event of job loss, divorce, medical crisis, or other event that disrupts household cashflow.

To estimate the housing unit that a buyer can purchase under various scenarios, we assumed a construction price of \$100 to \$125/SF and miscellaneous costs of 10% of the combined land and building cost. According to Dusty Pace, a local homebuilder, a typical building-ready 9300 SF lot costs \$45,000. For purposes of this analysis, we have assumed four types and size of home with costs ranging from \$100 to \$125 per square foot and a lot cost per unit of \$30,000 to \$50,000. The chart shows the income required with down-payments of 20%, 10%, and 5%. The lower down payments would likely require some form of credit enhancement through either an up- front payment at the time of loan closing or a mortgage insurance premium added to the interest rate, but these costs are not included in these calculations.

Type of unit	Higher-end single-family	Mid-range single-family	Entry-level single-family	Condo or townhouse
Unit size in SF	2,000	1,500	1,200	1,100
Construction cost/SF	\$125	\$100	\$100	\$100
Total construction cost	\$250,000	\$150,000	\$120,000	\$110,000
Lot price	\$50,000	\$40,000	\$40,000	\$30,000
Miscellaneous other costs @	\$30,000	\$19,000	\$16,000	\$14,000
Total cost	\$330,000	\$209,000	\$176,000	\$154,000
Downpayment: 20%				
Borrower downpayment	\$66,000	\$41,800	\$35,200	\$30,800
Amount financed	\$264,000	\$167,200	\$140,800	\$123,200
OregonBond	Ineligible	\$34,928	\$29,413	\$25,736
30-year fixed	\$58,542	\$37,077	\$31,223	\$27,320
Downpayment: 10%				
Borrower downpayment	\$33,000	\$20,900	\$17,600	\$15,400
Amount financed	\$297,000	\$188,100	\$158,400	\$138,600
OregonBond	Ineligible	\$39,294	\$33,090	\$28,953
30-year fixed	\$65,860	\$41,711	\$35,125	\$30,735
Downpayment: 5%				
Borrower downpayment	\$16,500	\$10,450	\$8,800	\$7,700
Amount financed	\$313,500	\$198,550	\$167,200	\$146,300
OregonBond	Ineligible	\$41,477	\$34,928	\$30,562
30-year fixed	\$69,519	\$44,029	\$37,077	\$32,442

Table 33

If these assumptions regarding construction and land costs are reasonably accurate and interest rates do not increase substantially, homeownership of a newly-built modest townhome or condo is a feasible alternative for households with good credit with incomes as low as \$26,000 using an OregonBond, with the mid-range alternative affordable starting in the mid-\$30,000 range. However, that assumes that such lower-income households would have the savings necessary for a large down-payment. It is more likely that such households would need to take advantage of a mortgage insurance program, such as FHA or VA, that allows a smaller down-payment and a larger loan. \$30,000 to \$50,000 was the income range used at the time of the 2011 market analysis by the Pendleton Solutions working group to define the “workforce” that was the target of its housing efforts, and SCDR concludes that it is at least economically feasible to provide good-quality new homes for these households.

The next question is whether there is a sufficiently large pool of households at the “workforce” income level to justify new development.

For purposes of analyzing demand, we have divided the potential homeownership market into three segments based on annual income (\$30,000 to \$40,000 for entry level, \$40,000 to \$60,000 for mid-level, and above \$60,000 for higher-end housing). The following chart

shows the potential number of income-qualified households for each of these three tiers, based on the data from Ribbon Demographics:

	Entry level	Mid-level	High-end
Minimum HH income	\$30,000	\$40,000	\$60,000
Under \$30,000			
\$30,000-40,000	1,026		
\$40,000-50,000		664	
\$50,000-60,000		813	
\$60,000-75,000			986
\$75,000+			2,351
Income-qualified for home-ownership	1,026	1,477	3,337
Current homeowners	433	1,011	2,602
Income-qualified non-owners	593	466	735

Table 34

It is, of course, completely unrealistic that every current renter who might have sufficient income to make debt service payments will either qualify for or choose homeownership. Apart from insufficient credit, reasons to avoid homeownership include unwillingness to commit funds to a relatively illiquid investment, preservation of mobility, and the wish to avoid maintenance responsibilities; the last also is a reason for current owners, particularly elderly, to become renters. Higher-income households are already predominantly owners, so a large shift from rental is unlikely. For purposes of this analysis, SCDR considers a reasonable long-term goal is to increase the homeownership rate by 10% for entry level, 5% for mid-range, and 2.5% for higher-end homes:

	Entry level	Mid-level	High-end
Target price	\$175,000	\$210,000	\$330,000
Minimum HH income	\$30,000	\$40,000	\$60,000
Income-qualified for homeownership	1,026	1,477	3,337
Current homeowners	433	1,011	2,602
Current ownership rate	42%	68%	78%
Target increase in HO rate	10%	5%	2.5%
New units supported	43	50	65

Table 35

Additional support for new development, particularly at the high end of the market, will come from current homeowners living in older units who are attracted to and able to afford new, modern homes. The American Community Survey reports that the median ownership cost in the market area is approximately \$1,300 and the median housing cost-to-income ratio is 21%, well below even conservative underwriting ratios. If new high-quality housing were available, it is likely that many owners living in smaller or older homes would be willing to increase their debt loads to move up in the housing market.

SCDR concludes, based on review of demographic data and interviews with local participants in the housing market, that sufficient demand exists in Pendleton for the development of new for-sale housing; the greatest barrier is the availability of buildable land.

b) Rental housing

Determining rental affordability is considerably less complicated than for for-sale housing, because only three inputs are factored in: household income, gross rent (stated rent plus tenant-paid utility costs), and the ratio of income that the tenant is expected to devote to housing costs, commonly called the rent burden. While it is a commonly-stated goal to limit housing cost to no more than 30% of household income, this is not a fixed standard for market-rate and most non-subsidized affordable rentals, and many housing and finance professionals accept a rent burden of 35% (and up to 40% in tight markets or among very-low-income households who are forced to stretch their incomes to pay rent).¹⁸ For example, if the admission standards for a particular multifamily project required that the tenant have monthly income of at least 2.5 times the rent (which is not uncommon), that would allow a rent burden as high as 40%.

The American Community Survey reported median gross and contract rents in the market area of \$643 and \$522, respectively, in 2014 dollars. This implies median tenant-paid utility costs of \$121. The following charts show, first the maximum gross rent families at various income levels could pay with rent burdens of 30%, 35%, and 40% of area median income, and then the minimum income required to pay gross and imputed contract rents.

¹⁸ While the Low-Income Housing Tax Credit program ostensibly limits gross rent to 30% of income, this is in fact true only for tenants at the very top of the applicable income tier. For example, if a tax credit property owner offers 3-bedroom units in Umatilla County to households with up to 60% of area median income, then the combined rent and utility allowance cannot exceed \$909, which is 30% of the median income for a household with 60% of median income, adjusted for family size. However, the tax credit program does not in any way prevent a tenant with 50% of median income from living in a unit with rents based on a 60% income ceiling, in which case that family will have a rent burden considerably higher than 30% of its actual income.

Affordable gross rent based on income	30% rent burden	35% rent burden	40% rent burden
\$15,000	\$250	\$313	\$375
\$17,500	\$313	\$385	\$458
\$20,000	\$375	\$458	\$542
\$22,500	\$438	\$531	\$625
\$25,000	\$500	\$604	\$708
\$27,500	\$563	\$677	\$792
\$30,000	\$625	\$750	\$875
\$32,500	\$688	\$823	\$958
\$35,000	\$750	\$896	\$1,042
\$37,500	\$813	\$969	\$1,125
\$40,000	\$875	\$1,042	\$1,208
\$42,500	\$938	\$1,115	\$1,292
\$45,000	\$1,000	\$1,188	\$1,375
\$47,500	\$1,063	\$1,260	\$1,458
\$50,000	\$1,125	\$1,333	\$1,542

Table 36

Gross rent	Imputed contract rent	30% rent burden	35% rent burden	40% rent burden
\$400	\$279	\$16,000	\$13,714	\$12,000
\$450	\$329	\$18,000	\$15,429	\$13,500
\$500	\$379	\$20,000	\$17,143	\$15,000
\$550	\$429	\$22,000	\$18,857	\$16,500
\$600	\$479	\$24,000	\$20,571	\$18,000
\$650	\$529	\$26,000	\$22,286	\$19,500
\$700	\$579	\$28,000	\$24,000	\$21,000
\$750	\$629	\$30,000	\$25,714	\$22,500
\$800	\$679	\$32,000	\$27,429	\$24,000
\$850	\$729	\$34,000	\$29,143	\$25,500
\$900	\$779	\$36,000	\$30,857	\$27,000
\$950	\$829	\$38,000	\$32,571	\$28,500
\$1,000	\$879	\$40,000	\$34,286	\$30,000
\$1,050	\$929	\$42,000	\$36,000	\$31,500
\$1,100	\$979	\$44,000	\$37,714	\$33,000
\$1,150	\$1,029	\$46,000	\$39,429	\$34,500
\$1,200	\$1,079	\$48,000	\$41,143	\$36,000
\$1,250	\$1,129	\$50,000	\$42,857	\$37,500

Table 37

Using the common 35% rent burden standard, a tenant can afford contract rent of \$600 with less than \$25,000 in annual income. To afford more than \$1,000 in contract rent (an amount charged for only a small number of apartments, though single-family homes in good condition probably rent for more) with rent burden no higher than 35% requires income of approximately

\$40,000.

To determine the potential demand for new rental units, we use the same process as with for-sale housing by considering rental demand at each income tier, the number of renter households in Pendleton according to the American Community Survey and adjusting that to include renters outside the city limits, and determining whether demand exceeds supply:

Household income	# of units with rent from			
	Up to \$399	\$400 to \$749	\$750 to \$999	\$1,000 +
Less than \$15,000	585			
\$15,000 to \$25,000		730		
\$25,000 to \$35,000			534	
More than \$35,000				1,427
Total renter HHs	585	730	534	1,427
Affordable rental units	883	1,658	376	172
Unmet need/(surplus)	(298)	(928)	158	1,255

Table 38

The developer of the Pendleton Heights Neighborhood Project, which now has 30 2- and 3-bedroom units renting for \$960 and up, has filed plans with the City of Pendleton to develop an additional 105 2-bedroom/2-bath units. This will reduce the unmet need identified previously in this report for higher-rent apartments.

From these estimates, it appears that the rental market is fairly well served, particularly for lower-income households. This is consistent with the information I received from several property managers of affordable properties, who reported that while their projects are generally full, the wait lists, particularly for family units, are not very long. However, this fails to account for the generally poor quality of much of Pendleton’s rental housing stock. As previously discussed, the Umatilla County Housing Authority reports that low-income families, especially larger households requiring three or more bedrooms, have a great deal of difficulty finding apartments or houses that meet the minimum quality standards required for the use of a rent subsidy voucher. A substantial number of rental units have very low rents, which is a reasonably good proxy for poor quality.

Contract rent	Pendleton		97801	
Total renter-occupied units	2,776		3,276	
Less than \$300	395	14%	512	16%
\$300 to \$499	787	28%	918	28%
\$500 to \$749	975	35%	1111	34%
\$750+	509	18%	548	17%
No cash rent	110	4%	187	6%

Table 39

When this is compared to the incomes of higher-income households and compared to the rents that they can afford, it becomes evident that many renters could easily move into higher-rent, higher-quality rental units if they were available. While many low-income

households have a high rent burden, it diminishes for those with at least \$35,000:

	< \$10,000	\$10,000 to \$34,999	\$35,000 to \$49,999	\$50,000+
Less than 20%	11%	16%	28%	64%
20% to 35%	8%	39%	60%	31%
More than 35%	73%	40%	4%	0%

Table 40

SCDR concludes that demand exists for apartments priced at \$750 and higher; as tenants with low rent burdens upgrade into higher-quality units, their apartments or houses would then open up for lower-income renters. With greater supply and higher quality competition, landlords who now do not adequately maintain their units should have more motivation to do so, at least partially addressing the problem of quality.

2. Market for downtown housing on upper floor(s) of commercial buildings

For this Update, SCDR was engaged to review potential demand for market-rent apartments resulting from the conversion of vacant space in the upper floor(s) of commercial buildings in downtown Pendleton.

The distinguishing features, and presumed attraction, of downtown apartments compared to other housing choices include but are not limited to:

- Proximity to entertainment and cultural attractions typically located in a city’s central business district
- Less need for car ownership because of availability of public transit, though this is not an option for Pendleton
- Concentration of like-minded people (commonly referred to as a “downtown vibe”)
- Downtown apartments are often configured as open-plan lofts, making them flexible living or live-work space for occupants
- Downtown buildings are often appealing historic properties

The stereotypical downtown resident is a young individual or couple, but central city living is increasingly attractive to older renters as well as homeowners reaching or beyond retirement age who want to shed the responsibilities of home and landscaping maintenance and driving into the city. To reach the latter market, buildings (even those with only two floors) must have elevators.

For purposes of this analysis, we have assumed that the market for downtown apartments is limited to current renters younger than 35 (the so-called millennial cohort) and those between ages 55 and 74; in both cases, no more than two people will be assumed to live in an apartment,

and as discussed below, we assume that only a fairly small subset of these two age cohorts will choose such apartments. Because of the likelihood that they already have or are likely to start families, householders older than 35 are more likely to be in the market for single-family homes outside the central business district and so are excluded from the pool of potential tenants.

According to data from Ribbon Demographics, the market area has the following distribution of renters in the qualifying age and household size range:

Renter HHs in Zip Code 97801	2016			2021			Change 2016-2021		
	Up to 34	55 to 74	Total	Up to 34	55 to 74	Total	Up to 34	55 to 74	Total
\$0-10,000	72	106	178	64	112	177	-12%	6%	-1%
\$10,000-20,000	114	120	234	116	107	224	2%	-11%	-5%
\$20,000-30,000	137	81	218	141	85	225	3%	5%	4%
\$30,000-40,000	179	99	278	168	115	283	-6%	16%	2%
\$40,000-50,000	27	58	85	29	59	88	8%	3%	4%
\$50,000-60,000	10	70	79	11	71	82	11%	3%	4%
\$60,000-75,000	50	74	123	50	79	130	1%	8%	5%
\$75,000-100,000	30	14	44	33	19	52	11%	33%	18%
\$100,000-125,000	0	16	16	0	19	19	0%	19%	19%
\$125,000-150,000	10	6	16	12	6	18	23%	1%	15%
\$150,000-200,000	1	2	3	2	2	4	97%	-11%	30%
\$200,000+	1	1	2	0	3	3	-100%	204%	39%
Total	631	646	1,277	627	679	1,305	-1%	5%	2%

Table 41

Between 2016 and 2021, the number of young renters will remain fairly stable, while the older renter population is projected to increase.

In order to determine the likely rent that developers would need to charge to make projects viable and the size of the potential pool of tenants, we made assumptions based on discussions with Charles Denight of the Pendleton Development Commission (PDC) and with several developers who have undertaken such renovations and on likely requirements for financing. While these are at best rough estimates of development cost, they are useful.

1. PDC estimates that 54 potential units can be developed in downtown Pendleton,
2. PDC makes certain incentives available to qualified developers, including grants for façade renovation, installation of elevators, and infrastructure (such as hookup to the storm sewer system). Currently, PDC makes available between \$30,000 to \$50,000 per dwelling unit. For purposes of this analysis, we have assumed PDC incentive of \$35,000 per apartment.
3. We have estimated construction cost (excluding any cost for building acquisition)

ranging from \$100 to \$150/SF. Actual cost will depend on factors including the condition of the building, the scope of renovation, and whether it must conform to standards for historic preservation (for example, if the developer will benefit from the federal historic preservation tax credit or if the building is on the National Register of Historic Places).

4. The average apartment is assumed to be 1,000 SF and a typical building is assumed to have four apartments.
5. The owner will invest 10% of development cost and will borrow the lower of 70% of the renovation cost or the balance required after deduction of the PDC incentive and owner's equity. The commercial loan rate is assumed to be 5.5%, amortized over 20 years.
6. The owner's operating cost (e.g., maintenance, insurance, owner-paid utilities, real estate taxes) will be \$3,500 per unit per year.
7. Rent will be set at a level that returns 20% above the total of operating cost and debt service payments.
8. The monthly tenant-paid utility cost is assumed to be \$125. Minimum income to afford a renovated downtown unit is computed using a 35% gross rent ratio.

SCDR concludes, based on these assumptions, that the market for downtown apartments starts with households with income starting at approximately \$32,000. While lower-income renters might lease apartments, they are likely not to be stable tenants¹⁹.

¹⁹ The owner of the St. George, an upscale downtown apartment building, reported that one cause of high turnover is that some tenants decide after their initial lease term to move to lower-priced units.

Cost/SF	\$100	\$125	\$150
Average unit size	1,000	1,000	1,000
Average cost/unit	\$100,000	\$125,000	\$150,000
# of units	4		
Total cost	\$400,000	\$500,000	\$600,000
Public sector incentives @ \$35,000/unit	\$140,000	\$140,000	\$140,000
Owner's equity @ 10%	\$40,000	\$50,000	\$60,000
Maximum loan @ 70% loan-to-cost	\$220,000	\$310,000	\$400,000
Annual debt service (5.5%, 20-year amortization)	\$18,160	\$25,589	\$33,019
Operating expense/unit	\$3,500	\$3,500	\$3,500
Total annual operating expense	\$14,000	\$14,000	\$14,000
Annual debt service plus operating expense	\$32,160	\$39,589	\$47,019
Total revenue required for 120% coverage	\$38,592	\$43,548	\$51,720
Minimum monthly rent per unit	\$804	\$907	\$1,078
Assumed utility cost	\$125	\$125	\$125
Gross rent	\$929	\$1,032	\$1,203
% of gross rent to income	35%		
Minimum qualifying income	\$31,852	\$35,392	\$41,229

Table 42

SCDR considers it unlikely that young householders with incomes above \$100,000 (of which Pendleton has only a small number) are likely to rent, but we do not set an upward income limit for older renters, who are somewhat more likely than younger households to be moving away from, rather than toward, homeownership. The following chart uses the previously-cited income distribution data for renter households to estimate the number of households that are potential tenants for downtown housing at the low (rent of approximately \$800, minimum income \$32,000) and high ends (\$1,075 rent and \$41,000 income):

	25 to 34	55 to 74	Total
\$30,000-40,000	146	81	226
\$40,000-50,000	27	58	85
\$50,000-60,000	16	65	81
\$60,000-75,000	61	58	119
\$75,000-100,000	54	16	69
\$100,000-125,000		14	14
\$125,000-150,000		6	6
\$150,000-200,000		1	1
\$200,000+		1	1
Income-qualified @ low end of rent range (\$32,000+)	303	300	603
Income-qualified @ high end of rent range (\$40,000+)	158	219	292

Table 43

Of course, only a fairly small number of the qualified renters will choose to live downtown in renovated apartments, with the younger households substantially more likely to do so. A reasonable target is 10% of potential younger renters, while it would be surprising if more than 3% of older renters elect to live in an apartment in the central business district. Using these capture rates for current renter households, SCDR estimates that the downtown market could support between 20 and 40 apartments:

	25 to 34	55 to 74	Total
Maximum proposed capture rate per age cohort	10%	3%	
Maximum units to achieve target capture rate - low end	30	8	38
Maximum units to achieve target capture rate - high end	15	6	21

Table 44

Additional market support could come from current older homeowners who elect to sell their homes (in order to downsize or eliminate maintenance responsibilities), but SCDR has not attempted to quantify such demand because of the lack of data on which to base any conclusions.

E. CONCLUSIONS AND RECOMMENDATIONS

At the time of the initial Housing Market Analysis in 2011, SCDR was asked to consider the following questions, and we reconsider them in this update:

1. Does the Pendleton area market need more housing?
2. If so, what kind of housing?
3. What is the price point that is needed?
4. How much housing can the market absorb over a reasonable period of time?

Based on review of local housing conditions, including demographic analysis, survey of representative housing projects, and interviews with key informants, SCDR concludes as follows:

1. Need for housing

Since the original report, several new apartment properties have been placed in service. These include, but are not limited to, the Pendleton Heights Neighborhood with 32 2- and 3-bedroom apartments and 16 new 2-bedroom units at the Village Apartments in downtown. The Edgewater and Pendleton Point projects are existing properties that are now undergoing substantial interior renovations to improve their market position and increase the rent that the owners can achieve.

The owner of Pendleton Heights will soon start construction on the first of up to 105 new 2-

bedroom/2-bath apartments. If all these units are completed and brought on-line, that will address, if not completely fill, the need identified in this report for apartments for higher-income renter households, though it would be preferable to have a greater mix of unit types, particularly 3-bedroom apartments, which the Pendleton Heights manager said were the first to rent and which are in high demand.

It remains the case, however, Pendleton needs substantial improvement in the quality, if not the overall quantity, of the housing stock. This can be increased either by construction of new homes, townhouses, and apartments, or renovation of the vacant or substandard- but-occupied stock. Rehabilitation of existing units has the advantage of “recycling” existing buildings, reducing infrastructure costs, and not requiring the acquisition of land; however, renovation costs are often surprisingly high, and the vacant or substandard properties may not be amenable, because of their age or condition, to cost-effective improvements, or may be located in less desirable areas.

2. Type of housing

a) For-sale housing

Based on SCDR’s analysis of the existing housing stock, cost data, area demographics, and interview results, we conclude that the greatest demand is for entry- and mid-priced for-sale units, including both attached (townhouse/condo) and detached single-family homes. These would serve households including:

- New entrants into the Pendleton market, principally new hires in mid-to-upper management or professional positions;
- Higher-income renters who desire and qualify for homeownership;
- Current homeowners living in units that are too small or require more work than is justified by the potential resale value. The current resale market appears strong, allowing current owners to sell their existing homes to “trade up”.

The constraints on the development of new housing are cost and availability of land. The City of Pendleton owns some land that it reportedly is considering selling for housing development, which would contribute to alleviating the supply constraint.

Several informants also described a substantial stock of existing homes that require work, and this is supported by the current RMLS listings, with seven listed for less than \$100,000 and another 34 between \$100,000 and \$150,000. It may be possible to create a financing vehicle that would provide acquisition and construction financing that, combined with homeownership counseling, would allow moderate-income renters to acquire and renovate such homes with long-term mortgage financing provided by conventional lenders.

b) Rental housing

The greatest demand appears to be for rental housing suitable for larger families. 3-bedroom units make up a relatively small share of the housing stock, and many of the units that are available appear to be in fair-to-poor condition. Demand exists for both market-rate and affordable rental units. Potential residents of new or renovated rental units include

- new entrants into the Pendleton market, including new employees who lack either the income or the credit quality to buy a home;
- higher-income new employees who want to rent while they look for or build a new home or who do not expect to be in Pendleton for more than a few years;
- current renters in Pendleton who need a larger or a higher-quality rental unit.

Any rental development should incorporate all of these potential tenants and not focus on one particular segment. For example, while many people interviewed by SCDR spoke of the need for a “transitional” housing product for professionals who need time to buy or build a house, the owner of a high-end apartment building raised the issue of what would happen when those tenants moved into their new homes. Without a steady stream of incoming higher-income residents, there would be no replacement tenants. Frequent turnover raises maintenance costs as units have to be prepared for new tenants, and income would be lost because of the inevitable vacancy as units are marketed to new residents.

3. Price points and absorption

a) For-sale housing

In Section 2(A) of this report, we estimated that under reasonably conservative assumptions, the Pendleton market could support the development of nearly 160 new housing units:

	Entry level	Mid-level	High-end
2016	\$175,000	\$210,000	\$330,000
Minimum HH income	\$30,000	\$40,000	\$60,000
Income-qualified for homeownership	1,026	1,477	3,337
Current homeowners	433	1,011	2,602
Current ownership rate	42%	68%	78%
Target increase in HO rate	10%	5%	2.5%
Target owner households	476	1,061	2,667
New units supported	43	51	65

Table 45

Ribbon Demographics projections show that this will not change substantially over the next five years:

2021	Entry level	Mid point	High End
Minimum HH income	\$30,000	\$40,000	\$60,000
Income-qualified for homeownership	987	1,444	3,649
Projected # of homeowners	406	951	2,837
Target increase in HO rate	10%	5%	2.50%
Target owner HHs	446	998	2,907
New units supported	40	47	70

Table 46

However, not all potential homeowners are in the market at any given time. The strongest market, according to several recent informants, is for entry and mid-level homes; for example, Dusty Pace, a local homebuilder, said that most of the “spec” homes he builds, with prices up to \$230,000, sell within several weeks of getting started and he could have sold all the houses three or four times. It is reasonable to conclude that, could land be assembled, Pendleton could readily absorb at least thirty new entry-level and mid-priced homes, less than one-third of the potential total absorption.

SCDR recommends that Pendleton concentrate its efforts on easing constraints to construction of such units through increased land availability or, to the extent permissible by law, contributions to infrastructure costs. The buyers for high-end homes are in a financial position to take care of themselves.

b) Rental housing

Setting the appropriate rent level for market-rate housing for families in the workforce starts with defining where the target population lies and with the rents that are already charged.

Although households with incomes of 60% of the Umatilla County median household income of “\$83,00 (for a 4-person household) qualifies for “affordable housing”, because of the limited supply of rent-restricted units, many poor families must rent market-rate units. We have defined the low-end of potential tenant population for new market-rate housing at 50% of AMI. For purposes of analysis, we assume that households with more than 100% of size-adjusted median income are more likely to be potential buyers. This sets the approximate boundaries of the target rental market at \$20,000 to \$60,000:

Household size	50% of AMI	100% of AMI
1 Person	20,450	40,900
2 Person	23,350	46,700
3 Person	26,250	52,500
4 Person	29,150	58,300
5 Person	31,500	63,000
6 Person	33,850	67,700

Table 47

As previously discussed, rental affordability is measured by the “rent burden”, or the

percentage of household income that is represented by rent. As household income increases, rent typically represents a smaller percentage of income; the American Community Survey data show that while nearly 60% of households earning less than \$20,000 pay at least 35% of their household income for rent, the rent burden gets considerably smaller as incomes increase. The median rent burden for all renter households in the market area is 26%, and two-thirds of households with more than \$50,000 pay less than 20% of their income in rent. The analysis of target rents should therefore assume that households will be willing to pay a smaller share of their incomes for housing as those incomes rise. The following chart shows the maximum net rents (after an average utility allowance of \$125/unit) for households in the target range of \$20,000 to \$65,000, assuming that the maximum acceptable rent burdens are:

Household income	Maximum rent burden	Maximum contract rent
\$25,000	35%	\$604
\$35,000	30%	\$750
\$50,000	25%	\$917
\$65,000	25%	\$1,229

Table 48

As with the market for owner-occupied homes, we have divided the rental market into two tiers:

- A moderately-priced product with rents starting at \$600 (affordable to households with \$20,000 with a 35% rent burden) to \$900 (for a household at \$50,000 with a 25% rent burden)²⁰.
- Units targeted at higher-income households, such as managerial and professional employees with rents starting at \$1,000. This would be affordable at \$50,000, and we assume that households with incomes higher than \$75,000 would be primarily in the market to buy a home.

A common method of determining the strength of demand is to measure the capture rate²¹, defined as:

The percentage of age, size, and income qualified renter households in the

²⁰ Without some form of government assistance, which (as in the case of the Low-Income Housing Tax Credit program), it is probably not possible to develop units at the low end of this range, but the purpose of this analysis is to evaluate whether demand exists.

²¹ From Market Study Terminology, published by the National Association of Housing Market Analysts, <http://tinyurl.com/MktStudyTerm>

primary market area that the property must capture to fill the units... The Capture Rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the primary market area.

The following charts show what percentage of the number of income-qualified renter households, as reported by the American Community Survey, in each market tier would be required to fill new apartments:

Moderate tier		
Minimum required to pay rent		\$20,000
Maximum likely to rent at this level		\$50,000
		# of households
\$20,000 - \$34,999		1659
\$35,000 - \$49,999		758
Renter households		2,417
% required to rent if # of units =	50	2%
% required to rent if # of units =	100	4%
% required to rent if # of units =	150	6%
Upper tier		
Minimum required to pay rent		\$50,000
Maximum likely to rent at this level		\$75,000
		475
% required to rent if # of units =	10	2%
% required to rent if # of units =	25	5%
% required to rent if # of units =	50	11%

Table 49

Market analysts typically consider a capture rate of 5% to be an indicator of strong demand for housing. By that standard, the Pendleton market could absorb at least 100 moderately-priced and 25 higher-end rental units.

By this analysis, the developer of the 105 new Pendleton Heights Neighborhood units with rents close to \$1,000, all with two bedrooms, two baths, and 996 SF, would appear to be taking a substantial risk. However, although (according to Ribbon Demographics projections) the total number of renter households in the market area will increase by only a small amount over the next five years, the number of higher income renters will likely grow:

Renter Households in Zip Code 97801				
Household Income	2016	2021	Change	% Change
\$0-10,000	360	352	-8	-2%
\$10,000-20,000	533	495	-38	-7%
\$20,000-30,000	643	666	23	4%
\$30,000-40,000	593	581	-12	-2%
\$40,000-50,000	253	272	19	8%
\$50,000-60,000	213	221	8	4%
\$60,000-75,000	358	375	17	5%
\$75,000-100,000	172	186	14	8%
\$100,000-125,000	90	106	16	18%
\$125,000-150,000	70	90	20	29%
\$150,000-200,000	28	28	0	0%
\$200,000+	17	27	10	59%
Total	3,330	3,399	69	2%
Total \$50,000+	948	1,033	85	9%

Table 50

This growth will create additional demand for higher-end units.

c) Downtown Housing

As discussed in Section D(2), SCDR estimates that Pendleton could support between 20 and 40 new downtown apartments.

The original Housing Market Analysis, written during a period of considerable economic uncertainty and when financing for conventional apartment development was, at best, difficult to obtain, contained a discussion of “the economic feasibility of market-rate rental housing.” Since that time, several smaller market-rate apartment projects have been completed (e.g., The Village Apartments addition with 12 units and Pendleton Heights Neighborhood with 32), and construction will begin in the summer of 2016 on the next phase of Pendleton Heights, with a planned 105 units. The number of higher-rent apartments has increased over the past five years, making feasible projects that would not have been so, particularly when construction and long-term commercial financing was difficult to obtain.

ADDENDA

1. Demographic data for City of Pendleton and Zip Code 97801 from ESRI Business Analyst Online
2. Selected data from the 2014 American Community Survey of the U.S. Census Bureau for the City of Pendleton
3. Data from Ribbon Demographics showing housing tenure by age, income, and household size
4. Data sheets on selected multifamily rental properties in Pendleton

Addendum 1:

**Demographic data for City of Pendleton and
Zip Code 97801 from ESRI Business Analyst
Online**



Market Profile

Pendleton City, OR
Geography: Place

Sabino Community Development

Population Summary	
2000 Total Population	16,880
2010 Total Population	16,612
2015 Total Population	16,677
2015 Group Quarters	1,708
2020 Total Population	16,807
2015-2020 Annual Rate	0.16%
Household Summary	
2000 Households	6,160
2000 Average Household Size	2.43
2010 Households	6,220
2010 Average Household Size	2.37
2015 Households	6,233
2015 Average Household Size	2.40
2020 Households	6,290
2020 Average Household Size	2.40
2015-2020 Annual Rate	0.18%
2010 Families	3,789
2010 Average Family Size	2.96
2015 Families	3,813
2015 Average Family Size	2.99
2020 Families	3,819
2020 Average Family Size	2.99
2015-2020 Annual Rate	0.03%
Housing Unit Summary	
2000 Housing Units	6,563
Owner Occupied Housing Units	55.0%
Renter Occupied Housing Units	38.9%
Vacant Housing Units	6.1%
2010 Housing Units	6,800
Owner Occupied Housing Units	51.1%
Renter Occupied Housing Units	40.3%
Vacant Housing Units	8.5%
2015 Housing Units	6,891
Owner Occupied Housing Units	50.1%
Renter Occupied Housing Units	40.4%
Vacant Housing Units	9.5%
2020 Housing Units	6,998
Owner Occupied Housing Units	49.4%
Renter Occupied Housing Units	40.5%
Vacant Housing Units	10.1%
Median Household Income	
2015	\$51,095
2020	\$55,335
Median Home Value	
2015	\$175,117
2020	\$190,629
Per Capita Income	
2015	\$23,254
2020	\$25,855
Median Age	
2010	36.8
2015	37.8
2020	38.2

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

April 14, 2016



2015 Households by Income	
Household Income Base	6,232
< \$15,000	13.2%
\$15,000 - \$24,999	10.4%
\$25,000 - \$34,999	12.6%
\$35,000 - \$49,999	12.0%
\$50,000 - \$74,999	24.4%
\$75,000 - \$99,999	13.3%
\$100,000 - \$149,999	10.4%
\$150,000 - \$199,999	2.2%
\$200,000+	1.4%
Average Household Income	\$59,495
2020 Households by Income	
Household Income Base	6,290
< \$15,000	11.9%
\$15,000 - \$24,999	7.9%
\$25,000 - \$34,999	10.5%
\$35,000 - \$49,999	11.5%
\$50,000 - \$74,999	26.5%
\$75,000 - \$99,999	16.3%
\$100,000 - \$149,999	10.8%
\$150,000 - \$199,999	3.0%
\$200,000+	1.5%
Average Household Income	\$66,304
2015 Owner Occupied Housing Units by Value	
Total	3,449
< \$50,000	6.0%
\$50,000 - \$99,999	9.2%
\$100,000 - \$149,999	22.3%
\$150,000 - \$199,999	24.8%
\$200,000 - \$249,999	16.1%
\$250,000 - \$299,999	8.6%
\$300,000 - \$399,999	6.6%
\$400,000 - \$499,999	3.1%
\$500,000 - \$749,999	1.3%
\$750,000 - \$999,999	0.3%
\$1,000,000 +	1.6%
Average Home Value	\$207,770
2020 Owner Occupied Housing Units by Value	
Total	3,458
< \$50,000	4.7%
\$50,000 - \$99,999	8.2%
\$100,000 - \$149,999	18.8%
\$150,000 - \$199,999	22.5%
\$200,000 - \$249,999	20.1%
\$250,000 - \$299,999	10.6%
\$300,000 - \$399,999	7.3%
\$400,000 - \$499,999	3.3%
\$500,000 - \$749,999	2.1%
\$750,000 - \$999,999	0.5%
\$1,000,000 +	1.9%
Average Home Value	\$225,853

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



2010 Population by Age	
Total	16,612
0 - 4	6.2%
5 - 9	6.0%
10 - 14	6.1%
15 - 24	14.7%
25 - 34	14.7%
35 - 44	13.2%
45 - 54	13.9%
55 - 64	12.4%
65 - 74	6.5%
75 - 84	4.2%
85 +	2.1%
18 +	78.1%
2015 Population by Age	
Total	16,678
0 - 4	6.0%
5 - 9	5.6%
10 - 14	5.9%
15 - 24	14.4%
25 - 34	14.6%
35 - 44	12.7%
45 - 54	12.8%
55 - 64	13.3%
65 - 74	8.4%
75 - 84	4.0%
85 +	2.2%
18 +	79.2%
2020 Population by Age	
Total	16,808
0 - 4	5.9%
5 - 9	5.6%
10 - 14	5.8%
15 - 24	12.8%
25 - 34	15.7%
35 - 44	13.2%
45 - 54	11.6%
55 - 64	12.6%
65 - 74	10.0%
75 - 84	4.8%
85 +	2.0%
18 +	79.5%
2010 Population by Sex	
Males	8,879
Females	7,733
2015 Population by Sex	
Males	8,869
Females	7,809
2020 Population by Sex	
Males	8,939
Females	7,869

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



2010 Population by Race/Ethnicity	
Total	16,612
White Alone	87.3%
Black Alone	1.4%
American Indian Alone	3.2%
Asian Alone	1.1%
Pacific Islander Alone	0.2%
Some Other Race Alone	3.6%
Two or More Races	3.3%
Hispanic Origin	9.7%
Diversity Index	36.9
2015 Population by Race/Ethnicity	
Total	16,677
White Alone	86.4%
Black Alone	1.3%
American Indian Alone	3.1%
Asian Alone	1.4%
Pacific Islander Alone	0.2%
Some Other Race Alone	3.9%
Two or More Races	3.7%
Hispanic Origin	10.4%
Diversity Index	39.2
2020 Population by Race/Ethnicity	
Total	16,807
White Alone	85.1%
Black Alone	1.4%
American Indian Alone	3.1%
Asian Alone	1.7%
Pacific Islander Alone	0.2%
Some Other Race Alone	4.4%
Two or More Races	4.2%
Hispanic Origin	12.1%
Diversity Index	42.9
2010 Population by Relationship and Household Type	
Total	16,612
In Households	88.7%
In Family Households	70.6%
Householder	22.8%
Spouse	16.1%
Child	26.3%
Other relative	2.3%
Nonrelative	3.1%
In Nonfamily Households	18.2%
In Group Quarters	11.3%
Institutionalized Population	10.5%
Noninstitutionalized Population	0.7%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



2015 Population 25+ by Educational Attainment

Total	11,366
Less than 9th Grade	3.6%
9th - 12th Grade, No Diploma	6.5%
High School Graduate	16.4%
GED/Alternative Credential	11.3%
Some College, No Degree	28.6%
Associate Degree	12.5%
Bachelor's Degree	13.1%
Graduate/Professional Degree	8.0%

2015 Population 15+ by Marital Status

Total	13,759
Never Married	28.3%
Married	48.7%
Widowed	5.8%
Divorced	17.1%

2015 Civilian Population 16+ in Labor Force

Civilian Employed	92.4%
Civilian Unemployed	7.6%

2015 Employed Population 16+ by Industry

Total	7,033
Agriculture/Mining	2.9%
Construction	5.0%
Manufacturing	7.2%
Wholesale Trade	1.8%
Retail Trade	12.2%
Transportation/Utilities	2.9%
Information	0.9%
Finance/Insurance/Real Estate	4.8%
Services	52.2%
Public Administration	10.2%

2015 Employed Population 16+ by Occupation

Total	7,033
White Collar	57.7%
Management/Business/Financial	12.1%
Professional	22.2%
Sales	9.2%
Administrative Support	14.2%
Services	23.7%
Blue Collar	18.6%
Farming/Forestry/Fishing	1.4%
Construction/Extraction	4.0%
Installation/Maintenance/Repair	2.5%
Production	5.4%
Transportation/Material Moving	5.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



2010 Households by Type	
Total	6,220
Households with 1 Person	31.3%
Households with 2+ People	68.7%
Family Households	60.9%
Husband-wife Families	42.9%
With Related Children	16.7%
Other Family (No Spouse Present)	18.0%
Other Family with Male Householder	5.5%
With Related Children	3.8%
Other Family with Female Householder	12.6%
With Related Children	9.5%
Nonfamily Households	7.8%
All Households with Children	30.5%
Multigenerational Households	2.4%
Unmarried Partner Households	8.4%
Male-female	8.0%
Same-sex	0.4%
2010 Households by Size	
Total	6,220
1 Person Household	31.3%
2 Person Household	34.4%
3 Person Household	14.5%
4 Person Household	11.2%
5 Person Household	4.9%
6 Person Household	2.4%
7 + Person Household	1.2%
2010 Households by Tenure and Mortgage Status	
Total	6,220
Owner Occupied	55.9%
Owned with a Mortgage/Loan	37.4%
Owned Free and Clear	18.5%
Renter Occupied	44.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Top 3 Tapestry Segments

1. Midlife Constants (5E)
2. Front Porches (8E)
3. Old and Newcomers (8F)

2015 Consumer Spending

Apparel & Services: Total \$	\$11,338,895
Average Spent	\$1,819.17
Spending Potential Index	79
Computers & Accessories: Total \$	\$1,290,045
Average Spent	\$206.97
Spending Potential Index	79
Education: Total \$	\$7,434,220
Average Spent	\$1,192.72
Spending Potential Index	78
Entertainment/Recreation: Total \$	\$16,439,216
Average Spent	\$2,637.45
Spending Potential Index	80
Food at Home: Total \$	\$26,238,923
Average Spent	\$4,209.68
Spending Potential Index	81
Food Away from Home: Total \$	\$16,186,798
Average Spent	\$2,596.95
Spending Potential Index	79
Health Care: Total \$	\$24,245,222
Average Spent	\$3,889.82
Spending Potential Index	82
HH Furnishings & Equipment: Total \$	\$9,121,467
Average Spent	\$1,463.42
Spending Potential Index	79
Investments: Total \$	\$12,534,431
Average Spent	\$2,010.98
Spending Potential Index	73
Retail Goods: Total \$	\$127,154,011
Average Spent	\$20,400.13
Spending Potential Index	80
Shelter: Total \$	\$81,799,560
Average Spent	\$13,123.63
Spending Potential Index	80
TV/Video/Audio: Total \$	\$6,638,653
Average Spent	\$1,065.08
Spending Potential Index	81
Travel: Total \$	\$9,522,925
Average Spent	\$1,527.82
Spending Potential Index	78
Vehicle Maintenance & Repairs: Total \$	\$5,598,623
Average Spent	\$898.22
Spending Potential Index	80

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

97801 (Pendleton)
Geography: ZIP Code

Sabino Community Development

Population Summary	
2000 Total Population	21,931
2010 Total Population	21,755
2015 Total Population	21,928
2015 Group Quarters	1,894
2020 Total Population	22,171
2015-2020 Annual Rate	0.22%
Household Summary	
2000 Households	7,985
2000 Average Household Size	2.49
2010 Households	8,126
2010 Average Household Size	2.45
2015 Households	8,182
2015 Average Household Size	2.45
2020 Households	8,283
2020 Average Household Size	2.45
2015-2020 Annual Rate	0.25%
2010 Families	5,183
2010 Average Family Size	2.99
2015 Families	5,159
2015 Average Family Size	3.00
2020 Families	5,188
2020 Average Family Size	3.01
2015-2020 Annual Rate	0.11%
Housing Unit Summary	
2000 Housing Units	8,571
Owner Occupied Housing Units	56.6%
Renter Occupied Housing Units	36.5%
Vacant Housing Units	6.8%
2010 Housing Units	8,958
Owner Occupied Housing Units	53.9%
Renter Occupied Housing Units	36.8%
Vacant Housing Units	9.3%
2015 Housing Units	9,099
Owner Occupied Housing Units	51.7%
Renter Occupied Housing Units	38.2%
Vacant Housing Units	10.1%
2020 Housing Units	9,256
Owner Occupied Housing Units	51.2%
Renter Occupied Housing Units	38.3%
Vacant Housing Units	10.5%
Median Household Income	
2015	\$51,547
2020	\$55,876
Median Home Value	
2015	\$177,571
2020	\$196,406
Per Capita Income	
2015	\$23,244
2020	\$25,949
Median Age	
2010	38.1
2015	38.6
2020	39.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

April 14, 2016



2015 Households by Income	
Household Income Base	8,182
< \$15,000	13.4%
\$15,000 - \$24,999	10.0%
\$25,000 - \$34,999	11.6%
\$35,000 - \$49,999	12.5%
\$50,000 - \$74,999	24.9%
\$75,000 - \$99,999	13.7%
\$100,000 - \$149,999	9.9%
\$150,000 - \$199,999	2.5%
\$200,000+	1.5%
Average Household Income	\$60,270
2020 Households by Income	
Household Income Base	8,283
< \$15,000	12.0%
\$15,000 - \$24,999	7.5%
\$25,000 - \$34,999	9.5%
\$35,000 - \$49,999	11.9%
\$50,000 - \$74,999	27.1%
\$75,000 - \$99,999	16.5%
\$100,000 - \$149,999	10.6%
\$150,000 - \$199,999	3.3%
\$200,000+	1.7%
Average Household Income	\$67,419
2015 Owner Occupied Housing Units by Value	
Total	4,707
< \$50,000	7.4%
\$50,000 - \$99,999	9.6%
\$100,000 - \$149,999	20.6%
\$150,000 - \$199,999	22.5%
\$200,000 - \$249,999	15.7%
\$250,000 - \$299,999	9.5%
\$300,000 - \$399,999	7.4%
\$400,000 - \$499,999	3.7%
\$500,000 - \$749,999	1.6%
\$750,000 - \$999,999	0.5%
\$1,000,000 +	1.6%
Average Home Value	\$212,269
2020 Owner Occupied Housing Units by Value	
Total	4,740
< \$50,000	5.6%
\$50,000 - \$99,999	8.4%
\$100,000 - \$149,999	17.2%
\$150,000 - \$199,999	20.3%
\$200,000 - \$249,999	19.5%
\$250,000 - \$299,999	11.6%
\$300,000 - \$399,999	8.3%
\$400,000 - \$499,999	4.0%
\$500,000 - \$749,999	2.5%
\$750,000 - \$999,999	0.8%
\$1,000,000 +	1.8%
Average Home Value	\$232,595

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



2010 Population by Age	
Total	21,755
0 - 4	6.2%
5 - 9	6.2%
10 - 14	6.4%
15 - 24	14.2%
25 - 34	13.3%
35 - 44	12.8%
45 - 54	14.3%
55 - 64	13.2%
65 - 74	7.1%
75 - 84	4.4%
85 +	2.1%
18 +	77.3%
2015 Population by Age	
Total	21,928
0 - 4	6.0%
5 - 9	5.8%
10 - 14	6.1%
15 - 24	13.8%
25 - 34	13.9%
35 - 44	12.4%
45 - 54	12.9%
55 - 64	13.9%
65 - 74	8.7%
75 - 84	4.3%
85 +	2.2%
18 +	78.7%
2020 Population by Age	
Total	22,171
0 - 4	5.8%
5 - 9	5.8%
10 - 14	6.0%
15 - 24	12.3%
25 - 34	15.0%
35 - 44	12.6%
45 - 54	11.8%
55 - 64	13.1%
65 - 74	10.6%
75 - 84	5.0%
85 +	2.0%
18 +	79.1%
2010 Population by Sex	
Males	11,417
Females	10,338
2015 Population by Sex	
Males	11,526
Females	10,402
2020 Population by Sex	
Males	11,664
Females	10,507

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



2010 Population by Race/Ethnicity	
Total	21,755
White Alone	82.7%
Black Alone	1.1%
American Indian Alone	8.5%
Asian Alone	1.0%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.0%
Two or More Races	3.5%
Hispanic Origin	8.4%
Diversity Index	41.4
2015 Population by Race/Ethnicity	
Total	21,928
White Alone	81.7%
Black Alone	1.2%
American Indian Alone	8.4%
Asian Alone	1.2%
Pacific Islander Alone	0.1%
Some Other Race Alone	3.4%
Two or More Races	4.0%
Hispanic Origin	9.4%
Diversity Index	44.1
2020 Population by Race/Ethnicity	
Total	22,171
White Alone	80.5%
Black Alone	1.2%
American Indian Alone	8.3%
Asian Alone	1.4%
Pacific Islander Alone	0.2%
Some Other Race Alone	3.9%
Two or More Races	4.6%
Hispanic Origin	10.9%
Diversity Index	47.2
2010 Population by Relationship and Household Type	
Total	21,755
In Households	91.4%
In Family Households	74.6%
Householder	23.8%
Spouse	16.9%
Child	27.9%
Other relative	2.7%
Nonrelative	3.2%
In Nonfamily Households	16.8%
In Group Quarters	8.6%
Institutionalized Population	7.8%
Noninstitutionalized Population	0.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



2015 Population 25+ by Educational Attainment	
Total	14,973
Less than 9th Grade	3.6%
9th - 12th Grade, No Diploma	6.6%
High School Graduate	17.2%
GED/Alternative Credential	10.3%
Some College, No Degree	28.6%
Associate Degree	13.4%
Bachelor's Degree	12.6%
Graduate/Professional Degree	7.8%
2015 Population 15+ by Marital Status	
Total	18,004
Never Married	28.5%
Married	49.1%
Widowed	5.8%
Divorced	16.6%
2015 Civilian Population 16+ in Labor Force	
Civilian Employed	91.9%
Civilian Unemployed	8.1%
2015 Employed Population 16+ by Industry	
Total	9,084
Agriculture/Mining	3.6%
Construction	5.0%
Manufacturing	6.5%
Wholesale Trade	1.7%
Retail Trade	11.6%
Transportation/Utilities	3.1%
Information	0.9%
Finance/Insurance/Real Estate	4.4%
Services	51.8%
Public Administration	11.4%
2015 Employed Population 16+ by Occupation	
Total	9,084
White Collar	58.6%
Management/Business/Financial	12.2%
Professional	23.0%
Sales	8.9%
Administrative Support	14.6%
Services	23.0%
Blue Collar	18.4%
Farming/Forestry/Fishing	1.6%
Construction/Extraction	3.8%
Installation/Maintenance/Repair	2.5%
Production	4.8%
Transportation/Material Moving	5.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



2010 Households by Type	
Total	8,127
Households with 1 Person	29.0%
Households with 2+ People	71.0%
Family Households	63.8%
Husband-wife Families	45.3%
With Related Children	17.2%
Other Family (No Spouse Present)	18.5%
Other Family with Male Householder	5.9%
With Related Children	4.0%
Other Family with Female Householder	12.6%
With Related Children	9.3%
Nonfamily Households	7.2%
All Households with Children	31.1%
Multigenerational Households	3.1%
Unmarried Partner Households	8.5%
Male-female	8.1%
Same-sex	0.4%
2010 Households by Size	
Total	8,128
1 Person Household	29.0%
2 Person Household	35.1%
3 Person Household	14.6%
4 Person Household	11.5%
5 Person Household	5.6%
6 Person Household	2.8%
7 + Person Household	1.4%
2010 Households by Tenure and Mortgage Status	
Total	8,126
Owner Occupied	59.4%
Owned with a Mortgage/Loan	37.8%
Owned Free and Clear	21.6%
Renter Occupied	40.6%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Top 3 Tapestry Segments		
	1.	Midlife Constants (5E)
	2.	The Great Outdoors (6C)
	3.	Front Porches (8E)

2015 Consumer Spending		
Apparel & Services: Total \$		\$14,947,811
Average Spent		\$1,826.91
Spending Potential Index		79
Computers & Accessories: Total \$		\$1,712,398
Average Spent		\$209.29
Spending Potential Index		80
Education: Total \$		\$9,611,708
Average Spent		\$1,174.74
Spending Potential Index		77
Entertainment/Recreation: Total \$		\$22,032,199
Average Spent		\$2,692.76
Spending Potential Index		81
Food at Home: Total \$		\$34,915,078
Average Spent		\$4,267.30
Spending Potential Index		82
Food Away from Home: Total \$		\$21,409,665
Average Spent		\$2,616.68
Spending Potential Index		80
Health Care: Total \$		\$32,563,011
Average Spent		\$3,979.84
Spending Potential Index		84
HH Furnishings & Equipment: Total \$		\$12,204,183
Average Spent		\$1,491.59
Spending Potential Index		81
Investments: Total \$		\$18,576,050
Average Spent		\$2,270.36
Spending Potential Index		82
Retail Goods: Total \$		\$170,534,935
Average Spent		\$20,842.70
Spending Potential Index		82
Shelter: Total \$		\$107,466,265
Average Spent		\$13,134.47
Spending Potential Index		80
TV/Video/Audio: Total \$		\$8,782,614
Average Spent		\$1,073.41
Spending Potential Index		82
Travel: Total \$		\$12,765,762
Average Spent		\$1,560.23
Spending Potential Index		80
Vehicle Maintenance & Repairs: Total \$		\$7,492,215
Average Spent		\$915.69
Spending Potential Index		82

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

Addendum 2:

**Selected data from the U.S. Census Bureau's 2014
American Community Survey for the City of
Pendleton**



B25003

TENURE

Universe: Occupied housing units
2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Total:	6,213	+/-372	7,926	+/-378
Owner occupied	3,437	+/-274	4,650	+/-303
Renter occupied	2,776	+/-316	3,276	+/-334

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



B25009

TENURE BY HOUSEHOLD SIZE

Universe: Occupied housing units
2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Total:	6,213	+/-372	7,926	+/-378
Owner occupied:	3,437	+/-274	4,650	+/-303
1-person household	850	+/-167	1,068	+/-176
2-person household	1,259	+/-214	1,743	+/-217
3-person household	535	+/-134	723	+/-147
4-person household	489	+/-136	663	+/-153
5-person household	123	+/-72	215	+/-103
6-person household	115	+/-86	136	+/-84
7-or-more person household	66	+/-67	102	+/-80
Renter occupied:	2,776	+/-316	3,276	+/-334
1-person household	1,240	+/-271	1,399	+/-265
2-person household	666	+/-161	805	+/-175
3-person household	376	+/-119	439	+/-125
4-person household	233	+/-100	273	+/-105
5-person household	112	+/-72	169	+/-84
6-person household	78	+/-59	117	+/-79
7-or-more person household	71	+/-71	74	+/-71

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:



B25032

TENURE BY UNITS IN STRUCTURE

Universe: Occupied housing units
2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Total:	6,213	+/-372	7,926	+/-378
Owner-occupied housing units:	3,437	+/-274	4,650	+/-303
1, detached	3,141	+/-270	4,146	+/-287
1, attached	13	+/-16	23	+/-21
2	0	+/-19	0	+/-22
3 or 4	9	+/-15	9	+/-15
5 to 9	10	+/-16	10	+/-16
10 to 19	0	+/-19	0	+/-22
20 to 49	0	+/-19	0	+/-22
50 or more	0	+/-19	0	+/-22
Mobile home	239	+/-72	436	+/-84
Boat, RV, van, etc.	25	+/-38	26	+/-38
Renter-occupied housing units:	2,776	+/-316	3,276	+/-334
1, detached	1,028	+/-204	1,318	+/-237
1, attached	124	+/-88	139	+/-89
2	376	+/-140	446	+/-139
3 or 4	306	+/-99	321	+/-100
5 to 9	307	+/-123	310	+/-123
10 to 19	149	+/-84	149	+/-84
20 to 49	199	+/-90	233	+/-93
50 or more	181	+/-74	194	+/-77
Mobile home	106	+/-61	166	+/-74
Boat, RV, van, etc.	0	+/-19	0	+/-22

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census



B25042

TENURE BY BEDROOMS

Universe: Occupied housing units
2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Total:	6,213	+/-372	7,926	+/-378
Owner occupied:	3,437	+/-274	4,650	+/-303
No bedroom	7	+/-10	8	+/-11
1 bedroom	40	+/-41	53	+/-41
2 bedrooms	788	+/-147	971	+/-165
3 bedrooms	1,744	+/-230	2,403	+/-265
4 bedrooms	724	+/-168	987	+/-165
5 or more bedrooms	134	+/-65	228	+/-75
Renter occupied:	2,776	+/-316	3,276	+/-334
No bedroom	262	+/-135	322	+/-139
1 bedroom	582	+/-185	628	+/-183
2 bedrooms	1,126	+/-219	1,328	+/-219
3 bedrooms	662	+/-154	804	+/-158
4 bedrooms	101	+/-68	149	+/-86
5 or more bedrooms	43	+/-35	45	+/-35

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An **** entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

ARIZON
NEW MEXICO

OKLAHOMA

ARKANSAS

TENNESSEE

NORTH CAROLINA

SOUTH CAROLINA

B25118

TENURE BY HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2014 INFLATION-ADJUSTED)

Universe: Occupied housing units

2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Total:	6,213	+/-372	7,926	+/-378
Owner occupied:	3,437	+/-274	4,650	+/-303
Less than \$5,000	67	+/-53	79	+/-58
\$5,000 to \$9,999	28	+/-26	37	+/-27
\$10,000 to \$14,999	228	+/-106	247	+/-107
\$15,000 to \$19,999	146	+/-79	198	+/-77
\$20,000 to \$24,999	124	+/-56	182	+/-66
\$25,000 to \$34,999	209	+/-85	295	+/-87
\$35,000 to \$49,999	279	+/-97	427	+/-118
\$50,000 to \$74,999	754	+/-174	964	+/-179
\$75,000 to \$99,999	637	+/-125	901	+/-137
\$100,000 to \$149,999	756	+/-170	1,022	+/-184
\$150,000 or more	209	+/-102	298	+/-113
Renter occupied:	2,776	+/-316	3,276	+/-334
Less than \$5,000	92	+/-75	126	+/-78
\$5,000 to \$9,999	128	+/-83	175	+/-87
\$10,000 to \$14,999	257	+/-96	284	+/-98
\$15,000 to \$19,999	300	+/-116	363	+/-129
\$20,000 to \$24,999	299	+/-133	367	+/-145
\$25,000 to \$34,999	462	+/-173	534	+/-181
\$35,000 to \$49,999	676	+/-171	758	+/-176
\$50,000 to \$74,999	402	+/-122	475	+/-137
\$75,000 to \$99,999	77	+/-50	95	+/-50
\$100,000 to \$149,999	54	+/-36	70	+/-38
\$150,000 or more	29	+/-30	29	+/-30

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.



B25087

MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS

Universe: Owner-occupied housing units
2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Total:	3,437	+/-274	4,650	+/-303
Housing units with a mortgage:	2,184	+/-239	2,813	+/-267
Less than \$200	0	+/-19	0	+/-22
\$200 to \$299	0	+/-19	0	+/-22
\$300 to \$399	17	+/-28	20	+/-28
\$400 to \$499	43	+/-40	53	+/-44
\$500 to \$599	55	+/-38	72	+/-41
\$600 to \$699	57	+/-49	64	+/-50
\$700 to \$799	178	+/-95	187	+/-97
\$800 to \$899	178	+/-77	217	+/-81
\$900 to \$999	122	+/-50	156	+/-57
\$1,000 to \$1,249	427	+/-134	517	+/-141
\$1,250 to \$1,499	456	+/-139	513	+/-144
\$1,500 to \$1,999	461	+/-128	705	+/-149
\$2,000 to \$2,499	138	+/-80	234	+/-98
\$2,500 to \$2,999	38	+/-31	54	+/-35
\$3,000 or more	14	+/-23	21	+/-21
Housing units without a mortgage:	1,253	+/-185	1,837	+/-199
Less than \$100	10	+/-17	34	+/-21
\$100 to \$149	72	+/-52	108	+/-53
\$150 to \$199	6	+/-9	62	+/-31
\$200 to \$249	39	+/-30	71	+/-33
\$250 to \$299	93	+/-46	152	+/-61
\$300 to \$349	94	+/-58	120	+/-60
\$350 to \$399	169	+/-66	250	+/-77
\$400 to \$499	337	+/-99	430	+/-105
\$500 to \$599	179	+/-74	255	+/-98
\$600 to \$699	156	+/-74	181	+/-78
\$700 or more	98	+/-41	174	+/-56

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.



B25088

MEDIAN SELECTED MONTHLY OWNER COSTS (DOLLARS) BY MORTGAGE STATUS

Universe: Owner-occupied housing units
2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Median selected monthly owner costs (dollars) --				
Total:	905	+/-108	896	+/-86
Housing units with a mortgage (dollars)	1,258	+/-71	1,309	+/-63
Housing units without a mortgage (dollars)	443	+/-21	428	+/-21

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
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6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



B25091

MORTGAGE STATUS BY SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS

Universe: Owner-occupied housing units

2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

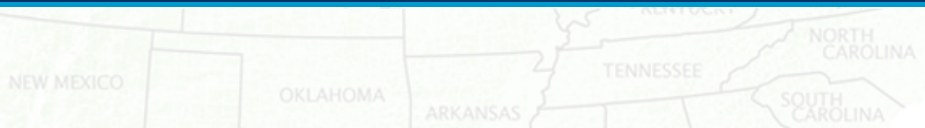
Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Total:	3,437	+/-274	4,650	+/-303
Housing units with a mortgage:	2,184	+/-239	2,813	+/-267
Less than 10.0 percent	129	+/-65	186	+/-70
10.0 to 14.9 percent	453	+/-123	549	+/-133
15.0 to 19.9 percent	440	+/-115	572	+/-125
20.0 to 24.9 percent	338	+/-129	481	+/-128
25.0 to 29.9 percent	205	+/-81	280	+/-95
30.0 to 34.9 percent	159	+/-76	188	+/-80
35.0 to 39.9 percent	81	+/-54	88	+/-54
40.0 to 49.9 percent	145	+/-86	179	+/-87
50.0 percent or more	223	+/-101	279	+/-101
Not computed	11	+/-18	11	+/-18
Housing units without a mortgage:	1,253	+/-185	1,837	+/-199
Less than 10.0 percent	662	+/-147	964	+/-152
10.0 to 14.9 percent	211	+/-86	370	+/-110
15.0 to 19.9 percent	58	+/-35	101	+/-46
20.0 to 24.9 percent	99	+/-45	114	+/-47
25.0 to 29.9 percent	55	+/-50	77	+/-56
30.0 to 34.9 percent	24	+/-28	30	+/-29
35.0 to 39.9 percent	0	+/-19	17	+/-15
40.0 to 49.9 percent	53	+/-40	60	+/-40
50.0 percent or more	73	+/-46	86	+/-52
Not computed	18	+/-23	18	+/-23

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.



B25092

MEDIAN SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS

Universe: Owner-occupied housing units

2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Median selected monthly owner costs as a percentage of household income in the past 12 months --				
Total:	17.5	+/-2.0	16.8	+/-1.5
Housing units with a mortgage	21.0	+/-2.3	21.0	+/-1.7
Housing units without a mortgage	10.0-	***	10.0-	***

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
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6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



B25056

CONTRACT RENT

Universe: Renter-occupied housing units
2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Total:	2,776	+/-316	3,276	+/-334
With cash rent:	2,666	+/-321	3,089	+/-330
Less than \$100	84	+/-76	115	+/-81
\$100 to \$149	71	+/-64	83	+/-64
\$150 to \$199	18	+/-29	25	+/-30
\$200 to \$249	87	+/-72	124	+/-78
\$250 to \$299	135	+/-91	165	+/-93
\$300 to \$349	59	+/-43	126	+/-58
\$350 to \$399	208	+/-100	245	+/-112
\$400 to \$449	252	+/-110	271	+/-112
\$450 to \$499	268	+/-106	276	+/-105
\$500 to \$549	223	+/-112	256	+/-115
\$550 to \$599	197	+/-74	203	+/-73
\$600 to \$649	281	+/-125	285	+/-125
\$650 to \$699	181	+/-112	222	+/-121
\$700 to \$749	93	+/-61	145	+/-81
\$750 to \$799	46	+/-48	54	+/-49
\$800 to \$899	249	+/-127	257	+/-127
\$900 to \$999	65	+/-46	65	+/-46
\$1,000 to \$1,249	87	+/-65	95	+/-63
\$1,250 to \$1,499	19	+/-22	23	+/-23
\$1,500 to \$1,999	43	+/-44	51	+/-45
\$2,000 or more	0	+/-19	3	+/-5
No cash rent	110	+/-68	187	+/-93

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.



B25057

LOWER CONTRACT RENT QUARTILE (DOLLARS)

Universe: Renter-occupied housing units paying cash rent
2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Lower contract rent quartile	401	+/-30	377	+/-27

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

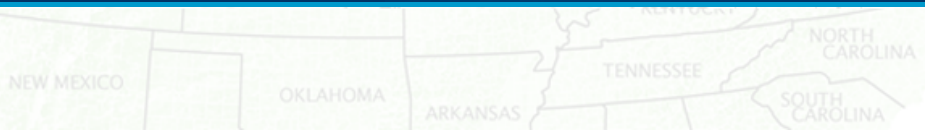
While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



B25058

MEDIAN CONTRACT RENT (DOLLARS)

Universe: Renter-occupied housing units paying cash rent
2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Median contract rent	534	+/-40	522	+/-34

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

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B25059

UPPER CONTRACT RENT QUARTILE (DOLLARS)

Universe: Renter-occupied housing units paying cash rent
2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Upper contract rent quartile	682	+/-41	682	+/-34

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

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8. An '(X)' means that the estimate is not applicable or not available.



B25063

GROSS RENT

Universe: Renter-occupied housing units
2010-2014 American Community Survey 5-Year Estimates

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Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Total:	2,776	+/-316	3,276	+/-334
With cash rent:	2,666	+/-321	3,089	+/-330
Less than \$100	0	+/-19	13	+/-14
\$100 to \$149	80	+/-82	90	+/-82
\$150 to \$199	33	+/-38	49	+/-40
\$200 to \$249	69	+/-41	79	+/-44
\$250 to \$299	91	+/-68	103	+/-70
\$300 to \$349	60	+/-65	72	+/-66
\$350 to \$399	121	+/-68	143	+/-75
\$400 to \$449	139	+/-88	174	+/-89
\$450 to \$499	108	+/-53	156	+/-72
\$500 to \$549	107	+/-65	131	+/-69
\$550 to \$599	238	+/-95	277	+/-96
\$600 to \$649	299	+/-135	299	+/-135
\$650 to \$699	79	+/-48	100	+/-50
\$700 to \$749	328	+/-144	342	+/-148
\$750 to \$799	93	+/-95	105	+/-97
\$800 to \$899	244	+/-106	291	+/-110
\$900 to \$999	98	+/-53	126	+/-56
\$1,000 to \$1,249	402	+/-127	439	+/-138
\$1,250 to \$1,499	34	+/-33	46	+/-35
\$1,500 to \$1,999	43	+/-44	51	+/-45
\$2,000 or more	0	+/-19	3	+/-5
No cash rent	110	+/-68	187	+/-93

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.



B25064

MEDIAN GROSS RENT (DOLLARS)

Universe: Renter-occupied housing units paying cash rent
2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Median gross rent	648	+/-66	643	+/-47

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

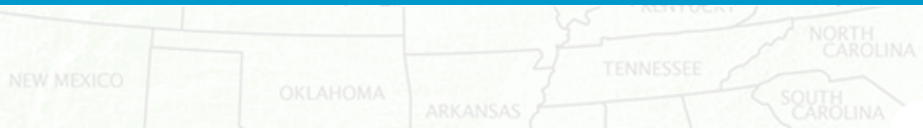
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Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
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8. An '(X)' means that the estimate is not applicable or not available.



B25071

MEDIAN GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS (DOLLARS)

Universe: Renter-occupied housing units paying cash rent
2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Median gross rent as a percentage of household income	25.9	+/-2.1	26.0	+/-1.9

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

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B25074

HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS

Universe: Renter-occupied housing units

2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Total:	2,776	+/-316	3,276	+/-334
Less than \$10,000:	220	+/-107	301	+/-107
Less than 20.0 percent	32	+/-50	32	+/-50
20.0 to 24.9 percent	0	+/-19	0	+/-22
25.0 to 29.9 percent	15	+/-25	25	+/-28
30.0 to 34.9 percent	0	+/-19	0	+/-22
35.0 to 39.9 percent	0	+/-19	0	+/-22
40.0 to 49.9 percent	0	+/-19	0	+/-22
50.0 percent or more	162	+/-94	219	+/-92
Not computed	11	+/-18	25	+/-22
\$10,000 to \$19,999:	557	+/-143	647	+/-154
Less than 20.0 percent	28	+/-38	52	+/-42
20.0 to 24.9 percent	0	+/-19	4	+/-6
25.0 to 29.9 percent	128	+/-86	131	+/-86
30.0 to 34.9 percent	85	+/-63	109	+/-75
35.0 to 39.9 percent	37	+/-31	37	+/-31
40.0 to 49.9 percent	96	+/-63	105	+/-64
50.0 percent or more	176	+/-73	195	+/-74
Not computed	7	+/-12	14	+/-14
\$20,000 to \$34,999:	761	+/-202	901	+/-221
Less than 20.0 percent	172	+/-118	197	+/-121
20.0 to 24.9 percent	62	+/-43	90	+/-48
25.0 to 29.9 percent	120	+/-75	125	+/-75
30.0 to 34.9 percent	91	+/-59	141	+/-74
35.0 to 39.9 percent	106	+/-96	108	+/-97
40.0 to 49.9 percent	115	+/-99	115	+/-99
50.0 percent or more	61	+/-50	63	+/-49
Not computed	34	+/-28	62	+/-54
\$35,000 to \$49,999:	676	+/-171	758	+/-176
Less than 20.0 percent	193	+/-108	212	+/-110
20.0 to 24.9 percent	260	+/-127	270	+/-126
25.0 to 29.9 percent	126	+/-99	167	+/-107
30.0 to 34.9 percent	7	+/-11	15	+/-12
35.0 to 39.9 percent	16	+/-21	16	+/-21
40.0 to 49.9 percent	16	+/-23	16	+/-23
50.0 percent or more	0	+/-19	0	+/-22

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Not computed	58	+/-53	62	+/-53
\$50,000 to \$74,999:	402	+/-122	475	+/-137
Less than 20.0 percent	200	+/-89	241	+/-90
20.0 to 24.9 percent	150	+/-93	150	+/-93
25.0 to 29.9 percent	52	+/-45	52	+/-45
30.0 to 34.9 percent	0	+/-19	3	+/-5
35.0 to 39.9 percent	0	+/-19	0	+/-22
40.0 to 49.9 percent	0	+/-19	0	+/-22
50.0 percent or more	0	+/-19	0	+/-22
Not computed	0	+/-19	29	+/-37
\$75,000 to \$99,999:	77	+/-50	95	+/-50
Less than 20.0 percent	77	+/-50	92	+/-50
20.0 to 24.9 percent	0	+/-19	0	+/-22
25.0 to 29.9 percent	0	+/-19	3	+/-5
30.0 to 34.9 percent	0	+/-19	0	+/-22
35.0 to 39.9 percent	0	+/-19	0	+/-22
40.0 to 49.9 percent	0	+/-19	0	+/-22
50.0 percent or more	0	+/-19	0	+/-22
Not computed	0	+/-19	0	+/-22
\$100,000 or more:	83	+/-42	99	+/-43
Less than 20.0 percent	83	+/-42	97	+/-44
20.0 to 24.9 percent	0	+/-19	0	+/-22
25.0 to 29.9 percent	0	+/-19	0	+/-22
30.0 to 34.9 percent	0	+/-19	0	+/-22
35.0 to 39.9 percent	0	+/-19	0	+/-22
40.0 to 49.9 percent	0	+/-19	0	+/-22
50.0 percent or more	0	+/-19	0	+/-22
Not computed	0	+/-19	2	+/-4

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Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

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8. An '(X)' means that the estimate is not applicable or not available.



B25068

BEDROOMS BY GROSS RENT

Universe: Renter-occupied housing units
2010-2014 American Community Survey 5-Year Estimates

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Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
Total:	2,776	+/-316	3,276	+/-334
No bedroom:	262	+/-135	322	+/-139
With cash rent:	262	+/-135	322	+/-139
Less than \$200	50	+/-57	59	+/-59
\$200 to \$299	23	+/-37	42	+/-42
\$300 to \$499	89	+/-78	103	+/-78
\$500 to \$749	70	+/-66	72	+/-66
\$750 to \$999	8	+/-13	18	+/-18
\$1,000 or more	22	+/-20	28	+/-20
No cash rent	0	+/-19	0	+/-22
1 bedroom:	582	+/-185	628	+/-183
With cash rent:	574	+/-184	620	+/-183
Less than \$200	55	+/-66	69	+/-66
\$200 to \$299	0	+/-19	0	+/-22
\$300 to \$499	239	+/-106	261	+/-108
\$500 to \$749	234	+/-124	239	+/-124
\$750 to \$999	10	+/-15	15	+/-15
\$1,000 or more	36	+/-43	36	+/-43
No cash rent	8	+/-12	8	+/-12
2 bedrooms:	1,126	+/-219	1,328	+/-219
With cash rent:	1,095	+/-219	1,262	+/-211
Less than \$200	0	+/-19	16	+/-11
\$200 to \$299	119	+/-67	122	+/-69
\$300 to \$499	56	+/-32	127	+/-60
\$500 to \$749	637	+/-142	687	+/-141
\$750 to \$999	194	+/-113	218	+/-111
\$1,000 or more	89	+/-54	92	+/-55
No cash rent	31	+/-27	66	+/-52
3 or more bedrooms:	806	+/-173	998	+/-196
With cash rent:	735	+/-164	885	+/-185
Less than \$200	8	+/-13	8	+/-13
\$200 to \$299	18	+/-26	18	+/-26
\$300 to \$499	44	+/-35	54	+/-35
\$500 to \$749	110	+/-70	151	+/-70
\$750 to \$999	223	+/-97	271	+/-101
\$1,000 or more	332	+/-122	383	+/-133

	Pendleton city, Oregon		ZCTA5 97801	
	Estimate	Margin of Error	Estimate	Margin of Error
No cash rent	71	+/-56	113	+/-72

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-1' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+1' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

Addendum 3:

**Data from Ribbon Demographics showing
housing tenure by age, income, and household size
for City of Pendleton and Zip Code 97801**

HISTA 2.2 Summary Data

City of Pendleton, OR

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Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	126	4	47	6	0	183
\$10,000-20,000	162	77	29	18	0	286
\$20,000-30,000	39	51	109	10	30	239
\$30,000-40,000	93	218	30	42	76	459
\$40,000-50,000	39	29	0	37	22	127
\$50,000-60,000	15	0	9	25	36	85
\$60,000-75,000	0	140	70	37	10	257
\$75,000-100,000	15	63	33	6	0	117
\$100,000-125,000	0	0	9	17	8	34
\$125,000-150,000	8	2	7	3	4	24
\$150,000-200,000	1	1	2	2	1	7
\$200,000+	3	4	4	2	2	15
Total	501	589	349	205	189	1,833

Renter Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	54	4	0	0	0	58
\$10,000-20,000	124	32	0	30	0	186
\$20,000-30,000	87	36	0	0	0	123
\$30,000-40,000	39	25	0	0	2	66
\$40,000-50,000	17	18	26	0	0	61
\$50,000-60,000	46	1	4	2	0	53
\$60,000-75,000	27	17	0	0	11	55
\$75,000-100,000	6	1	0	0	0	7
\$100,000-125,000	10	0	0	0	0	10
\$125,000-150,000	8	1	0	0	0	9
\$150,000-200,000	7	1	0	0	0	8
\$200,000+	2	1	0	0	1	4
Total	427	137	30	32	14	640

Renter Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	31	3	0	0	0	34
\$10,000-20,000	98	18	0	0	0	116
\$20,000-30,000	40	36	0	0	0	76
\$30,000-40,000	32	25	0	0	2	59
\$40,000-50,000	13	1	0	0	0	14
\$50,000-60,000	43	1	0	0	0	44
\$60,000-75,000	4	4	0	0	11	19
\$75,000-100,000	6	1	0	0	0	7
\$100,000-125,000	10	0	0	0	0	10
\$125,000-150,000	6	0	0	0	0	6
\$150,000-200,000	7	1	0	0	0	8
\$200,000+	1	0	0	0	1	2
Total	291	90	0	0	14	395

Renter Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	180	8	47	6	0	241
\$10,000-20,000	286	109	29	48	0	472
\$20,000-30,000	126	87	109	10	30	362
\$30,000-40,000	132	243	30	42	78	525
\$40,000-50,000	56	47	26	37	22	188
\$50,000-60,000	61	1	13	27	36	138
\$60,000-75,000	27	157	70	37	21	312
\$75,000-100,000	21	64	33	6	0	124
\$100,000-125,000	10	0	9	17	8	44
\$125,000-150,000	16	3	7	3	4	33
\$150,000-200,000	8	2	2	2	1	15
\$200,000+	5	5	4	2	3	19
Total	928	726	379	237	203	2,473

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City of Pendleton, OR

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	6.9%	0.2%	2.6%	0.3%	0.0%	10.0%
\$10,000-20,000	8.8%	4.2%	1.6%	1.0%	0.0%	15.6%
\$20,000-30,000	2.1%	2.8%	5.9%	0.5%	1.6%	13.0%
\$30,000-40,000	5.1%	11.9%	1.6%	2.3%	4.1%	25.0%
\$40,000-50,000	2.1%	1.6%	0.0%	2.0%	1.2%	6.9%
\$50,000-60,000	0.8%	0.0%	0.5%	1.4%	2.0%	4.6%
\$60,000-75,000	0.0%	7.6%	3.8%	2.0%	0.5%	14.0%
\$75,000-100,000	0.8%	3.4%	1.8%	0.3%	0.0%	6.4%
\$100,000-125,000	0.0%	0.0%	0.5%	0.9%	0.4%	1.9%
\$125,000-150,000	0.4%	0.1%	0.4%	0.2%	0.2%	1.3%
\$150,000-200,000	0.1%	0.1%	0.1%	0.1%	0.1%	0.4%
\$200,000+	0.2%	0.2%	0.2%	0.1%	0.1%	0.8%
Total	27.3%	32.1%	19.0%	11.2%	10.3%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	8.4%	0.6%	0.0%	0.0%	0.0%	9.1%
\$10,000-20,000	19.4%	5.0%	0.0%	4.7%	0.0%	29.1%
\$20,000-30,000	13.6%	5.6%	0.0%	0.0%	0.0%	19.2%
\$30,000-40,000	6.1%	3.9%	0.0%	0.0%	0.3%	10.3%
\$40,000-50,000	2.7%	2.8%	4.1%	0.0%	0.0%	9.5%
\$50,000-60,000	7.2%	0.2%	0.6%	0.3%	0.0%	8.3%
\$60,000-75,000	4.2%	2.7%	0.0%	0.0%	1.7%	8.6%
\$75,000-100,000	0.9%	0.2%	0.0%	0.0%	0.0%	1.1%
\$100,000-125,000	1.6%	0.0%	0.0%	0.0%	0.0%	1.6%
\$125,000-150,000	1.3%	0.2%	0.0%	0.0%	0.0%	1.4%
\$150,000-200,000	1.1%	0.2%	0.0%	0.0%	0.0%	1.3%
\$200,000+	0.3%	0.2%	0.0%	0.0%	0.2%	0.6%
Total	66.7%	21.4%	4.7%	5.0%	2.2%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	7.8%	0.8%	0.0%	0.0%	0.0%	8.6%
\$10,000-20,000	24.8%	4.6%	0.0%	0.0%	0.0%	29.4%
\$20,000-30,000	10.1%	9.1%	0.0%	0.0%	0.0%	19.2%
\$30,000-40,000	8.1%	6.3%	0.0%	0.0%	0.5%	14.9%
\$40,000-50,000	3.3%	0.3%	0.0%	0.0%	0.0%	3.5%
\$50,000-60,000	10.9%	0.3%	0.0%	0.0%	0.0%	11.1%
\$60,000-75,000	1.0%	1.0%	0.0%	0.0%	2.8%	4.8%
\$75,000-100,000	1.5%	0.3%	0.0%	0.0%	0.0%	1.8%
\$100,000-125,000	2.5%	0.0%	0.0%	0.0%	0.0%	2.5%
\$125,000-150,000	1.5%	0.0%	0.0%	0.0%	0.0%	1.5%
\$150,000-200,000	1.8%	0.3%	0.0%	0.0%	0.0%	2.0%
\$200,000+	0.3%	0.0%	0.0%	0.0%	0.3%	0.5%
Total	73.7%	22.8%	0.0%	0.0%	3.5%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	7.3%	0.3%	1.9%	0.2%	0.0%	9.7%
\$10,000-20,000	11.6%	4.4%	1.2%	1.9%	0.0%	19.1%
\$20,000-30,000	5.1%	3.5%	4.4%	0.4%	1.2%	14.6%
\$30,000-40,000	5.3%	9.8%	1.2%	1.7%	3.2%	21.2%
\$40,000-50,000	2.3%	1.9%	1.1%	1.5%	0.9%	7.6%
\$50,000-60,000	2.5%	0.0%	0.5%	1.1%	1.5%	5.6%
\$60,000-75,000	1.1%	6.3%	2.8%	1.5%	0.8%	12.6%
\$75,000-100,000	0.8%	2.6%	1.3%	0.2%	0.0%	5.0%
\$100,000-125,000	0.4%	0.0%	0.4%	0.7%	0.3%	1.8%
\$125,000-150,000	0.6%	0.1%	0.3%	0.1%	0.2%	1.3%
\$150,000-200,000	0.3%	0.1%	0.1%	0.1%	0.0%	0.6%
\$200,000+	0.2%	0.2%	0.2%	0.1%	0.1%	0.8%
Total	37.5%	29.4%	15.3%	9.6%	8.2%	100.0%

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Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	63	4	0	0	16	83
\$20,000-30,000	8	17	28	0	0	53
\$30,000-40,000	40	6	32	13	8	99
\$40,000-50,000	18	50	11	16	24	119
\$50,000-60,000	71	80	56	40	13	260
\$60,000-75,000	57	57	21	38	74	247
\$75,000-100,000	31	69	59	111	66	336
\$100,000-125,000	9	21	53	109	50	242
\$125,000-150,000	2	22	14	22	22	82
\$150,000-200,000	0	17	16	6	41	80
\$200,000+	2	29	1	4	3	39
Total	301	372	291	359	317	1,640

Owner Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	39	33	6	1	0	79
\$10,000-20,000	141	46	2	1	0	190
\$20,000-30,000	67	71	9	1	0	148
\$30,000-40,000	107	87	9	9	0	212
\$40,000-50,000	50	151	29	8	0	238
\$50,000-60,000	43	82	13	17	0	155
\$60,000-75,000	53	153	16	9	0	231
\$75,000-100,000	12	166	46	12	0	236
\$100,000-125,000	10	63	45	1	19	138
\$125,000-150,000	4	26	23	24	0	77
\$150,000-200,000	5	54	2	2	0	63
\$200,000+	2	43	1	1	0	47
Total	533	975	201	86	19	1,814

Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	25	24	5	1	0	55
\$10,000-20,000	135	46	2	1	0	184
\$20,000-30,000	41	59	7	1	0	108
\$30,000-40,000	41	71	9	9	0	130
\$40,000-50,000	40	126	28	8	0	202
\$50,000-60,000	29	54	3	16	0	102
\$60,000-75,000	46	111	14	9	0	180
\$75,000-100,000	12	85	9	12	0	118
\$100,000-125,000	10	33	7	1	0	51
\$125,000-150,000	2	25	3	7	0	37
\$150,000-200,000	5	16	2	0	0	23
\$200,000+	0	16	1	1	0	18
Total	386	666	90	66	0	1,208

Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	39	33	6	1	0	79
\$10,000-20,000	204	50	2	1	16	273
\$20,000-30,000	75	88	37	1	0	201
\$30,000-40,000	147	93	41	22	8	311
\$40,000-50,000	68	201	40	24	24	357
\$50,000-60,000	114	162	69	57	13	415
\$60,000-75,000	110	210	37	47	74	478
\$75,000-100,000	43	235	105	123	66	572
\$100,000-125,000	19	84	98	110	69	380
\$125,000-150,000	6	48	37	46	22	159
\$150,000-200,000	5	71	18	8	41	143
\$200,000+	4	72	2	5	3	86
Total	834	1,347	492	445	336	3,454

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$10,000-20,000	3.8%	0.2%	0.0%	0.0%	1.0%	5.1%
\$20,000-30,000	0.5%	1.0%	1.7%	0.0%	0.0%	3.2%
\$30,000-40,000	2.4%	0.4%	2.0%	0.8%	0.5%	6.0%
\$40,000-50,000	1.1%	3.0%	0.7%	1.0%	1.5%	7.3%
\$50,000-60,000	4.3%	4.9%	3.4%	2.4%	0.8%	15.9%
\$60,000-75,000	3.5%	3.5%	1.3%	2.3%	4.5%	15.1%
\$75,000-100,000	1.9%	4.2%	3.6%	6.8%	4.0%	20.5%
\$100,000-125,000	0.5%	1.3%	3.2%	6.6%	3.0%	14.8%
\$125,000-150,000	0.1%	1.3%	0.9%	1.3%	1.3%	5.0%
\$150,000-200,000	0.0%	1.0%	1.0%	0.4%	2.5%	4.9%
\$200,000+	0.1%	1.8%	0.1%	0.2%	0.2%	2.4%
Total	18.4%	22.7%	17.7%	21.9%	19.3%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.1%	1.8%	0.3%	0.1%	0.0%	4.4%
\$10,000-20,000	7.8%	2.5%	0.1%	0.1%	0.0%	10.5%
\$20,000-30,000	3.7%	3.9%	0.5%	0.1%	0.0%	8.2%
\$30,000-40,000	5.9%	4.8%	0.5%	0.5%	0.0%	11.7%
\$40,000-50,000	2.8%	8.3%	1.6%	0.4%	0.0%	13.1%
\$50,000-60,000	2.4%	4.5%	0.7%	0.9%	0.0%	8.5%
\$60,000-75,000	2.9%	8.4%	0.9%	0.5%	0.0%	12.7%
\$75,000-100,000	0.7%	9.2%	2.5%	0.7%	0.0%	13.0%
\$100,000-125,000	0.6%	3.5%	2.5%	0.1%	1.0%	7.6%
\$125,000-150,000	0.2%	1.4%	1.3%	1.3%	0.0%	4.2%
\$150,000-200,000	0.3%	3.0%	0.1%	0.1%	0.0%	3.5%
\$200,000+	0.1%	2.4%	0.1%	0.1%	0.0%	2.6%
Total	29.4%	53.7%	11.1%	4.7%	1.0%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.1%	2.0%	0.4%	0.1%	0.0%	4.6%
\$10,000-20,000	11.2%	3.8%	0.2%	0.1%	0.0%	15.2%
\$20,000-30,000	3.4%	4.9%	0.6%	0.1%	0.0%	8.9%
\$30,000-40,000	3.4%	5.9%	0.7%	0.7%	0.0%	10.8%
\$40,000-50,000	3.3%	10.4%	2.3%	0.7%	0.0%	16.7%
\$50,000-60,000	2.4%	4.5%	0.2%	1.3%	0.0%	8.4%
\$60,000-75,000	3.8%	9.2%	1.2%	0.7%	0.0%	14.9%
\$75,000-100,000	1.0%	7.0%	0.7%	1.0%	0.0%	9.8%
\$100,000-125,000	0.8%	2.7%	0.6%	0.1%	0.0%	4.2%
\$125,000-150,000	0.2%	2.1%	0.2%	0.6%	0.0%	3.1%
\$150,000-200,000	0.4%	1.3%	0.2%	0.0%	0.0%	1.9%
\$200,000+	0.0%	1.3%	0.1%	0.1%	0.0%	1.5%
Total	32.0%	55.1%	7.5%	5.5%	0.0%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.1%	1.0%	0.2%	0.0%	0.0%	2.3%
\$10,000-20,000	5.9%	1.4%	0.1%	0.0%	0.5%	7.9%
\$20,000-30,000	2.2%	2.5%	1.1%	0.0%	0.0%	5.8%
\$30,000-40,000	4.3%	2.7%	1.2%	0.6%	0.2%	9.0%
\$40,000-50,000	2.0%	5.8%	1.2%	0.7%	0.7%	10.3%
\$50,000-60,000	3.3%	4.7%	2.0%	1.7%	0.4%	12.0%
\$60,000-75,000	3.2%	6.1%	1.1%	1.4%	2.1%	13.8%
\$75,000-100,000	1.2%	6.8%	3.0%	3.6%	1.9%	16.6%
\$100,000-125,000	0.6%	2.4%	2.8%	3.2%	2.0%	11.0%
\$125,000-150,000	0.2%	1.4%	1.1%	1.3%	0.6%	4.6%
\$150,000-200,000	0.1%	2.1%	0.5%	0.2%	1.2%	4.1%
\$200,000+	0.1%	2.1%	0.1%	0.1%	0.1%	2.5%
Total	24.1%	39.0%	14.2%	12.9%	9.7%	100.0%

HISTA 2.2 Summary Data

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Renter Households						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	137	1	39	6	0	183
\$10,000-20,000	129	64	25	4	0	222
\$20,000-30,000	86	82	200	12	41	421
\$30,000-40,000	89	171	20	52	65	397
\$40,000-50,000	35	26	0	41	23	125
\$50,000-60,000	22	0	9	36	30	97
\$60,000-75,000	0	100	51	45	7	203
\$75,000-100,000	36	58	20	8	0	122
\$100,000-125,000	0	0	9	24	11	44
\$125,000-150,000	20	2	12	4	10	48
\$150,000-200,000	3	2	2	2	8	17
\$200,000+	4	3	2	2	1	12
Total	561	509	389	236	196	1,891

Renter Households						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	93	5	0	0	0	98
\$10,000-20,000	126	41	0	40	0	207
\$20,000-30,000	72	54	0	0	0	126
\$30,000-40,000	60	37	0	0	2	99
\$40,000-50,000	19	29	25	0	0	73
\$50,000-60,000	74	0	4	3	0	81
\$60,000-75,000	45	24	0	0	11	80
\$75,000-100,000	23	4	0	0	0	27
\$100,000-125,000	21	4	0	0	0	25
\$125,000-150,000	5	3	0	0	0	8
\$150,000-200,000	1	1	0	0	1	3
\$200,000+	2	0	0	0	0	2
Total	541	202	29	43	14	829

Renter Households						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	50	4	0	0	0	54
\$10,000-20,000	96	18	0	0	0	114
\$20,000-30,000	45	54	0	0	0	99
\$30,000-40,000	50	37	0	0	2	89
\$40,000-50,000	16	2	0	0	0	18
\$50,000-60,000	65	0	0	0	0	65
\$60,000-75,000	19	7	0	0	11	37
\$75,000-100,000	23	4	0	0	0	27
\$100,000-125,000	21	4	0	0	0	25
\$125,000-150,000	4	1	0	0	0	5
\$150,000-200,000	1	1	0	0	1	3
\$200,000+	1	0	0	0	0	1
Total	391	132	0	0	14	537

Renter Households						
All Age Groups						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	230	6	39	6	0	281
\$10,000-20,000	255	105	25	44	0	429
\$20,000-30,000	158	136	200	12	41	547
\$30,000-40,000	149	208	20	52	67	496
\$40,000-50,000	54	55	25	41	23	198
\$50,000-60,000	96	0	13	39	30	178
\$60,000-75,000	45	124	51	45	18	283
\$75,000-100,000	59	62	20	8	0	149
\$100,000-125,000	21	4	9	24	11	69
\$125,000-150,000	25	5	12	4	10	56
\$150,000-200,000	4	3	2	2	9	20
\$200,000+	6	3	2	2	1	14
Total	1,102	711	418	279	210	2,720

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Percent Renter Households						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	7.2%	0.1%	2.1%	0.3%	0.0%	9.7%
\$10,000-20,000	6.8%	3.4%	1.3%	0.2%	0.0%	11.7%
\$20,000-30,000	4.5%	4.3%	10.6%	0.6%	2.2%	22.3%
\$30,000-40,000	4.7%	9.0%	1.1%	2.7%	3.4%	21.0%
\$40,000-50,000	1.9%	1.4%	0.0%	2.2%	1.2%	6.6%
\$50,000-60,000	1.2%	0.0%	0.5%	1.9%	1.6%	5.1%
\$60,000-75,000	0.0%	5.3%	2.7%	2.4%	0.4%	10.7%
\$75,000-100,000	1.9%	3.1%	1.1%	0.4%	0.0%	6.5%
\$100,000-125,000	0.0%	0.0%	0.5%	1.3%	0.6%	2.3%
\$125,000-150,000	1.1%	0.1%	0.6%	0.2%	0.5%	2.5%
\$150,000-200,000	0.2%	0.1%	0.1%	0.1%	0.4%	0.9%
\$200,000+	0.2%	0.2%	0.1%	0.1%	0.1%	0.6%
Total	29.7%	26.9%	20.6%	12.5%	10.4%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	11.2%	0.6%	0.0%	0.0%	0.0%	11.8%
\$10,000-20,000	15.2%	4.9%	0.0%	4.8%	0.0%	25.0%
\$20,000-30,000	8.7%	6.5%	0.0%	0.0%	0.0%	15.2%
\$30,000-40,000	7.2%	4.5%	0.0%	0.0%	0.2%	11.9%
\$40,000-50,000	2.3%	3.5%	3.0%	0.0%	0.0%	8.8%
\$50,000-60,000	8.9%	0.0%	0.5%	0.4%	0.0%	9.8%
\$60,000-75,000	5.4%	2.9%	0.0%	0.0%	1.3%	9.7%
\$75,000-100,000	2.8%	0.5%	0.0%	0.0%	0.0%	3.3%
\$100,000-125,000	2.5%	0.5%	0.0%	0.0%	0.0%	3.0%
\$125,000-150,000	0.6%	0.4%	0.0%	0.0%	0.0%	1.0%
\$150,000-200,000	0.1%	0.1%	0.0%	0.0%	0.1%	0.4%
\$200,000+	0.2%	0.0%	0.0%	0.0%	0.0%	0.2%
Total	65.3%	24.4%	3.5%	5.2%	1.7%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	9.3%	0.7%	0.0%	0.0%	0.0%	10.1%
\$10,000-20,000	17.9%	3.4%	0.0%	0.0%	0.0%	21.2%
\$20,000-30,000	8.4%	10.1%	0.0%	0.0%	0.0%	18.4%
\$30,000-40,000	9.3%	6.9%	0.0%	0.0%	0.4%	16.6%
\$40,000-50,000	3.0%	0.4%	0.0%	0.0%	0.0%	3.4%
\$50,000-60,000	12.1%	0.0%	0.0%	0.0%	0.0%	12.1%
\$60,000-75,000	3.5%	1.3%	0.0%	0.0%	2.0%	6.9%
\$75,000-100,000	4.3%	0.7%	0.0%	0.0%	0.0%	5.0%
\$100,000-125,000	3.9%	0.7%	0.0%	0.0%	0.0%	4.7%
\$125,000-150,000	0.7%	0.2%	0.0%	0.0%	0.0%	0.9%
\$150,000-200,000	0.2%	0.2%	0.0%	0.0%	0.2%	0.6%
\$200,000+	0.2%	0.0%	0.0%	0.0%	0.0%	0.2%
Total	72.8%	24.6%	0.0%	0.0%	2.6%	100.0%

Percent Renter Households						
All Age Groups						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	8.5%	0.2%	1.4%	0.2%	0.0%	10.3%
\$10,000-20,000	9.4%	3.9%	0.9%	1.6%	0.0%	15.8%
\$20,000-30,000	5.8%	5.0%	7.4%	0.4%	1.5%	20.1%
\$30,000-40,000	5.5%	7.6%	0.7%	1.9%	2.5%	18.2%
\$40,000-50,000	2.0%	2.0%	0.9%	1.5%	0.8%	7.3%
\$50,000-60,000	3.5%	0.0%	0.5%	1.4%	1.1%	6.5%
\$60,000-75,000	1.7%	4.6%	1.9%	1.7%	0.7%	10.4%
\$75,000-100,000	2.2%	2.3%	0.7%	0.3%	0.0%	5.5%
\$100,000-125,000	0.8%	0.1%	0.3%	0.9%	0.4%	2.5%
\$125,000-150,000	0.9%	0.2%	0.4%	0.1%	0.4%	2.1%
\$150,000-200,000	0.1%	0.1%	0.1%	0.1%	0.3%	0.7%
\$200,000+	0.2%	0.1%	0.1%	0.1%	0.0%	0.5%
Total	40.5%	26.1%	15.4%	10.3%	7.7%	100.0%

HISTA 2.2 Summary Data

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Owner Households						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	42	7	0	0	19	68
\$20,000-30,000	5	29	34	0	0	68
\$30,000-40,000	23	5	19	7	7	61
\$40,000-50,000	7	43	10	15	22	97
\$50,000-60,000	73	95	59	51	15	293
\$60,000-75,000	31	31	21	23	61	167
\$75,000-100,000	23	46	59	98	72	298
\$100,000-125,000	8	20	55	118	53	254
\$125,000-150,000	0	52	10	54	45	161
\$150,000-200,000	1	15	21	8	37	82
\$200,000+	3	16	1	2	3	25
Total	216	359	289	376	334	1,574

Owner Households						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	50	47	8	1	0	106
\$10,000-20,000	129	43	5	1	0	178
\$20,000-30,000	78	55	6	1	0	140
\$30,000-40,000	120	109	8	12	0	249
\$40,000-50,000	48	132	40	8	0	228
\$50,000-60,000	44	96	13	13	0	166
\$60,000-75,000	88	201	16	10	0	315
\$75,000-100,000	22	247	62	14	0	345
\$100,000-125,000	20	91	42	2	24	179
\$125,000-150,000	1	32	31	13	0	77
\$150,000-200,000	2	41	1	1	0	45
\$200,000+	4	41	2	1	0	48
Total	606	1,135	234	77	24	2,076

Owner Households						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	36	41	7	1	0	85
\$10,000-20,000	125	43	5	1	0	174
\$20,000-30,000	61	50	4	1	0	116
\$30,000-40,000	54	91	8	12	0	165
\$40,000-50,000	38	104	38	8	0	188
\$50,000-60,000	29	55	3	11	0	98
\$60,000-75,000	84	160	14	10	0	268
\$75,000-100,000	22	161	12	14	0	209
\$100,000-125,000	20	63	6	2	0	91
\$125,000-150,000	1	31	2	5	0	39
\$150,000-200,000	2	22	1	0	0	25
\$200,000+	3	20	1	1	0	25
Total	475	841	101	66	0	1,483

Owner Households						
All Age Groups						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	50	47	8	1	0	106
\$10,000-20,000	171	50	5	1	19	246
\$20,000-30,000	83	84	40	1	0	208
\$30,000-40,000	143	114	27	19	7	310
\$40,000-50,000	55	175	50	23	22	325
\$50,000-60,000	117	191	72	64	15	459
\$60,000-75,000	119	232	37	33	61	482
\$75,000-100,000	45	293	121	112	72	643
\$100,000-125,000	28	111	97	120	77	433
\$125,000-150,000	1	84	41	67	45	238
\$150,000-200,000	3	56	22	9	37	127
\$200,000+	7	57	3	3	3	73
Total	822	1,494	523	453	358	3,650

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Percent Owner Households						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$10,000-20,000	2.7%	0.4%	0.0%	0.0%	1.2%	4.3%
\$20,000-30,000	0.3%	1.8%	2.2%	0.0%	0.0%	4.3%
\$30,000-40,000	1.5%	0.3%	1.2%	0.4%	0.4%	3.9%
\$40,000-50,000	0.4%	2.7%	0.6%	1.0%	1.4%	6.2%
\$50,000-60,000	4.6%	6.0%	3.7%	3.2%	1.0%	18.6%
\$60,000-75,000	2.0%	2.0%	1.3%	1.5%	3.9%	10.6%
\$75,000-100,000	1.5%	2.9%	3.7%	6.2%	4.6%	18.9%
\$100,000-125,000	0.5%	1.3%	3.5%	7.5%	3.4%	16.1%
\$125,000-150,000	0.0%	3.3%	0.6%	3.4%	2.9%	10.2%
\$150,000-200,000	0.1%	1.0%	1.3%	0.5%	2.4%	5.2%
\$200,000+	0.2%	1.0%	0.1%	0.1%	0.2%	1.6%
Total	13.7%	22.8%	18.4%	23.9%	21.2%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.4%	2.3%	0.4%	0.0%	0.0%	5.1%
\$10,000-20,000	6.2%	2.1%	0.2%	0.0%	0.0%	8.6%
\$20,000-30,000	3.8%	2.6%	0.3%	0.0%	0.0%	6.7%
\$30,000-40,000	5.8%	5.3%	0.4%	0.6%	0.0%	12.0%
\$40,000-50,000	2.3%	6.4%	1.9%	0.4%	0.0%	11.0%
\$50,000-60,000	2.1%	4.6%	0.6%	0.6%	0.0%	8.0%
\$60,000-75,000	4.2%	9.7%	0.8%	0.5%	0.0%	15.2%
\$75,000-100,000	1.1%	11.9%	3.0%	0.7%	0.0%	16.6%
\$100,000-125,000	1.0%	4.4%	2.0%	0.1%	1.2%	8.6%
\$125,000-150,000	0.0%	1.5%	1.5%	0.6%	0.0%	3.7%
\$150,000-200,000	0.1%	2.0%	0.0%	0.0%	0.0%	2.2%
\$200,000+	0.2%	2.0%	0.1%	0.0%	0.0%	2.3%
Total	29.2%	54.7%	11.3%	3.7%	1.2%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.4%	2.8%	0.5%	0.1%	0.0%	5.7%
\$10,000-20,000	8.4%	2.9%	0.3%	0.1%	0.0%	11.7%
\$20,000-30,000	4.1%	3.4%	0.3%	0.1%	0.0%	7.8%
\$30,000-40,000	3.6%	6.1%	0.5%	0.8%	0.0%	11.1%
\$40,000-50,000	2.6%	7.0%	2.6%	0.5%	0.0%	12.7%
\$50,000-60,000	2.0%	3.7%	0.2%	0.7%	0.0%	6.6%
\$60,000-75,000	5.7%	10.8%	0.9%	0.7%	0.0%	18.1%
\$75,000-100,000	1.5%	10.9%	0.8%	0.9%	0.0%	14.1%
\$100,000-125,000	1.3%	4.2%	0.4%	0.1%	0.0%	6.1%
\$125,000-150,000	0.1%	2.1%	0.1%	0.3%	0.0%	2.6%
\$150,000-200,000	0.1%	1.5%	0.1%	0.0%	0.0%	1.7%
\$200,000+	0.2%	1.3%	0.1%	0.1%	0.0%	1.7%
Total	32.0%	56.7%	6.8%	4.5%	0.0%	100.0%

Percent Owner Households						
All Age Groups						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.4%	1.3%	0.2%	0.0%	0.0%	2.9%
\$10,000-20,000	4.7%	1.4%	0.1%	0.0%	0.5%	6.7%
\$20,000-30,000	2.3%	2.3%	1.1%	0.0%	0.0%	5.7%
\$30,000-40,000	3.9%	3.1%	0.7%	0.5%	0.2%	8.5%
\$40,000-50,000	1.5%	4.8%	1.4%	0.6%	0.6%	8.9%
\$50,000-60,000	3.2%	5.2%	2.0%	1.8%	0.4%	12.6%
\$60,000-75,000	3.3%	6.4%	1.0%	0.9%	1.7%	13.2%
\$75,000-100,000	1.2%	8.0%	3.3%	3.1%	2.0%	17.6%
\$100,000-125,000	0.8%	3.0%	2.7%	3.3%	2.1%	11.9%
\$125,000-150,000	0.0%	2.3%	1.1%	1.8%	1.2%	6.5%
\$150,000-200,000	0.1%	1.5%	0.6%	0.2%	1.0%	3.5%
\$200,000+	0.2%	1.6%	0.1%	0.1%	0.1%	2.0%
Total	22.5%	40.9%	14.3%	12.4%	9.8%	100.0%

HISTA 2.2 Summary Data

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Renter Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	125	1	38	5	0	169
\$10,000-20,000	123	59	25	4	0	211
\$20,000-30,000	88	85	202	14	44	433
\$30,000-40,000	89	156	19	47	60	371
\$40,000-50,000	41	22	0	46	18	127
\$50,000-60,000	21	0	8	37	31	97
\$60,000-75,000	0	104	52	46	8	210
\$75,000-100,000	37	63	22	9	0	131
\$100,000-125,000	0	0	9	31	11	51
\$125,000-150,000	24	3	15	7	17	66
\$150,000-200,000	3	2	1	7	4	17
\$200,000+	3	4	2	1	0	10
Total	554	499	393	254	193	1,893

Renter Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	99	6	0	0	0	105
\$10,000-20,000	113	37	0	39	0	189
\$20,000-30,000	72	60	0	0	0	132
\$30,000-40,000	72	43	0	0	3	118
\$40,000-50,000	24	30	28	0	0	82
\$50,000-60,000	78	1	5	3	0	87
\$60,000-75,000	52	24	0	0	15	91
\$75,000-100,000	30	2	0	0	0	32
\$100,000-125,000	25	4	0	0	0	29
\$125,000-150,000	7	0	0	0	0	7
\$150,000-200,000	4	0	0	0	0	4
\$200,000+	10	0	0	0	0	10
Total	586	207	33	42	18	886

Renter Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	56	5	0	0	0	61
\$10,000-20,000	91	20	0	0	0	111
\$20,000-30,000	46	60	0	0	0	106
\$30,000-40,000	60	43	0	0	3	106
\$40,000-50,000	20	2	0	0	0	22
\$50,000-60,000	70	1	0	0	0	71
\$60,000-75,000	27	8	0	0	15	50
\$75,000-100,000	30	2	0	0	0	32
\$100,000-125,000	25	4	0	0	0	29
\$125,000-150,000	5	0	0	0	0	5
\$150,000-200,000	4	0	0	0	0	4
\$200,000+	8	0	0	0	0	8
Total	442	145	0	0	18	605

Renter Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	224	7	38	5	0	274
\$10,000-20,000	236	96	25	43	0	400
\$20,000-30,000	160	145	202	14	44	565
\$30,000-40,000	161	199	19	47	63	489
\$40,000-50,000	65	52	28	46	18	209
\$50,000-60,000	99	1	13	40	31	184
\$60,000-75,000	52	128	52	46	23	301
\$75,000-100,000	67	65	22	9	0	163
\$100,000-125,000	25	4	9	31	11	80
\$125,000-150,000	31	3	15	7	17	73
\$150,000-200,000	7	2	1	7	4	21
\$200,000+	13	4	2	1	0	20
Total	1,140	706	426	296	211	2,779

HISTA 2.2 Summary Data

City of Pendleton, OR

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Percent Renter Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	6.6%	0.1%	2.0%	0.3%	0.0%	8.9%
\$10,000-20,000	6.5%	3.1%	1.3%	0.2%	0.0%	11.1%
\$20,000-30,000	4.6%	4.5%	10.7%	0.7%	2.3%	22.9%
\$30,000-40,000	4.7%	8.2%	1.0%	2.5%	3.2%	19.6%
\$40,000-50,000	2.2%	1.2%	0.0%	2.4%	1.0%	6.7%
\$50,000-60,000	1.1%	0.0%	0.4%	2.0%	1.6%	5.1%
\$60,000-75,000	0.0%	5.5%	2.7%	2.4%	0.4%	11.1%
\$75,000-100,000	2.0%	3.3%	1.2%	0.5%	0.0%	6.9%
\$100,000-125,000	0.0%	0.0%	0.5%	1.6%	0.6%	2.7%
\$125,000-150,000	1.3%	0.2%	0.8%	0.4%	0.9%	3.5%
\$150,000-200,000	0.2%	0.1%	0.1%	0.4%	0.2%	0.9%
\$200,000+	0.2%	0.2%	0.1%	0.1%	0.0%	0.5%
Total	29.3%	26.4%	20.8%	13.4%	10.2%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	11.2%	0.7%	0.0%	0.0%	0.0%	11.9%
\$10,000-20,000	12.8%	4.2%	0.0%	4.4%	0.0%	21.3%
\$20,000-30,000	8.1%	6.8%	0.0%	0.0%	0.0%	14.9%
\$30,000-40,000	8.1%	4.9%	0.0%	0.0%	0.3%	13.3%
\$40,000-50,000	2.7%	3.4%	3.2%	0.0%	0.0%	9.3%
\$50,000-60,000	8.8%	0.1%	0.6%	0.3%	0.0%	9.8%
\$60,000-75,000	5.9%	2.7%	0.0%	0.0%	1.7%	10.3%
\$75,000-100,000	3.4%	0.2%	0.0%	0.0%	0.0%	3.6%
\$100,000-125,000	2.8%	0.5%	0.0%	0.0%	0.0%	3.3%
\$125,000-150,000	0.8%	0.0%	0.0%	0.0%	0.0%	0.8%
\$150,000-200,000	0.5%	0.0%	0.0%	0.0%	0.0%	0.5%
\$200,000+	1.1%	0.0%	0.0%	0.0%	0.0%	1.1%
Total	66.1%	23.4%	3.7%	4.7%	2.0%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	9.3%	0.8%	0.0%	0.0%	0.0%	10.1%
\$10,000-20,000	15.0%	3.3%	0.0%	0.0%	0.0%	18.3%
\$20,000-30,000	7.6%	9.9%	0.0%	0.0%	0.0%	17.5%
\$30,000-40,000	9.9%	7.1%	0.0%	0.0%	0.5%	17.5%
\$40,000-50,000	3.3%	0.3%	0.0%	0.0%	0.0%	3.6%
\$50,000-60,000	11.6%	0.2%	0.0%	0.0%	0.0%	11.7%
\$60,000-75,000	4.5%	1.3%	0.0%	0.0%	2.5%	8.3%
\$75,000-100,000	5.0%	0.3%	0.0%	0.0%	0.0%	5.3%
\$100,000-125,000	4.1%	0.7%	0.0%	0.0%	0.0%	4.8%
\$125,000-150,000	0.8%	0.0%	0.0%	0.0%	0.0%	0.8%
\$150,000-200,000	0.7%	0.0%	0.0%	0.0%	0.0%	0.7%
\$200,000+	1.3%	0.0%	0.0%	0.0%	0.0%	1.3%
Total	73.1%	24.0%	0.0%	0.0%	3.0%	100.0%

Percent Renter Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	8.1%	0.3%	1.4%	0.2%	0.0%	9.9%
\$10,000-20,000	8.5%	3.5%	0.9%	1.5%	0.0%	14.4%
\$20,000-30,000	5.8%	5.2%	7.3%	0.5%	1.6%	20.3%
\$30,000-40,000	5.8%	7.2%	0.7%	1.7%	2.3%	17.6%
\$40,000-50,000	2.3%	1.9%	1.0%	1.7%	0.6%	7.5%
\$50,000-60,000	3.6%	0.0%	0.5%	1.4%	1.1%	6.6%
\$60,000-75,000	1.9%	4.6%	1.9%	1.7%	0.8%	10.8%
\$75,000-100,000	2.4%	2.3%	0.8%	0.3%	0.0%	5.9%
\$100,000-125,000	0.9%	0.1%	0.3%	1.1%	0.4%	2.9%
\$125,000-150,000	1.1%	0.1%	0.5%	0.3%	0.6%	2.6%
\$150,000-200,000	0.3%	0.1%	0.0%	0.3%	0.1%	0.8%
\$200,000+	0.5%	0.1%	0.1%	0.0%	0.0%	0.7%
Total	41.0%	25.4%	15.3%	10.7%	7.6%	100.0%

HISTA 2.2 Summary Data

City of Pendleton, OR

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Owner Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	35	1	0	0	18	54
\$20,000-30,000	4	26	29	0	0	59
\$30,000-40,000	20	4	15	7	3	49
\$40,000-50,000	8	39	9	15	23	94
\$50,000-60,000	62	81	49	48	10	250
\$60,000-75,000	25	30	16	20	60	151
\$75,000-100,000	22	42	65	90	69	288
\$100,000-125,000	9	20	56	121	57	263
\$125,000-150,000	2	56	12	58	42	170
\$150,000-200,000	0	13	38	11	61	123
\$200,000+	6	24	3	2	4	39
Total	193	336	292	372	347	1,540

Owner Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	51	45	8	0	0	104
\$10,000-20,000	144	40	4	1	0	189
\$20,000-30,000	73	46	7	1	0	127
\$30,000-40,000	106	105	10	12	0	233
\$40,000-50,000	52	152	42	10	0	256
\$50,000-60,000	41	79	12	10	0	142
\$60,000-75,000	102	209	17	11	0	339
\$75,000-100,000	29	273	62	17	0	381
\$100,000-125,000	25	100	44	2	23	194
\$125,000-150,000	6	37	33	17	0	93
\$150,000-200,000	5	60	1	1	0	67
\$200,000+	6	57	2	1	0	66
Total	640	1,203	242	83	23	2,191

Owner Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	37	42	7	0	0	86
\$10,000-20,000	139	40	4	1	0	184
\$20,000-30,000	61	41	5	1	0	108
\$30,000-40,000	51	90	10	12	0	163
\$40,000-50,000	45	126	39	10	0	220
\$50,000-60,000	27	49	4	8	0	88
\$60,000-75,000	99	171	15	11	0	296
\$75,000-100,000	29	190	11	17	0	247
\$100,000-125,000	25	73	8	2	0	108
\$125,000-150,000	6	36	4	7	0	53
\$150,000-200,000	5	36	1	0	0	42
\$200,000+	5	29	1	1	0	36
Total	529	923	109	70	0	1,631

Owner Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	51	45	8	0	0	104
\$10,000-20,000	179	41	4	1	18	243
\$20,000-30,000	77	72	36	1	0	186
\$30,000-40,000	126	109	25	19	3	282
\$40,000-50,000	60	191	51	25	23	350
\$50,000-60,000	103	160	61	58	10	392
\$60,000-75,000	127	239	33	31	60	490
\$75,000-100,000	51	315	127	107	69	669
\$100,000-125,000	34	120	100	123	80	457
\$125,000-150,000	8	93	45	75	42	263
\$150,000-200,000	5	73	39	12	61	190
\$200,000+	12	81	5	3	4	105
Total	833	1,539	534	455	370	3,731

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Percent Owner Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$10,000-20,000	2.3%	0.1%	0.0%	0.0%	1.2%	3.5%
\$20,000-30,000	0.3%	1.7%	1.9%	0.0%	0.0%	3.8%
\$30,000-40,000	1.3%	0.3%	1.0%	0.5%	0.2%	3.2%
\$40,000-50,000	0.5%	2.5%	0.6%	1.0%	1.5%	6.1%
\$50,000-60,000	4.0%	5.3%	3.2%	3.1%	0.6%	16.2%
\$60,000-75,000	1.6%	1.9%	1.0%	1.3%	3.9%	9.8%
\$75,000-100,000	1.4%	2.7%	4.2%	5.8%	4.5%	18.7%
\$100,000-125,000	0.6%	1.3%	3.6%	7.9%	3.7%	17.1%
\$125,000-150,000	0.1%	3.6%	0.8%	3.8%	2.7%	11.0%
\$150,000-200,000	0.0%	0.8%	2.5%	0.7%	4.0%	8.0%
\$200,000+	0.4%	1.6%	0.2%	0.1%	0.3%	2.5%
Total	12.5%	21.8%	19.0%	24.2%	22.5%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.3%	2.1%	0.4%	0.0%	0.0%	4.7%
\$10,000-20,000	6.6%	1.8%	0.2%	0.0%	0.0%	8.6%
\$20,000-30,000	3.3%	2.1%	0.3%	0.0%	0.0%	5.8%
\$30,000-40,000	4.8%	4.8%	0.5%	0.5%	0.0%	10.6%
\$40,000-50,000	2.4%	6.9%	1.9%	0.5%	0.0%	11.7%
\$50,000-60,000	1.9%	3.6%	0.5%	0.5%	0.0%	6.5%
\$60,000-75,000	4.7%	9.5%	0.8%	0.5%	0.0%	15.5%
\$75,000-100,000	1.3%	12.5%	2.8%	0.8%	0.0%	17.4%
\$100,000-125,000	1.1%	4.6%	2.0%	0.1%	1.0%	8.9%
\$125,000-150,000	0.3%	1.7%	1.5%	0.8%	0.0%	4.2%
\$150,000-200,000	0.2%	2.7%	0.0%	0.0%	0.0%	3.1%
\$200,000+	0.3%	2.6%	0.1%	0.0%	0.0%	3.0%
Total	29.2%	54.9%	11.0%	3.8%	1.0%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.3%	2.6%	0.4%	0.0%	0.0%	5.3%
\$10,000-20,000	8.5%	2.5%	0.2%	0.1%	0.0%	11.3%
\$20,000-30,000	3.7%	2.5%	0.3%	0.1%	0.0%	6.6%
\$30,000-40,000	3.1%	5.5%	0.6%	0.7%	0.0%	10.0%
\$40,000-50,000	2.8%	7.7%	2.4%	0.6%	0.0%	13.5%
\$50,000-60,000	1.7%	3.0%	0.2%	0.5%	0.0%	5.4%
\$60,000-75,000	6.1%	10.5%	0.9%	0.7%	0.0%	18.1%
\$75,000-100,000	1.8%	11.6%	0.7%	1.0%	0.0%	15.1%
\$100,000-125,000	1.5%	4.5%	0.5%	0.1%	0.0%	6.6%
\$125,000-150,000	0.4%	2.2%	0.2%	0.4%	0.0%	3.2%
\$150,000-200,000	0.3%	2.2%	0.1%	0.0%	0.0%	2.6%
\$200,000+	0.3%	1.8%	0.1%	0.1%	0.0%	2.2%
Total	32.4%	56.6%	6.7%	4.3%	0.0%	100.0%

Percent Owner Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.4%	1.2%	0.2%	0.0%	0.0%	2.8%
\$10,000-20,000	4.8%	1.1%	0.1%	0.0%	0.5%	6.5%
\$20,000-30,000	2.1%	1.9%	1.0%	0.0%	0.0%	5.0%
\$30,000-40,000	3.4%	2.9%	0.7%	0.5%	0.1%	7.6%
\$40,000-50,000	1.6%	5.1%	1.4%	0.7%	0.6%	9.4%
\$50,000-60,000	2.8%	4.3%	1.6%	1.6%	0.3%	10.5%
\$60,000-75,000	3.4%	6.4%	0.9%	0.8%	1.6%	13.1%
\$75,000-100,000	1.4%	8.4%	3.4%	2.9%	1.8%	17.9%
\$100,000-125,000	0.9%	3.2%	2.7%	3.3%	2.1%	12.2%
\$125,000-150,000	0.2%	2.5%	1.2%	2.0%	1.1%	7.0%
\$150,000-200,000	0.1%	2.0%	1.0%	0.3%	1.6%	5.1%
\$200,000+	0.3%	2.2%	0.1%	0.1%	0.1%	2.8%
Total	22.3%	41.2%	14.3%	12.2%	9.9%	100.0%

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Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	145	13	58	11	5	232
\$10,000-20,000	187	95	36	20	0	338
\$20,000-30,000	44	65	127	12	39	287
\$30,000-40,000	116	258	35	56	91	556
\$40,000-50,000	48	44	0	47	34	173
\$50,000-60,000	17	0	9	31	52	109
\$60,000-75,000	0	160	99	44	18	321
\$75,000-100,000	16	72	43	6	4	141
\$100,000-125,000	0	0	11	30	8	49
\$125,000-150,000	9	2	7	6	6	30
\$150,000-200,000	1	1	3	2	1	8
\$200,000+	3	5	5	2	2	17
Total	586	715	433	267	260	2,261

Renter Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	75	4	0	1	0	80
\$10,000-20,000	174	39	0	34	0	247
\$20,000-30,000	101	50	1	0	3	155
\$30,000-40,000	56	31	0	0	2	89
\$40,000-50,000	22	39	31	0	0	92
\$50,000-60,000	54	2	5	5	4	70
\$60,000-75,000	33	28	0	0	14	75
\$75,000-100,000	8	1	0	0	0	9
\$100,000-125,000	14	0	0	0	0	14
\$125,000-150,000	9	1	0	0	0	10
\$150,000-200,000	8	1	5	0	0	14
\$200,000+	2	1	0	0	1	4
Total	556	197	42	40	24	859

Renter Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	43	3	0	0	0	46
\$10,000-20,000	140	23	0	0	0	163
\$20,000-30,000	46	48	0	0	3	97
\$30,000-40,000	46	27	0	0	2	75
\$40,000-50,000	18	10	0	0	0	28
\$50,000-60,000	50	2	0	3	4	59
\$60,000-75,000	7	12	0	0	14	33
\$75,000-100,000	8	1	0	0	0	9
\$100,000-125,000	14	0	0	0	0	14
\$125,000-150,000	7	0	0	0	0	7
\$150,000-200,000	8	1	0	0	0	9
\$200,000+	1	0	0	0	1	2
Total	388	127	0	3	24	542

Renter Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	220	17	58	12	5	312
\$10,000-20,000	361	134	36	54	0	585
\$20,000-30,000	145	115	128	12	42	442
\$30,000-40,000	172	289	35	56	93	645
\$40,000-50,000	70	83	31	47	34	265
\$50,000-60,000	71	2	14	36	56	179
\$60,000-75,000	33	188	99	44	32	396
\$75,000-100,000	24	73	43	6	4	150
\$100,000-125,000	14	0	11	30	8	63
\$125,000-150,000	18	3	7	6	6	40
\$150,000-200,000	9	2	8	2	1	22
\$200,000+	5	6	5	2	3	21
Total	1,142	912	475	307	284	3,120

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	6.4%	0.6%	2.6%	0.5%	0.2%	10.3%
\$10,000-20,000	8.3%	4.2%	1.6%	0.9%	0.0%	14.9%
\$20,000-30,000	1.9%	2.9%	5.6%	0.5%	1.7%	12.7%
\$30,000-40,000	5.1%	11.4%	1.5%	2.5%	4.0%	24.6%
\$40,000-50,000	2.1%	1.9%	0.0%	2.1%	1.5%	7.7%
\$50,000-60,000	0.8%	0.0%	0.4%	1.4%	2.3%	4.8%
\$60,000-75,000	0.0%	7.1%	4.4%	1.9%	0.8%	14.2%
\$75,000-100,000	0.7%	3.2%	1.9%	0.3%	0.2%	6.2%
\$100,000-125,000	0.0%	0.0%	0.5%	1.3%	0.4%	2.2%
\$125,000-150,000	0.4%	0.1%	0.3%	0.3%	0.3%	1.3%
\$150,000-200,000	0.0%	0.0%	0.1%	0.1%	0.0%	0.4%
\$200,000+	<u>0.1%</u>	<u>0.2%</u>	<u>0.2%</u>	<u>0.1%</u>	<u>0.1%</u>	0.8%
Total	25.9%	31.6%	19.2%	11.8%	11.5%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	8.7%	0.5%	0.0%	0.1%	0.0%	9.3%
\$10,000-20,000	20.3%	4.5%	0.0%	4.0%	0.0%	28.8%
\$20,000-30,000	11.8%	5.8%	0.1%	0.0%	0.3%	18.0%
\$30,000-40,000	6.5%	3.6%	0.0%	0.0%	0.2%	10.4%
\$40,000-50,000	2.6%	4.5%	3.6%	0.0%	0.0%	10.7%
\$50,000-60,000	6.3%	0.2%	0.6%	0.6%	0.5%	8.1%
\$60,000-75,000	3.8%	3.3%	0.0%	0.0%	1.6%	8.7%
\$75,000-100,000	0.9%	0.1%	0.0%	0.0%	0.0%	1.0%
\$100,000-125,000	1.6%	0.0%	0.0%	0.0%	0.0%	1.6%
\$125,000-150,000	1.0%	0.1%	0.0%	0.0%	0.0%	1.2%
\$150,000-200,000	0.9%	0.1%	0.6%	0.0%	0.0%	1.6%
\$200,000+	<u>0.2%</u>	<u>0.1%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.1%</u>	0.5%
Total	64.7%	22.9%	4.9%	4.7%	2.8%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	7.9%	0.6%	0.0%	0.0%	0.0%	8.5%
\$10,000-20,000	25.8%	4.2%	0.0%	0.0%	0.0%	30.1%
\$20,000-30,000	8.5%	8.9%	0.0%	0.0%	0.6%	17.9%
\$30,000-40,000	8.5%	5.0%	0.0%	0.0%	0.4%	13.8%
\$40,000-50,000	3.3%	1.8%	0.0%	0.0%	0.0%	5.2%
\$50,000-60,000	9.2%	0.4%	0.0%	0.6%	0.7%	10.9%
\$60,000-75,000	1.3%	2.2%	0.0%	0.0%	2.6%	6.1%
\$75,000-100,000	1.5%	0.2%	0.0%	0.0%	0.0%	1.7%
\$100,000-125,000	2.6%	0.0%	0.0%	0.0%	0.0%	2.6%
\$125,000-150,000	1.3%	0.0%	0.0%	0.0%	0.0%	1.3%
\$150,000-200,000	1.5%	0.2%	0.0%	0.0%	0.0%	1.7%
\$200,000+	<u>0.2%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.2%</u>	0.4%
Total	71.6%	23.4%	0.0%	0.6%	4.4%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	7.1%	0.5%	1.9%	0.4%	0.2%	10.0%
\$10,000-20,000	11.6%	4.3%	1.2%	1.7%	0.0%	18.8%
\$20,000-30,000	4.6%	3.7%	4.1%	0.4%	1.3%	14.2%
\$30,000-40,000	5.5%	9.3%	1.1%	1.8%	3.0%	20.7%
\$40,000-50,000	2.2%	2.7%	1.0%	1.5%	1.1%	8.5%
\$50,000-60,000	2.3%	0.1%	0.4%	1.2%	1.8%	5.7%
\$60,000-75,000	1.1%	6.0%	3.2%	1.4%	1.0%	12.7%
\$75,000-100,000	0.8%	2.3%	1.4%	0.2%	0.1%	4.8%
\$100,000-125,000	0.4%	0.0%	0.4%	1.0%	0.3%	2.0%
\$125,000-150,000	0.6%	0.1%	0.2%	0.2%	0.2%	1.3%
\$150,000-200,000	0.3%	0.1%	0.3%	0.1%	0.0%	0.7%
\$200,000+	<u>0.2%</u>	<u>0.2%</u>	<u>0.2%</u>	<u>0.1%</u>	<u>0.1%</u>	0.7%
Total	36.6%	29.2%	15.2%	9.8%	9.1%	100.0%

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Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4	2	0	0	0	6
\$10,000-20,000	75	9	0	4	16	104
\$20,000-30,000	9	20	34	4	11	78
\$30,000-40,000	49	11	37	24	17	138
\$40,000-50,000	27	65	13	24	33	162
\$50,000-60,000	96	110	69	46	29	350
\$60,000-75,000	66	81	43	52	84	326
\$75,000-100,000	42	88	78	149	95	452
\$100,000-125,000	9	27	61	127	75	299
\$125,000-150,000	2	26	24	30	32	114
\$150,000-200,000	0	19	25	12	49	105
\$200,000+	2	34	1	6	10	53
Total	381	492	385	478	451	2,187

Owner Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	46	46	11	1	0	104
\$10,000-20,000	179	56	6	1	0	242
\$20,000-30,000	96	102	11	2	1	212
\$30,000-40,000	151	117	10	11	0	289
\$40,000-50,000	60	192	31	11	0	294
\$50,000-60,000	49	134	22	18	4	227
\$60,000-75,000	71	192	28	11	4	306
\$75,000-100,000	22	217	62	14	6	321
\$100,000-125,000	15	85	53	1	23	177
\$125,000-150,000	5	34	29	28	0	96
\$150,000-200,000	6	72	2	2	0	82
\$200,000+	2	51	4	1	1	59
Total	702	1,298	269	101	39	2,409

Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	30	34	10	1	0	75
\$10,000-20,000	171	56	6	1	0	234
\$20,000-30,000	67	85	8	2	0	162
\$30,000-40,000	71	92	10	11	0	184
\$40,000-50,000	49	160	29	11	0	249
\$50,000-60,000	34	80	10	17	4	145
\$60,000-75,000	56	138	19	11	4	228
\$75,000-100,000	18	110	12	14	6	160
\$100,000-125,000	14	44	8	1	0	67
\$125,000-150,000	3	30	4	8	0	45
\$150,000-200,000	6	26	2	0	0	34
\$200,000+	0	18	1	1	1	21
Total	519	873	119	78	15	1,604

Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	50	48	11	1	0	110
\$10,000-20,000	254	65	6	5	16	346
\$20,000-30,000	105	122	45	6	12	290
\$30,000-40,000	200	128	47	35	17	427
\$40,000-50,000	87	257	44	35	33	456
\$50,000-60,000	145	244	91	64	33	577
\$60,000-75,000	137	273	71	63	88	632
\$75,000-100,000	64	305	140	163	101	773
\$100,000-125,000	24	112	114	128	98	476
\$125,000-150,000	7	60	53	58	32	210
\$150,000-200,000	6	91	27	14	49	187
\$200,000+	4	85	5	7	11	112
Total	1,083	1,790	654	579	490	4,596

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.2%	0.1%	0.0%	0.0%	0.0%	0.3%
\$10,000-20,000	3.4%	0.4%	0.0%	0.2%	0.7%	4.8%
\$20,000-30,000	0.4%	0.9%	1.6%	0.2%	0.5%	3.6%
\$30,000-40,000	2.2%	0.5%	1.7%	1.1%	0.8%	6.3%
\$40,000-50,000	1.2%	3.0%	0.6%	1.1%	1.5%	7.4%
\$50,000-60,000	4.4%	5.0%	3.2%	2.1%	1.3%	16.0%
\$60,000-75,000	3.0%	3.7%	2.0%	2.4%	3.8%	14.9%
\$75,000-100,000	1.9%	4.0%	3.6%	6.8%	4.3%	20.7%
\$100,000-125,000	0.4%	1.2%	2.8%	5.8%	3.4%	13.7%
\$125,000-150,000	0.1%	1.2%	1.1%	1.4%	1.5%	5.2%
\$150,000-200,000	0.0%	0.9%	1.1%	0.5%	2.2%	4.8%
\$200,000+	0.1%	1.6%	0.0%	0.3%	0.5%	2.4%
Total	17.4%	22.5%	17.6%	21.9%	20.6%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.9%	1.9%	0.5%	0.0%	0.0%	4.3%
\$10,000-20,000	7.4%	2.3%	0.2%	0.0%	0.0%	10.0%
\$20,000-30,000	4.0%	4.2%	0.5%	0.1%	0.0%	8.8%
\$30,000-40,000	6.3%	4.9%	0.4%	0.5%	0.0%	12.0%
\$40,000-50,000	2.5%	8.0%	1.3%	0.5%	0.0%	12.2%
\$50,000-60,000	2.0%	5.6%	0.9%	0.7%	0.2%	9.4%
\$60,000-75,000	2.9%	8.0%	1.2%	0.5%	0.2%	12.7%
\$75,000-100,000	0.9%	9.0%	2.6%	0.6%	0.2%	13.3%
\$100,000-125,000	0.6%	3.5%	2.2%	0.0%	1.0%	7.3%
\$125,000-150,000	0.2%	1.4%	1.2%	1.2%	0.0%	4.0%
\$150,000-200,000	0.2%	3.0%	0.1%	0.1%	0.0%	3.4%
\$200,000+	0.1%	2.1%	0.2%	0.0%	0.0%	2.4%
Total	29.1%	53.9%	11.2%	4.2%	1.6%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.9%	2.1%	0.6%	0.1%	0.0%	4.7%
\$10,000-20,000	10.7%	3.5%	0.4%	0.1%	0.0%	14.6%
\$20,000-30,000	4.2%	5.3%	0.5%	0.1%	0.0%	10.1%
\$30,000-40,000	4.4%	5.7%	0.6%	0.7%	0.0%	11.5%
\$40,000-50,000	3.1%	10.0%	1.8%	0.7%	0.0%	15.5%
\$50,000-60,000	2.1%	5.0%	0.6%	1.1%	0.2%	9.0%
\$60,000-75,000	3.5%	8.6%	1.2%	0.7%	0.2%	14.2%
\$75,000-100,000	1.1%	6.9%	0.7%	0.9%	0.4%	10.0%
\$100,000-125,000	0.9%	2.7%	0.5%	0.1%	0.0%	4.2%
\$125,000-150,000	0.2%	1.9%	0.2%	0.5%	0.0%	2.8%
\$150,000-200,000	0.4%	1.6%	0.1%	0.0%	0.0%	2.1%
\$200,000+	0.0%	1.1%	0.1%	0.1%	0.1%	1.3%
Total	32.4%	54.4%	7.4%	4.9%	0.9%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2006 - 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.1%	1.0%	0.2%	0.0%	0.0%	2.4%
\$10,000-20,000	5.5%	1.4%	0.1%	0.1%	0.3%	7.5%
\$20,000-30,000	2.3%	2.7%	1.0%	0.1%	0.3%	6.3%
\$30,000-40,000	4.4%	2.8%	1.0%	0.8%	0.4%	9.3%
\$40,000-50,000	1.9%	5.6%	1.0%	0.8%	0.7%	9.9%
\$50,000-60,000	3.2%	5.3%	2.0%	1.4%	0.7%	12.6%
\$60,000-75,000	3.0%	5.9%	1.5%	1.4%	1.9%	13.8%
\$75,000-100,000	1.4%	6.6%	3.0%	3.5%	2.2%	16.8%
\$100,000-125,000	0.5%	2.4%	2.5%	2.8%	2.1%	10.4%
\$125,000-150,000	0.2%	1.3%	1.2%	1.3%	0.7%	4.6%
\$150,000-200,000	0.1%	2.0%	0.6%	0.3%	1.1%	4.1%
\$200,000+	0.1%	1.8%	0.1%	0.2%	0.2%	2.4%
Total	23.6%	38.9%	14.2%	12.6%	10.7%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	156	8	49	10	5	228
\$10,000-20,000	140	77	29	4	0	250
\$20,000-30,000	96	89	226	16	54	481
\$30,000-40,000	104	201	23	59	75	462
\$40,000-50,000	43	28	0	46	30	147
\$50,000-60,000	24	0	8	39	42	113
\$60,000-75,000	0	113	74	49	14	250
\$75,000-100,000	37	63	29	9	4	142
\$100,000-125,000	0	0	12	37	10	59
\$125,000-150,000	23	2	13	9	15	62
\$150,000-200,000	3	2	2	2	8	17
\$200,000+	4	4	2	1	1	12
Total	630	587	467	281	258	2,223

Renter Households						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	124	5	0	3	0	132
\$10,000-20,000	185	51	0	47	0	283
\$20,000-30,000	80	74	2	0	6	162
\$30,000-40,000	86	43	0	0	2	131
\$40,000-50,000	23	56	27	0	0	106
\$50,000-60,000	83	1	6	6	4	100
\$60,000-75,000	55	39	0	0	14	108
\$75,000-100,000	27	3	0	0	0	30
\$100,000-125,000	27	4	0	0	0	31
\$125,000-150,000	5	3	0	0	0	8
\$150,000-200,000	4	1	5	0	1	11
\$200,000+	5	0	0	0	0	5
Total	704	280	40	56	27	1,107

Renter Households						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	64	4	0	0	0	68
\$10,000-20,000	143	25	0	0	0	168
\$20,000-30,000	51	73	0	0	6	130
\$30,000-40,000	71	39	0	0	2	112
\$40,000-50,000	20	15	0	0	0	35
\$50,000-60,000	73	1	0	2	4	80
\$60,000-75,000	24	18	0	0	14	56
\$75,000-100,000	27	3	0	0	0	30
\$100,000-125,000	27	4	0	0	0	31
\$125,000-150,000	4	1	0	0	0	5
\$150,000-200,000	4	1	0	0	1	6
\$200,000+	4	0	0	0	0	4
Total	512	184	0	2	27	725

Renter Households						
All Age Groups						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	280	13	49	13	5	360
\$10,000-20,000	325	128	29	51	0	533
\$20,000-30,000	176	163	228	16	60	643
\$30,000-40,000	190	244	23	59	77	593
\$40,000-50,000	66	84	27	46	30	253
\$50,000-60,000	107	1	14	45	46	213
\$60,000-75,000	55	152	74	49	28	358
\$75,000-100,000	64	66	29	9	4	172
\$100,000-125,000	27	4	12	37	10	90
\$125,000-150,000	28	5	13	9	15	70
\$150,000-200,000	7	3	7	2	9	28
\$200,000+	9	4	2	1	1	17
Total	1,334	867	507	337	285	3,330

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Percent Renter Households						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	7.0%	0.4%	2.2%	0.4%	0.2%	10.3%
\$10,000-20,000	6.3%	3.5%	1.3%	0.2%	0.0%	11.2%
\$20,000-30,000	4.3%	4.0%	10.2%	0.7%	2.4%	21.6%
\$30,000-40,000	4.7%	9.0%	1.0%	2.7%	3.4%	20.8%
\$40,000-50,000	1.9%	1.3%	0.0%	2.1%	1.3%	6.6%
\$50,000-60,000	1.1%	0.0%	0.4%	1.8%	1.9%	5.1%
\$60,000-75,000	0.0%	5.1%	3.3%	2.2%	0.6%	11.2%
\$75,000-100,000	1.7%	2.8%	1.3%	0.4%	0.2%	6.4%
\$100,000-125,000	0.0%	0.0%	0.5%	1.7%	0.4%	2.7%
\$125,000-150,000	1.0%	0.1%	0.6%	0.4%	0.7%	2.8%
\$150,000-200,000	0.1%	0.1%	0.1%	0.1%	0.4%	0.8%
\$200,000+	<u>0.2%</u>	<u>0.2%</u>	<u>0.1%</u>	<u>0.0%</u>	<u>0.0%</u>	0.5%
Total	28.3%	26.4%	21.0%	12.6%	11.6%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	11.2%	0.5%	0.0%	0.3%	0.0%	11.9%
\$10,000-20,000	16.7%	4.6%	0.0%	4.2%	0.0%	25.6%
\$20,000-30,000	7.2%	6.7%	0.2%	0.0%	0.5%	14.6%
\$30,000-40,000	7.8%	3.9%	0.0%	0.0%	0.2%	11.8%
\$40,000-50,000	2.1%	5.1%	2.4%	0.0%	0.0%	9.6%
\$50,000-60,000	7.5%	0.1%	0.5%	0.5%	0.4%	9.0%
\$60,000-75,000	5.0%	0.0%	0.0%	0.0%	1.3%	9.8%
\$75,000-100,000	2.4%	0.3%	0.0%	0.0%	0.0%	2.7%
\$100,000-125,000	2.4%	0.4%	0.0%	0.0%	0.0%	2.8%
\$125,000-150,000	0.5%	0.3%	0.0%	0.0%	0.0%	0.7%
\$150,000-200,000	0.4%	0.1%	0.5%	0.0%	0.1%	1.0%
\$200,000+	<u>0.5%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	0.5%
Total	63.6%	25.3%	3.6%	5.1%	2.4%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	8.8%	0.6%	0.0%	0.0%	0.0%	9.4%
\$10,000-20,000	19.7%	3.4%	0.0%	0.0%	0.0%	23.2%
\$20,000-30,000	7.0%	10.1%	0.0%	0.0%	0.8%	17.9%
\$30,000-40,000	9.8%	5.4%	0.0%	0.0%	0.3%	15.4%
\$40,000-50,000	2.8%	2.1%	0.0%	0.0%	0.0%	4.8%
\$50,000-60,000	10.1%	0.1%	0.0%	0.3%	0.6%	11.0%
\$60,000-75,000	3.3%	2.5%	0.0%	0.0%	1.9%	7.7%
\$75,000-100,000	3.7%	0.4%	0.0%	0.0%	0.0%	4.1%
\$100,000-125,000	3.7%	0.6%	0.0%	0.0%	0.0%	4.3%
\$125,000-150,000	0.6%	0.1%	0.0%	0.0%	0.0%	0.7%
\$150,000-200,000	0.6%	0.1%	0.0%	0.0%	0.1%	0.8%
\$200,000+	<u>0.6%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	0.6%
Total	70.6%	25.4%	0.0%	0.3%	3.7%	100.0%

Percent Renter Households						
All Age Groups						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	8.4%	0.4%	1.5%	0.4%	0.2%	10.8%
\$10,000-20,000	9.8%	3.8%	0.9%	1.5%	0.0%	16.0%
\$20,000-30,000	5.3%	4.9%	6.8%	0.5%	1.8%	19.3%
\$30,000-40,000	5.7%	7.3%	0.7%	1.8%	2.3%	17.8%
\$40,000-50,000	2.0%	2.5%	0.8%	1.4%	0.9%	7.6%
\$50,000-60,000	3.2%	0.0%	0.4%	1.4%	1.4%	6.4%
\$60,000-75,000	1.7%	4.6%	2.2%	1.5%	0.8%	10.8%
\$75,000-100,000	1.9%	2.0%	0.9%	0.3%	0.1%	5.2%
\$100,000-125,000	0.8%	0.1%	0.4%	1.1%	0.3%	2.7%
\$125,000-150,000	0.8%	0.2%	0.4%	0.3%	0.5%	2.1%
\$150,000-200,000	0.2%	0.1%	0.2%	0.1%	0.3%	0.8%
\$200,000+	<u>0.3%</u>	<u>0.1%</u>	<u>0.1%</u>	<u>0.0%</u>	<u>0.0%</u>	0.5%
Total	40.1%	26.0%	15.2%	10.1%	8.6%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4	1	0	0	0	5
\$10,000-20,000	53	14	0	7	19	93
\$20,000-30,000	5	37	45	9	18	114
\$30,000-40,000	28	5	28	20	11	92
\$40,000-50,000	13	59	11	20	28	131
\$50,000-60,000	93	116	70	62	26	367
\$60,000-75,000	36	46	34	34	70	220
\$75,000-100,000	30	62	76	133	97	398
\$100,000-125,000	8	26	59	131	79	303
\$125,000-150,000	0	54	20	64	62	200
\$150,000-200,000	1	18	30	17	47	113
\$200,000+	4	24	1	2	13	44
Total	275	462	374	499	470	2,080

Owner Households						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	67	68	19	1	0	155
\$10,000-20,000	184	52	13	1	0	250
\$20,000-30,000	117	93	8	2	0	220
\$30,000-40,000	166	153	9	13	0	341
\$40,000-50,000	56	168	44	12	0	280
\$50,000-60,000	52	143	20	15	3	233
\$60,000-75,000	108	250	33	12	5	408
\$75,000-100,000	32	313	86	18	12	461
\$100,000-125,000	24	134	51	2	32	243
\$125,000-150,000	1	44	38	15	1	99
\$150,000-200,000	4	50	1	1	0	56
\$200,000+	4	47	5	1	0	57
Total	815	1,515	327	93	53	2,803

Owner Households						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	49	58	18	1	0	126
\$10,000-20,000	173	52	13	1	0	239
\$20,000-30,000	97	84	5	2	0	188
\$30,000-40,000	88	125	9	13	0	235
\$40,000-50,000	45	132	39	12	0	228
\$50,000-60,000	35	77	8	13	3	136
\$60,000-75,000	96	193	21	12	5	327
\$75,000-100,000	28	200	17	18	10	273
\$100,000-125,000	24	91	8	2	1	126
\$125,000-150,000	1	36	3	5	1	46
\$150,000-200,000	4	28	1	0	0	33
\$200,000+	3	23	1	1	0	28
Total	643	1,099	143	80	20	1,985

Owner Households						
All Age Groups						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	71	69	19	1	0	160
\$10,000-20,000	237	66	13	8	19	343
\$20,000-30,000	122	130	53	11	18	334
\$30,000-40,000	194	158	37	33	11	433
\$40,000-50,000	69	227	55	32	28	411
\$50,000-60,000	145	259	90	77	29	600
\$60,000-75,000	144	296	67	46	75	628
\$75,000-100,000	62	375	162	151	109	859
\$100,000-125,000	32	160	110	133	111	546
\$125,000-150,000	1	98	58	79	63	299
\$150,000-200,000	5	68	31	18	47	169
\$200,000+	8	71	6	3	13	101
Total	1,090	1,977	701	592	523	4,883

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Percent Owner Households						
Age 15 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.2%	0.0%	0.0%	0.0%	0.0%	0.2%
\$10,000-20,000	2.5%	0.7%	0.0%	0.3%	0.9%	4.5%
\$20,000-30,000	0.2%	1.8%	2.2%	0.4%	0.9%	5.5%
\$30,000-40,000	1.3%	0.2%	1.3%	1.0%	0.5%	4.4%
\$40,000-50,000	0.6%	2.8%	0.5%	1.0%	1.3%	6.3%
\$50,000-60,000	4.5%	5.6%	3.4%	3.0%	1.3%	17.6%
\$60,000-75,000	1.7%	2.2%	1.6%	1.6%	3.4%	10.6%
\$75,000-100,000	1.4%	3.0%	3.7%	6.4%	4.7%	19.1%
\$100,000-125,000	0.4%	1.3%	2.8%	6.3%	3.8%	14.6%
\$125,000-150,000	0.0%	2.6%	1.0%	3.1%	3.0%	9.6%
\$150,000-200,000	0.0%	0.9%	1.4%	0.8%	2.3%	5.4%
\$200,000+	0.2%	1.2%	0.0%	0.1%	0.6%	2.1%
Total	13.2%	22.2%	18.0%	24.0%	22.6%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.4%	2.4%	0.7%	0.0%	0.0%	5.5%
\$10,000-20,000	6.6%	1.9%	0.5%	0.0%	0.0%	8.9%
\$20,000-30,000	4.2%	3.3%	0.3%	0.1%	0.0%	7.8%
\$30,000-40,000	5.9%	5.5%	0.3%	0.5%	0.0%	12.2%
\$40,000-50,000	2.0%	6.0%	1.6%	0.4%	0.0%	10.0%
\$50,000-60,000	1.9%	5.1%	0.7%	0.5%	0.1%	8.3%
\$60,000-75,000	3.9%	8.9%	1.2%	0.4%	0.2%	14.6%
\$75,000-100,000	1.1%	11.2%	3.1%	0.6%	0.4%	16.4%
\$100,000-125,000	0.9%	4.8%	1.8%	0.1%	1.1%	8.7%
\$125,000-150,000	0.0%	1.6%	1.4%	0.5%	0.0%	3.5%
\$150,000-200,000	0.1%	1.8%	0.0%	0.0%	0.0%	2.0%
\$200,000+	0.1%	1.7%	0.2%	0.0%	0.0%	2.0%
Total	29.1%	54.0%	11.7%	3.3%	1.9%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.5%	2.9%	0.9%	0.1%	0.0%	6.3%
\$10,000-20,000	8.7%	2.6%	0.7%	0.1%	0.0%	12.0%
\$20,000-30,000	4.9%	4.2%	0.3%	0.1%	0.0%	9.5%
\$30,000-40,000	4.4%	6.3%	0.5%	0.7%	0.0%	11.8%
\$40,000-50,000	2.3%	6.6%	2.0%	0.6%	0.0%	11.5%
\$50,000-60,000	1.8%	3.9%	0.4%	0.7%	0.2%	6.9%
\$60,000-75,000	4.8%	9.7%	1.1%	0.6%	0.3%	16.5%
\$75,000-100,000	1.4%	10.1%	0.9%	0.9%	0.5%	13.8%
\$100,000-125,000	1.2%	4.6%	0.4%	0.1%	0.1%	6.3%
\$125,000-150,000	0.1%	1.8%	0.2%	0.3%	0.1%	2.3%
\$150,000-200,000	0.2%	1.4%	0.1%	0.0%	0.0%	1.7%
\$200,000+	0.2%	1.2%	0.1%	0.1%	0.0%	1.4%
Total	32.4%	55.4%	7.2%	4.0%	1.0%	100.0%

Percent Owner Households						
All Age Groups						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.5%	1.4%	0.4%	0.0%	0.0%	3.3%
\$10,000-20,000	4.9%	1.4%	0.3%	0.2%	0.4%	7.0%
\$20,000-30,000	2.5%	2.7%	1.1%	0.2%	0.4%	6.8%
\$30,000-40,000	4.0%	3.2%	0.8%	0.7%	0.2%	8.9%
\$40,000-50,000	1.4%	4.6%	1.1%	0.7%	0.6%	8.4%
\$50,000-60,000	3.0%	5.3%	1.8%	1.6%	0.6%	12.3%
\$60,000-75,000	2.9%	6.1%	1.4%	0.9%	1.5%	12.9%
\$75,000-100,000	1.3%	7.7%	3.3%	3.1%	2.2%	17.6%
\$100,000-125,000	0.7%	3.3%	2.3%	2.7%	2.3%	11.2%
\$125,000-150,000	0.0%	2.0%	1.2%	1.6%	1.3%	6.1%
\$150,000-200,000	0.1%	1.4%	0.6%	0.4%	1.0%	3.5%
\$200,000+	0.2%	1.5%	0.1%	0.1%	0.3%	2.1%
Total	22.3%	40.5%	14.4%	12.1%	10.7%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	140	9	47	8	4	208
\$10,000-20,000	135	70	27	3	0	235
\$20,000-30,000	95	95	231	16	55	492
\$30,000-40,000	104	180	21	50	71	426
\$40,000-50,000	49	27	0	51	29	156
\$50,000-60,000	23	0	8	38	44	113
\$60,000-75,000	0	117	74	51	12	254
\$75,000-100,000	39	70	27	11	3	150
\$100,000-125,000	0	0	11	44	11	66
\$125,000-150,000	30	3	16	12	21	82
\$150,000-200,000	3	2	2	6	4	17
\$200,000+	4	5	3	1	0	13
Total	622	578	467	291	254	2,212

Renter Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	134	7	0	3	0	144
\$10,000-20,000	169	47	0	44	0	260
\$20,000-30,000	81	83	1	2	7	174
\$30,000-40,000	101	51	0	0	3	155
\$40,000-50,000	31	54	31	0	0	116
\$50,000-60,000	87	2	7	6	6	108
\$60,000-75,000	63	40	0	0	18	121
\$75,000-100,000	34	2	0	0	0	36
\$100,000-125,000	34	6	0	0	0	40
\$125,000-150,000	8	0	0	0	0	8
\$150,000-200,000	5	0	6	0	0	11
\$200,000+	14	0	0	0	0	14
Total	761	292	45	55	34	1,187

Renter Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	76	6	0	0	0	82
\$10,000-20,000	137	28	0	0	0	165
\$20,000-30,000	52	82	0	0	7	141
\$30,000-40,000	85	48	0	0	3	136
\$40,000-50,000	26	16	0	0	0	42
\$50,000-60,000	78	2	0	2	6	88
\$60,000-75,000	33	20	0	0	18	71
\$75,000-100,000	34	2	0	0	0	36
\$100,000-125,000	34	6	0	0	0	40
\$125,000-150,000	6	0	0	0	0	6
\$150,000-200,000	5	0	0	0	0	5
\$200,000+	12	0	0	0	0	12
Total	578	210	0	2	34	824

Renter Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	274	16	47	11	4	352
\$10,000-20,000	304	117	27	47	0	495
\$20,000-30,000	176	178	232	18	62	666
\$30,000-40,000	205	231	21	50	74	581
\$40,000-50,000	80	81	31	51	29	272
\$50,000-60,000	110	2	15	44	50	221
\$60,000-75,000	63	157	74	51	30	375
\$75,000-100,000	73	72	27	11	3	186
\$100,000-125,000	34	6	11	44	11	106
\$125,000-150,000	38	3	16	12	21	90
\$150,000-200,000	8	2	8	6	4	28
\$200,000+	18	5	3	1	0	27
Total	1,383	870	512	346	288	3,399

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Percent Renter Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	6.3%	0.4%	2.1%	0.4%	0.2%	9.4%
\$10,000-20,000	6.1%	3.2%	1.2%	0.1%	0.0%	10.6%
\$20,000-30,000	4.3%	4.3%	10.4%	0.7%	2.5%	22.2%
\$30,000-40,000	4.7%	8.1%	0.9%	2.3%	3.2%	19.3%
\$40,000-50,000	2.2%	1.2%	0.0%	2.3%	1.3%	7.1%
\$50,000-60,000	1.0%	0.0%	0.4%	1.7%	2.0%	5.1%
\$60,000-75,000	0.0%	5.3%	3.3%	2.3%	0.5%	11.5%
\$75,000-100,000	1.8%	3.2%	1.2%	0.5%	0.1%	6.8%
\$100,000-125,000	0.0%	0.0%	0.5%	2.0%	0.5%	3.0%
\$125,000-150,000	1.4%	0.1%	0.7%	0.5%	0.9%	3.7%
\$150,000-200,000	0.1%	0.1%	0.1%	0.3%	0.2%	0.8%
\$200,000+	<u>0.2%</u>	<u>0.2%</u>	<u>0.1%</u>	<u>0.0%</u>	<u>0.0%</u>	0.6%
Total	28.1%	26.1%	21.1%	13.2%	11.5%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	11.3%	0.6%	0.0%	0.3%	0.0%	12.1%
\$10,000-20,000	14.2%	4.0%	0.0%	3.7%	0.0%	21.9%
\$20,000-30,000	6.8%	7.0%	0.1%	0.2%	0.6%	14.7%
\$30,000-40,000	8.5%	4.3%	0.0%	0.0%	0.3%	13.1%
\$40,000-50,000	2.6%	4.5%	2.6%	0.0%	0.0%	9.8%
\$50,000-60,000	7.3%	0.2%	0.6%	0.5%	0.5%	9.1%
\$60,000-75,000	5.3%	3.4%	0.0%	0.0%	1.5%	10.2%
\$75,000-100,000	2.9%	0.2%	0.0%	0.0%	0.0%	3.0%
\$100,000-125,000	2.9%	0.5%	0.0%	0.0%	0.0%	3.4%
\$125,000-150,000	0.7%	0.0%	0.0%	0.0%	0.0%	0.7%
\$150,000-200,000	0.4%	0.0%	0.5%	0.0%	0.0%	0.9%
\$200,000+	<u>1.2%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	1.2%
Total	64.1%	24.6%	3.8%	4.6%	2.9%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	9.2%	0.7%	0.0%	0.0%	0.0%	10.0%
\$10,000-20,000	16.6%	3.4%	0.0%	0.0%	0.0%	20.0%
\$20,000-30,000	6.3%	10.0%	0.0%	0.0%	0.8%	17.1%
\$30,000-40,000	10.3%	5.8%	0.0%	0.0%	0.4%	16.5%
\$40,000-50,000	3.2%	1.9%	0.0%	0.0%	0.0%	5.1%
\$50,000-60,000	9.5%	0.2%	0.0%	0.2%	0.7%	10.7%
\$60,000-75,000	4.0%	2.4%	0.0%	0.0%	2.2%	8.6%
\$75,000-100,000	4.1%	0.2%	0.0%	0.0%	0.0%	4.4%
\$100,000-125,000	4.1%	0.7%	0.0%	0.0%	0.0%	4.9%
\$125,000-150,000	0.7%	0.0%	0.0%	0.0%	0.0%	0.7%
\$150,000-200,000	0.6%	0.0%	0.0%	0.0%	0.0%	0.6%
\$200,000+	<u>1.5%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	1.5%
Total	70.1%	25.5%	0.0%	0.2%	4.1%	100.0%

Percent Renter Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	8.1%	0.5%	1.4%	0.3%	0.1%	10.4%
\$10,000-20,000	8.9%	3.4%	0.8%	1.4%	0.0%	14.6%
\$20,000-30,000	5.2%	5.2%	6.8%	0.5%	1.8%	19.6%
\$30,000-40,000	6.0%	6.8%	0.6%	1.5%	2.2%	17.1%
\$40,000-50,000	2.4%	2.4%	0.9%	1.5%	0.9%	8.0%
\$50,000-60,000	3.2%	0.1%	0.4%	1.3%	1.5%	6.5%
\$60,000-75,000	1.9%	4.6%	2.2%	1.5%	0.9%	11.0%
\$75,000-100,000	2.1%	2.1%	0.8%	0.3%	0.1%	5.5%
\$100,000-125,000	1.0%	0.2%	0.3%	1.3%	0.3%	3.1%
\$125,000-150,000	1.1%	0.1%	0.5%	0.4%	0.6%	2.6%
\$150,000-200,000	0.2%	0.1%	0.2%	0.2%	0.1%	0.8%
\$200,000+	<u>0.5%</u>	<u>0.1%</u>	<u>0.1%</u>	<u>0.0%</u>	<u>0.0%</u>	0.8%
Total	40.7%	25.6%	15.1%	10.2%	8.5%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2	1	0	0	0	3
\$10,000-20,000	48	6	0	3	17	74
\$20,000-30,000	4	33	41	4	16	98
\$30,000-40,000	23	6	23	17	6	75
\$40,000-50,000	10	53	11	22	28	124
\$50,000-60,000	81	100	58	56	17	312
\$60,000-75,000	32	43	30	31	67	203
\$75,000-100,000	29	58	83	127	93	390
\$100,000-125,000	9	24	62	137	81	313
\$125,000-150,000	2	61	23	70	61	217
\$150,000-200,000	0	15	48	26	71	160
\$200,000+	7	33	3	2	15	60
Total	247	433	382	495	472	2,029

Owner Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	68	59	20	0	0	147
\$10,000-20,000	200	50	12	1	0	263
\$20,000-30,000	115	82	9	2	0	208
\$30,000-40,000	159	147	11	14	0	331
\$40,000-50,000	62	192	44	16	0	314
\$50,000-60,000	47	117	20	14	3	201
\$60,000-75,000	124	268	35	13	3	443
\$75,000-100,000	40	346	86	20	13	505
\$100,000-125,000	31	147	53	2	32	265
\$125,000-150,000	7	50	40	19	0	116
\$150,000-200,000	8	76	1	1	0	86
\$200,000+	2	63	6	1	0	79
Total	870	1,597	337	103	51	2,958

Owner Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	51	55	19	0	0	125
\$10,000-20,000	190	50	12	1	0	253
\$20,000-30,000	101	74	6	2	0	183
\$30,000-40,000	92	123	11	14	0	240
\$40,000-50,000	54	157	39	16	0	266
\$50,000-60,000	31	68	9	12	3	123
\$60,000-75,000	114	214	25	13	3	369
\$75,000-100,000	36	233	17	20	12	318
\$100,000-125,000	31	104	9	2	1	147
\$125,000-150,000	7	41	4	7	0	59
\$150,000-200,000	8	47	1	0	0	56
\$200,000+	8	30	1	1	0	40
Total	723	1,196	153	88	19	2,179

Owner Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	70	60	20	0	0	150
\$10,000-20,000	248	56	12	4	17	337
\$20,000-30,000	119	115	50	6	16	306
\$30,000-40,000	182	153	34	31	6	406
\$40,000-50,000	72	245	55	38	28	438
\$50,000-60,000	128	217	78	70	20	513
\$60,000-75,000	156	311	65	44	70	646
\$75,000-100,000	69	404	169	147	106	895
\$100,000-125,000	40	171	115	139	113	578
\$125,000-150,000	9	111	63	89	61	333
\$150,000-200,000	8	91	49	27	71	246
\$200,000+	16	26	2	3	15	139
Total	1,117	2,030	719	598	523	4,987

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Percent Owner Households						
Age 15 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%
\$10,000-20,000	2.4%	0.3%	0.0%	0.1%	0.8%	3.6%
\$20,000-30,000	0.2%	1.6%	2.0%	0.2%	0.8%	4.8%
\$30,000-40,000	1.1%	0.3%	1.1%	0.8%	0.3%	3.7%
\$40,000-50,000	0.5%	2.6%	0.5%	1.1%	1.4%	6.1%
\$50,000-60,000	4.0%	4.9%	2.9%	2.8%	0.8%	15.4%
\$60,000-75,000	1.6%	2.1%	1.5%	1.5%	3.3%	10.0%
\$75,000-100,000	1.4%	2.9%	4.1%	6.3%	4.6%	19.2%
\$100,000-125,000	0.4%	1.2%	3.1%	6.8%	4.0%	15.4%
\$125,000-150,000	0.1%	3.0%	1.1%	3.4%	3.0%	10.7%
\$150,000-200,000	0.0%	0.7%	2.4%	1.3%	3.5%	7.9%
\$200,000+	0.3%	1.6%	0.1%	0.1%	0.7%	3.0%
Total	12.2%	21.3%	18.8%	24.4%	23.3%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.3%	2.0%	0.7%	0.0%	0.0%	5.0%
\$10,000-20,000	6.8%	1.7%	0.4%	0.0%	0.0%	8.9%
\$20,000-30,000	3.9%	2.8%	0.3%	0.1%	0.0%	7.0%
\$30,000-40,000	5.4%	5.0%	0.4%	0.5%	0.0%	11.2%
\$40,000-50,000	2.1%	6.5%	1.5%	0.5%	0.0%	10.6%
\$50,000-60,000	1.6%	4.0%	0.7%	0.5%	0.1%	6.8%
\$60,000-75,000	4.2%	9.1%	1.2%	0.4%	0.1%	15.0%
\$75,000-100,000	1.4%	11.7%	2.9%	0.7%	0.4%	17.1%
\$100,000-125,000	1.0%	5.0%	1.8%	0.1%	1.1%	9.0%
\$125,000-150,000	0.2%	1.7%	1.4%	0.6%	0.0%	3.9%
\$150,000-200,000	0.3%	2.6%	0.0%	0.0%	0.0%	2.9%
\$200,000+	0.3%	2.1%	0.2%	0.0%	0.0%	2.7%
Total	29.4%	54.0%	11.4%	3.5%	1.7%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.3%	2.5%	0.9%	0.0%	0.0%	5.7%
\$10,000-20,000	8.7%	2.3%	0.6%	0.0%	0.0%	11.6%
\$20,000-30,000	4.6%	3.4%	0.3%	0.1%	0.0%	8.4%
\$30,000-40,000	4.2%	5.6%	0.5%	0.6%	0.0%	11.0%
\$40,000-50,000	2.5%	7.2%	1.8%	0.7%	0.0%	12.2%
\$50,000-60,000	1.4%	3.1%	0.4%	0.6%	0.1%	5.6%
\$60,000-75,000	5.2%	9.8%	1.1%	0.6%	0.1%	16.9%
\$75,000-100,000	1.7%	10.7%	0.8%	0.9%	0.6%	14.6%
\$100,000-125,000	1.4%	4.8%	0.4%	0.1%	0.0%	6.7%
\$125,000-150,000	0.3%	1.9%	0.2%	0.3%	0.0%	2.7%
\$150,000-200,000	0.4%	2.2%	0.0%	0.0%	0.0%	2.6%
\$200,000+	0.4%	1.4%	0.0%	0.0%	0.0%	1.8%
Total	33.2%	54.9%	7.0%	4.0%	0.9%	100.0%

Percent Owner Households						
All Age Groups						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.4%	1.2%	0.4%	0.0%	0.0%	3.0%
\$10,000-20,000	5.0%	1.1%	0.2%	0.1%	0.3%	6.8%
\$20,000-30,000	2.4%	2.3%	1.0%	0.1%	0.3%	6.1%
\$30,000-40,000	3.6%	3.1%	0.7%	0.6%	0.1%	8.1%
\$40,000-50,000	1.4%	4.9%	1.1%	0.8%	0.6%	8.8%
\$50,000-60,000	2.6%	4.4%	1.6%	1.4%	0.4%	10.3%
\$60,000-75,000	3.1%	6.2%	1.3%	0.9%	1.4%	13.0%
\$75,000-100,000	1.4%	8.1%	3.4%	2.9%	2.1%	17.9%
\$100,000-125,000	0.8%	3.4%	2.3%	2.8%	2.3%	11.6%
\$125,000-150,000	0.2%	2.2%	1.3%	1.8%	1.2%	6.7%
\$150,000-200,000	0.2%	1.8%	1.0%	0.5%	1.4%	4.9%
\$200,000+	0.3%	1.9%	0.2%	0.1%	0.3%	2.8%
Total	22.4%	40.7%	14.4%	12.0%	10.5%	100.0%

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Renter Households						
Age 15 to 24 Years						
Base Year 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	28	1	13	0	0	43
\$10,000-20,000	39	15	6	6	0	65
\$20,000-30,000	4	6	10	3	4	28
\$30,000-40,000	34	85	9	15	25	168
\$40,000-50,000	0	1	0	1	1	4
\$50,000-60,000	4	0	1	0	4	10
\$60,000-75,000	0	40	19	7	3	70
\$75,000-100,000	0	4	3	0	0	7
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	110	153	62	33	39	397

Renter Households						
Age 25 to 34 Years						
Base Year 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	40	1	16	2	0	59
\$10,000-20,000	64	31	10	6	0	111
\$20,000-30,000	11	15	35	4	7	72
\$30,000-40,000	32	70	12	14	26	154
\$40,000-50,000	11	11	0	11	7	41
\$50,000-60,000	5	0	4	11	15	35
\$60,000-75,000	0	46	21	11	4	82
\$75,000-100,000	5	20	7	2	0	35
\$100,000-125,000	0	0	2	4	1	7
\$125,000-150,000	1	1	1	1	1	6
\$150,000-200,000	0	0	0	1	0	1
\$200,000+	0	0	0	0	0	0
Total	169	195	109	68	62	603

Renter Households						
Age 35 to 44 Years						
Base Year 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	27	1	9	2	0	39
\$10,000-20,000	45	23	7	5	0	80
\$20,000-30,000	8	11	23	2	6	50
\$30,000-40,000	23	51	7	11	20	112
\$40,000-50,000	8	8	0	8	6	30
\$50,000-60,000	4	0	3	8	12	27
\$60,000-75,000	0	37	19	11	3	70
\$75,000-100,000	4	17	9	2	0	32
\$100,000-125,000	0	0	2	5	3	10
\$125,000-150,000	2	0	2	0	2	6
\$150,000-200,000	1	0	1	0	0	2
\$200,000+	0	0	0	0	0	0
Total	122	148	82	54	52	459

Renter Households						
Age 45 to 54 Years						
Base Year 2010 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	35	1	12	1	0	49
\$10,000-20,000	29	14	7	3	0	53
\$20,000-30,000	14	18	38	2	11	82
\$30,000-40,000	15	39	5	7	13	80
\$40,000-50,000	16	8	0	14	7	45
\$50,000-60,000	3	0	1	6	7	17
\$60,000-75,000	0	29	15	9	1	54
\$75,000-100,000	5	20	12	1	0	38
\$100,000-125,000	0	0	4	7	3	13
\$125,000-150,000	4	1	3	1	1	10
\$150,000-200,000	0	1	1	1	1	3
\$200,000+	2	3	3	1	1	11
Total	124	132	101	54	45	456

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Renter Households						
Age 55 to 64 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	38	1	0	0	0	39
\$10,000-20,000	43	17	0	37	0	97
\$20,000-30,000	78	0	0	0	0	78
\$30,000-40,000	21	0	0	0	0	21
\$40,000-50,000	6	21	32	0	0	59
\$50,000-60,000	11	0	5	2	0	18
\$60,000-75,000	28	16	0	0	0	44
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	7	0	0	0	0	7
\$125,000-150,000	7	1	0	0	0	9
\$150,000-200,000	4	0	0	0	0	4
\$200,000+	1	1	0	0	0	2
Total	245	57	37	39	0	378

Renter Households						
Age 65 to 74 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	17	0	0	0	0	17
\$10,000-20,000	14	11	0	0	0	25
\$20,000-30,000	3	22	0	0	0	24
\$30,000-40,000	19	22	0	0	2	42
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	33	1	0	0	0	34
\$60,000-75,000	1	1	0	0	10	12
\$75,000-100,000	2	0	0	0	0	2
\$100,000-125,000	2	0	0	0	0	2
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	3	1	0	0	0	4
\$200,000+	0	0	0	0	1	1
Total	94	57	0	0	13	164

Renter Households						
Aged 75 to 84 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3	3	0	0	0	5
\$10,000-20,000	56	8	0	0	0	64
\$20,000-30,000	24	13	0	0	0	37
\$30,000-40,000	0	3	0	0	0	3
\$40,000-50,000	10	0	0	0	0	10
\$50,000-60,000	1	0	0	0	0	1
\$60,000-75,000	0	3	0	0	0	3
\$75,000-100,000	5	1	0	0	0	6
\$100,000-125,000	1	0	0	0	0	1
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	1	0	0	0	0	1
\$200,000+	1	0	0	0	0	1
Total	105	29	0	0	0	134

Renter Households						
Aged 85+ Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	6	2	0	0	0	7
\$10,000-20,000	55	0	0	0	0	55
\$20,000-30,000	2	6	0	0	0	7
\$30,000-40,000	4	0	0	0	0	4
\$40,000-50,000	7	2	0	0	0	9
\$50,000-60,000	2	0	0	0	0	2
\$60,000-75,000	6	2	0	0	0	7
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	2	0	0	0	0	2
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	83	11	0	0	0	94

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Owner Households						
Age 15 to 24 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	2	1	0	0	1	3
\$20,000-30,000	0	1	1	0	0	2
\$30,000-40,000	3	1	4	2	1	10
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	2	3	2	1	0	8
\$60,000-75,000	5	4	2	3	6	20
\$75,000-100,000	1	1	1	3	2	7
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	12	10	10	10	9	50

Owner Households						
Age 25 to 34 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	18	1	0	0	4	23
\$20,000-30,000	2	3	7	0	0	12
\$30,000-40,000	11	1	7	2	2	23
\$40,000-50,000	5	9	3	2	7	26
\$50,000-60,000	18	23	16	11	3	71
\$60,000-75,000	15	13	5	8	16	57
\$75,000-100,000	7	14	12	22	13	67
\$100,000-125,000	2	2	7	17	6	36
\$125,000-150,000	0	2	1	3	3	9
\$150,000-200,000	0	1	2	1	2	6
\$200,000+	0	0	0	0	0	0
Total	78	69	60	67	56	330

Owner Households						
Age 35 to 44 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	22	1	0	0	6	29
\$20,000-30,000	2	4	7	0	0	13
\$30,000-40,000	14	2	10	4	4	34
\$40,000-50,000	7	12	4	2	10	35
\$50,000-60,000	30	28	22	17	5	101
\$60,000-75,000	14	22	8	12	27	83
\$75,000-100,000	12	20	23	39	23	117
\$100,000-125,000	2	6	18	37	14	78
\$125,000-150,000	0	6	4	7	6	23
\$150,000-200,000	0	4	5	1	10	19
\$200,000+	0	1	0	0	0	1
Total	105	106	100	119	104	534

Owner Households						
Age 45 to 54 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	21	1	0	0	4	26
\$20,000-30,000	4	8	13	0	0	25
\$30,000-40,000	11	2	8	3	2	26
\$40,000-50,000	6	30	4	12	8	61
\$50,000-60,000	22	25	16	12	5	80
\$60,000-75,000	19	17	5	13	24	78
\$75,000-100,000	13	36	25	50	29	153
\$100,000-125,000	4	14	30	60	33	141
\$125,000-150,000	2	16	11	13	14	55
\$150,000-200,000	0	14	11	4	32	60
\$200,000+	2	29	1	4	3	40
Total	104	192	124	170	154	745

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Owner Households						
Age 55 to 64 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	14	14	5	0	0	32
\$10,000-20,000	9	18	2	1	0	29
\$20,000-30,000	26	27	8	0	0	60
\$30,000-40,000	77	28	4	1	0	110
\$40,000-50,000	15	43	10	2	0	70
\$50,000-60,000	20	32	13	6	0	71
\$60,000-75,000	14	63	8	0	0	85
\$75,000-100,000	4	98	45	10	0	157
\$100,000-125,000	2	42	42	1	19	106
\$125,000-150,000	2	5	23	19	0	48
\$150,000-200,000	0	44	2	2	0	48
\$200,000+	2	33	1	1	0	37
Total	183	448	162	42	19	854

Owner Households						
Age 65 to 74 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	10	4	0	1	0	15
\$10,000-20,000	61	17	0	0	0	77
\$20,000-30,000	13	26	1	1	0	41
\$30,000-40,000	7	26	0	1	0	34
\$40,000-50,000	17	62	20	6	0	104
\$50,000-60,000	6	23	0	11	0	40
\$60,000-75,000	24	60	7	9	0	100
\$75,000-100,000	3	51	0	2	0	56
\$100,000-125,000	2	18	2	0	0	22
\$125,000-150,000	0	17	0	5	0	22
\$150,000-200,000	3	9	0	0	0	12
\$200,000+	0	8	0	0	0	8
Total	147	319	30	37	0	533

Owner Households						
Aged 75 to 84 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	9	14	1	0	0	24
\$10,000-20,000	53	11	0	0	0	65
\$20,000-30,000	22	9	0	0	0	31
\$30,000-40,000	12	29	6	8	0	56
\$40,000-50,000	15	44	0	0	0	59
\$50,000-60,000	16	23	0	0	0	39
\$60,000-75,000	12	32	1	0	0	45
\$75,000-100,000	2	18	0	0	0	20
\$100,000-125,000	6	2	0	0	0	8
\$125,000-150,000	1	6	0	0	0	7
\$150,000-200,000	2	0	0	0	0	2
\$200,000+	0	1	0	0	0	1
Total	151	189	8	8	0	356

Owner Households						
Aged 85+ Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	10	4	0	0	0	15
\$10,000-20,000	38	3	0	0	0	41
\$20,000-30,000	13	16	0	0	0	29
\$30,000-40,000	16	10	0	0	0	26
\$40,000-50,000	9	12	0	0	0	21
\$50,000-60,000	4	10	0	0	0	15
\$60,000-75,000	7	4	0	0	0	12
\$75,000-100,000	4	1	0	0	0	6
\$100,000-125,000	1	1	0	0	0	3
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	106	63	0	0	0	169

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Renter Households						
Age 15 to 24 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	15	0	2	1	0	19
\$10,000-20,000	28	9	1	1	0	39
\$20,000-30,000	29	37	81	8	15	170
\$30,000-40,000	17	44	7	20	19	106
\$40,000-50,000	2	1	0	1	2	7
\$50,000-60,000	0	0	0	1	0	1
\$60,000-75,000	0	10	4	0	0	14
\$75,000-100,000	0	0	2	0	0	2
\$100,000-125,000	0	0	0	0	1	1
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	93	100	97	32	37	359

Renter Households						
Age 25 to 34 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	46	0	11	1	0	58
\$10,000-20,000	40	23	11	1	0	76
\$20,000-30,000	32	24	65	2	13	136
\$30,000-40,000	34	58	7	17	24	141
\$40,000-50,000	10	10	0	13	7	40
\$50,000-60,000	10	0	5	15	12	41
\$60,000-75,000	0	34	18	17	4	73
\$75,000-100,000	11	17	6	2	0	37
\$100,000-125,000	0	0	2	7	4	13
\$125,000-150,000	7	1	5	2	2	18
\$150,000-200,000	1	0	1	0	4	6
\$200,000+	1	0	0	0	0	1
Total	192	168	132	79	71	642

Renter Households						
Age 35 to 44 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	29	0	9	2	0	39
\$10,000-20,000	26	15	7	0	0	48
\$20,000-30,000	21	18	48	2	10	98
\$30,000-40,000	19	36	3	10	15	83
\$40,000-50,000	9	5	0	9	4	26
\$50,000-60,000	7	0	3	11	9	29
\$60,000-75,000	0	27	13	16	2	58
\$75,000-100,000	9	17	4	3	0	32
\$100,000-125,000	0	0	3	8	3	13
\$125,000-150,000	10	1	6	2	8	26
\$150,000-200,000	1	1	1	0	3	6
\$200,000+	0	0	0	0	0	0
Total	128	120	95	62	52	457

Renter Households						
Age 45 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	43	1	15	2	0	60
\$10,000-20,000	34	16	6	2	0	58
\$20,000-30,000	9	7	18	1	5	39
\$30,000-40,000	20	35	4	8	9	76
\$40,000-50,000	13	9	0	16	9	46
\$50,000-60,000	5	0	2	9	9	24
\$60,000-75,000	0	27	14	11	2	54
\$75,000-100,000	14	20	7	2	0	44
\$100,000-125,000	0	0	3	8	3	14
\$125,000-150,000	3	0	2	0	0	5
\$150,000-200,000	1	1	0	2	2	5
\$200,000+	2	2	2	2	1	9
Total	143	120	72	60	38	434

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Renter Households						
Age 55 to 64 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	55	1	0	0	0	56
\$10,000-20,000	46	24	0	41	0	111
\$20,000-30,000	37	0	0	0	0	37
\$30,000-40,000	25	0	0	0	0	25
\$40,000-50,000	5	28	26	0	0	59
\$50,000-60,000	21	0	4	3	0	28
\$60,000-75,000	27	18	0	0	0	45
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	9	0	0	0	0	9
\$125,000-150,000	4	2	0	0	0	6
\$150,000-200,000	1	0	0	0	0	1
\$200,000+	1	0	0	0	0	1
Total	231	72	30	45	0	378

Renter Households						
Age 65 to 74 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	25	0	0	0	0	25
\$10,000-20,000	9	14	0	0	0	23
\$20,000-30,000	6	24	0	0	0	30
\$30,000-40,000	29	28	0	0	2	60
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	44	0	0	0	0	44
\$60,000-75,000	11	3	0	0	9	23
\$75,000-100,000	13	3	0	0	0	16
\$100,000-125,000	4	1	0	0	0	5
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	1	1
\$200,000+	0	0	0	0	0	0
Total	142	73	0	0	12	227

Renter Households						
Aged 75 to 84 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4	3	0	0	0	8
\$10,000-20,000	38	2	0	0	0	40
\$20,000-30,000	24	20	0	0	0	44
\$30,000-40,000	0	4	0	0	0	4
\$40,000-50,000	9	0	0	0	0	9
\$50,000-60,000	1	0	0	0	0	1
\$60,000-75,000	0	3	0	0	0	3
\$75,000-100,000	8	1	0	0	0	9
\$100,000-125,000	4	2	0	0	0	7
\$125,000-150,000	1	1	0	0	0	2
\$150,000-200,000	0	1	0	0	0	1
\$200,000+	1	0	0	0	0	1
Total	91	38	0	0	0	129

Renter Households						
Aged 85+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	9	1	0	0	0	10
\$10,000-20,000	45	0	0	0	0	45
\$20,000-30,000	9	10	0	0	0	19
\$30,000-40,000	3	0	0	0	0	3
\$40,000-50,000	8	3	0	0	0	10
\$50,000-60,000	3	0	0	0	0	3
\$60,000-75,000	8	1	0	0	0	9
\$75,000-100,000	1	0	0	0	0	1
\$100,000-125,000	4	1	0	0	0	5
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	88	16	0	0	0	104

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Owner Households						
Age 15 to 24 Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	2	1	0	0	2	5
\$20,000-30,000	1	5	11	0	0	16
\$30,000-40,000	1	1	4	1	1	8
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	0	1	0	1	0	1
\$60,000-75,000	0	1	1	1	2	5
\$75,000-100,000	1	1	5	3	5	14
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	1	1
\$200,000+	0	0	0	0	0	0
Total	4	10	21	5	10	50

Owner Households						
Age 25 to 34 Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	10	1	0	0	4	16
\$20,000-30,000	1	7	6	0	0	14
\$30,000-40,000	7	1	4	1	1	14
\$40,000-50,000	2	7	2	1	4	16
\$50,000-60,000	20	27	15	13	4	79
\$60,000-75,000	7	7	4	4	16	38
\$75,000-100,000	5	9	10	20	13	57
\$100,000-125,000	1	3	11	23	7	46
\$125,000-150,000	0	12	2	13	10	36
\$150,000-200,000	0	2	4	1	6	13
\$200,000+	0	0	0	0	1	1
Total	55	76	58	77	65	331

Owner Households						
Age 35 to 44 Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	10	1	0	0	5	17
\$20,000-30,000	1	9	6	0	0	17
\$30,000-40,000	6	1	3	1	2	14
\$40,000-50,000	1	6	3	2	8	21
\$50,000-60,000	25	35	22	17	6	105
\$60,000-75,000	9	13	7	7	21	58
\$75,000-100,000	6	10	18	29	21	85
\$100,000-125,000	3	7	20	44	17	91
\$125,000-150,000	0	23	4	24	18	69
\$150,000-200,000	0	8	12	4	17	41
\$200,000+	0	3	0	0	0	3
Total	63	117	95	129	115	520

Owner Households						
Age 45 to 54 Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	18	2	0	0	7	28
\$20,000-30,000	1	4	4	0	0	9
\$30,000-40,000	7	1	6	2	2	19
\$40,000-50,000	4	34	5	13	11	67
\$50,000-60,000	27	29	22	19	5	102
\$60,000-75,000	15	9	9	12	21	65
\$75,000-100,000	11	28	24	47	33	144
\$100,000-125,000	4	11	26	55	33	128
\$125,000-150,000	0	17	4	17	18	56
\$150,000-200,000	1	5	6	2	15	29
\$200,000+	4	16	1	2	2	26
Total	91	156	106	172	147	672

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Owner Households						
Age 55 to 64 Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	14	13	7	0	0	33
\$10,000-20,000	7	20	5	1	0	33
\$20,000-30,000	17	15	6	0	0	37
\$30,000-40,000	77	29	4	1	0	110
\$40,000-50,000	17	45	14	2	0	78
\$50,000-60,000	21	48	13	7	0	89
\$60,000-75,000	14	61	7	0	0	82
\$75,000-100,000	6	105	60	10	0	181
\$100,000-125,000	2	38	40	1	24	105
\$125,000-150,000	0	8	31	9	0	47
\$150,000-200,000	0	23	1	1	0	25
\$200,000+	1	26	2	1	0	30
Total	174	430	189	33	24	850

Owner Households						
Age 65 to 74 Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	13	6	0	1	0	20
\$10,000-20,000	56	15	0	0	0	71
\$20,000-30,000	19	23	0	1	0	43
\$30,000-40,000	4	31	0	1	0	36
\$40,000-50,000	12	53	27	6	0	98
\$50,000-60,000	4	22	0	6	0	33
\$60,000-75,000	39	97	8	11	0	155
\$75,000-100,000	7	110	1	4	0	122
\$100,000-125,000	5	50	1	1	0	57
\$125,000-150,000	0	20	0	4	0	24
\$150,000-200,000	1	17	0	0	0	18
\$200,000+	0	12	0	0	0	12
Total	160	455	38	36	0	689

Owner Households						
Aged 75 to 84 Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	9	20	1	0	0	30
\$10,000-20,000	38	6	0	0	0	44
\$20,000-30,000	27	4	0	0	0	31
\$30,000-40,000	20	33	4	10	0	67
\$40,000-50,000	13	25	0	0	0	38
\$50,000-60,000	16	18	0	0	0	34
\$60,000-75,000	23	34	1	0	0	58
\$75,000-100,000	1	30	0	0	0	31
\$100,000-125,000	8	4	0	0	0	12
\$125,000-150,000	1	3	0	0	0	4
\$150,000-200,000	1	2	0	0	0	3
\$200,000+	2	3	0	0	0	5
Total	158	182	6	10	0	356

Owner Households						
Aged 85+ Years						
Year 2016 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	13	6	0	0	0	20
\$10,000-20,000	27	3	0	0	0	29
\$20,000-30,000	13	12	0	0	0	26
\$30,000-40,000	15	15	0	0	0	30
\$40,000-50,000	6	9	0	0	0	15
\$50,000-60,000	3	6	0	0	0	9
\$60,000-75,000	12	11	0	0	0	22
\$75,000-100,000	7	4	0	0	0	12
\$100,000-125,000	4	1	0	0	0	5
\$125,000-150,000	0	2	0	0	0	2
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	1	1	0	0	0	2
Total	102	70	0	0	0	172

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Renter Households						
Age 15 to 24 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	13	0	1	1	0	15
\$10,000-20,000	31	7	4	1	0	44
\$20,000-30,000	31	38	82	10	18	179
\$30,000-40,000	15	34	5	17	19	91
\$40,000-50,000	2	1	0	1	2	6
\$50,000-60,000	0	0	0	2	0	2
\$60,000-75,000	0	10	4	0	0	14
\$75,000-100,000	0	0	2	0	0	2
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	92	91	99	32	39	353

Renter Households						
Age 25 to 34 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	41	1	12	1	0	56
\$10,000-20,000	40	24	8	2	0	74
\$20,000-30,000	31	24	65	2	13	135
\$30,000-40,000	34	58	8	14	20	135
\$40,000-50,000	11	7	0	12	6	35
\$50,000-60,000	9	0	4	15	14	43
\$60,000-75,000	0	35	18	20	4	77
\$75,000-100,000	12	19	6	4	0	40
\$100,000-125,000	0	0	2	9	4	15
\$125,000-150,000	8	1	6	5	5	25
\$150,000-200,000	1	1	0	2	4	8
\$200,000+	0	0	0	0	0	0
Total	188	170	129	87	69	643

Renter Households						
Age 35 to 44 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	29	0	8	1	0	38
\$10,000-20,000	23	14	5	0	0	42
\$20,000-30,000	22	19	47	2	10	100
\$30,000-40,000	22	38	3	12	14	88
\$40,000-50,000	13	6	0	14	4	36
\$50,000-60,000	7	0	3	12	10	31
\$60,000-75,000	0	32	16	16	3	67
\$75,000-100,000	9	19	5	3	0	36
\$100,000-125,000	0	0	4	12	4	19
\$125,000-150,000	11	2	8	3	9	32
\$150,000-200,000	1	0	1	2	1	5
\$200,000+	0	0	0	0	0	0
Total	137	130	99	75	53	494

Renter Households						
Age 45 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	38	0	15	2	0	55
\$10,000-20,000	29	14	7	1	0	51
\$20,000-30,000	8	7	18	1	5	38
\$30,000-40,000	18	29	3	6	9	64
\$40,000-50,000	14	7	0	17	6	43
\$50,000-60,000	5	0	2	8	7	21
\$60,000-75,000	0	25	13	10	2	50
\$75,000-100,000	14	21	8	2	0	46
\$100,000-125,000	0	0	2	9	3	14
\$125,000-150,000	5	0	2	0	3	10
\$150,000-200,000	1	1	0	2	0	4
\$200,000+	2	3	2	1	0	8
Total	134	108	71	58	34	405

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Renter Households						
Age 55 to 64 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	55	1	0	0	0	56
\$10,000-20,000	36	18	0	41	0	95
\$20,000-30,000	36	0	0	0	0	36
\$30,000-40,000	28	0	0	0	0	28
\$40,000-50,000	6	30	30	0	0	65
\$50,000-60,000	19	0	5	3	0	27
\$60,000-75,000	26	17	0	0	0	43
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	7	0	0	0	0	7
\$125,000-150,000	5	0	0	0	0	5
\$150,000-200,000	1	0	0	0	0	1
\$200,000+	3	0	0	0	0	3
Total	224	65	35	44	0	368

Renter Households						
Age 65 to 74 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	30	1	0	0	0	31
\$10,000-20,000	10	16	0	0	0	26
\$20,000-30,000	8	24	0	0	0	32
\$30,000-40,000	38	33	0	0	3	73
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	49	0	0	0	0	49
\$60,000-75,000	17	3	0	0	13	33
\$75,000-100,000	19	2	0	0	0	21
\$100,000-125,000	8	2	0	0	0	10
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	1	0	0	0	0	1
\$200,000+	0	0	0	0	0	0
Total	180	80	0	0	16	276

Renter Households						
Aged 75 to 84 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	5	2	0	0	0	8
\$10,000-20,000	36	2	0	0	0	39
\$20,000-30,000	24	27	0	0	0	50
\$30,000-40,000	0	5	0	0	0	5
\$40,000-50,000	12	0	0	0	0	12
\$50,000-60,000	3	0	0	0	0	3
\$60,000-75,000	0	4	0	0	0	4
\$75,000-100,000	8	0	0	0	0	8
\$100,000-125,000	6	2	0	0	0	9
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	2	0	0	0	0	2
\$200,000+	6	0	0	0	0	6
Total	104	43	0	0	0	147

Renter Households						
Aged 85+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	10	2	0	0	0	12
\$10,000-20,000	40	0	0	0	0	40
\$20,000-30,000	9	9	0	0	0	17
\$30,000-40,000	2	0	0	0	0	2
\$40,000-50,000	9	2	0	0	0	11
\$50,000-60,000	1	1	0	0	0	2
\$60,000-75,000	9	1	0	0	0	10
\$75,000-100,000	1	0	0	0	0	1
\$100,000-125,000	4	0	0	0	0	4
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	1	0	0	0	0	1
Total	87	16	0	0	0	103

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Owner Households						
Age 15 to 24 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	1	0	0	0	2	4
\$20,000-30,000	1	6	11	0	0	18
\$30,000-40,000	1	1	4	1	1	7
\$40,000-50,000	1	0	1	0	0	1
\$50,000-60,000	0	1	0	1	0	2
\$60,000-75,000	0	2	2	0	2	6
\$75,000-100,000	1	1	4	2	6	13
\$100,000-125,000	0	0	1	0	0	1
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	1	1
\$200,000+	0	0	0	0	0	0
Total	4	11	22	4	11	52

Owner Households						
Age 25 to 34 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	9	0	0	0	4	13
\$20,000-30,000	1	6	5	0	0	12
\$30,000-40,000	5	1	2	2	1	11
\$40,000-50,000	2	5	2	2	4	16
\$50,000-60,000	18	26	15	14	4	77
\$60,000-75,000	8	7	3	4	16	37
\$75,000-100,000	5	8	13	19	12	57
\$100,000-125,000	2	4	11	25	10	52
\$125,000-150,000	0	16	2	14	11	43
\$150,000-200,000	0	2	8	3	9	22
\$200,000+	0	1	0	0	1	2
Total	50	77	61	83	71	342

Owner Households						
Age 35 to 44 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	9	0	0	0	4	13
\$20,000-30,000	1	7	5	0	0	13
\$30,000-40,000	6	1	3	2	0	12
\$40,000-50,000	2	8	1	2	9	23
\$50,000-60,000	24	30	16	15	3	88
\$60,000-75,000	6	10	6	8	21	51
\$75,000-100,000	6	10	22	28	21	86
\$100,000-125,000	3	7	22	49	19	100
\$125,000-150,000	2	23	6	28	21	79
\$150,000-200,000	0	7	21	5	33	66
\$200,000+	0	6	0	0	0	6
Total	60	110	102	138	130	539

Owner Households						
Age 45 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	14	1	0	0	7	23
\$20,000-30,000	1	4	2	0	0	7
\$30,000-40,000	7	1	4	2	1	16
\$40,000-50,000	4	29	5	12	11	60
\$50,000-60,000	19	19	17	17	2	75
\$60,000-75,000	11	10	4	8	21	53
\$75,000-100,000	11	25	27	42	30	135
\$100,000-125,000	4	10	24	50	31	118
\$125,000-150,000	0	16	4	16	10	45
\$150,000-200,000	0	4	10	2	19	35
\$200,000+	2	21	4	2	4	37
Total	78	139	99	152	136	605

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Owner Households						
Age 55 to 64 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	14	10	7	0	0	30
\$10,000-20,000	8	16	4	1	0	28
\$20,000-30,000	12	12	7	0	0	30
\$30,000-40,000	63	22	4	1	0	90
\$40,000-50,000	14	43	16	1	0	73
\$50,000-60,000	19	34	12	6	0	70
\$60,000-75,000	13	56	6	0	0	74
\$75,000-100,000	6	102	60	10	0	177
\$100,000-125,000	3	36	41	1	22	104
\$125,000-150,000	2	5	32	10	0	49
\$150,000-200,000	0	29	1	1	0	31
\$200,000+	1	34	2	1	0	38
Total	152	398	190	31	22	795

Owner Households						
Age 65 to 74 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	17	6	0	0	0	23
\$10,000-20,000	66	16	0	0	0	82
\$20,000-30,000	19	22	0	1	0	42
\$30,000-40,000	6	29	0	1	0	37
\$40,000-50,000	15	70	27	9	0	122
\$50,000-60,000	3	21	0	4	0	28
\$60,000-75,000	47	111	11	12	0	181
\$75,000-100,000	7	131	1	6	0	146
\$100,000-125,000	6	59	2	1	0	68
\$125,000-150,000	1	27	0	7	0	36
\$150,000-200,000	2	28	0	0	0	30
\$200,000+	0	20	0	0	0	20
Total	190	543	41	42	0	816

Owner Households						
Aged 75 to 84 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	9	22	1	0	0	32
\$10,000-20,000	45	6	0	0	0	51
\$20,000-30,000	31	3	0	0	0	34
\$30,000-40,000	21	36	6	10	0	73
\$40,000-50,000	16	31	0	0	0	47
\$50,000-60,000	16	18	0	0	0	33
\$60,000-75,000	28	36	1	0	0	65
\$75,000-100,000	5	38	0	1	0	44
\$100,000-125,000	10	6	0	0	0	16
\$125,000-150,000	2	6	0	0	0	8
\$150,000-200,000	2	2	0	0	0	4
\$200,000+	3	3	0	0	0	6
Total	187	207	8	11	0	413

Owner Households						
Aged 85+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	11	5	0	0	0	16
\$10,000-20,000	24	3	0	0	0	27
\$20,000-30,000	10	9	0	0	0	19
\$30,000-40,000	13	15	0	0	0	28
\$40,000-50,000	7	8	0	0	0	15
\$50,000-60,000	3	5	0	0	0	8
\$60,000-75,000	13	8	0	0	0	21
\$75,000-100,000	10	4	0	0	0	14
\$100,000-125,000	5	1	0	0	0	6
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	1	1	0	0	0	2
\$200,000+	2	0	0	0	0	2
Total	99	60	0	0	0	159

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Renter Households						
Age 15 to 24 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	30	3	15	1	1	51
\$10,000-20,000	46	20	7	6	0	79
\$20,000-30,000	4	8	11	3	4	31
\$30,000-40,000	38	90	10	15	27	180
\$40,000-50,000	0	1	0	1	1	4
\$50,000-60,000	6	0	1	0	6	13
\$60,000-75,000	0	44	22	8	4	79
\$75,000-100,000	0	6	3	0	0	8
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	124	171	70	35	44	444

Renter Households						
Age 25 to 34 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	41	5	19	4	1	69
\$10,000-20,000	68	34	13	7	0	122
\$20,000-30,000	12	18	39	5	11	83
\$30,000-40,000	37	80	13	18	32	179
\$40,000-50,000	14	16	0	14	12	56
\$50,000-60,000	6	0	4	13	19	41
\$60,000-75,000	0	49	28	13	6	96
\$75,000-100,000	5	21	9	2	1	39
\$100,000-125,000	0	0	2	7	1	11
\$125,000-150,000	1	1	1	1	2	7
\$150,000-200,000	0	0	0	1	0	1
\$200,000+	0	0	0	0	0	0
Total	184	223	127	84	84	703

Renter Households						
Age 35 to 44 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	33	3	11	3	1	52
\$10,000-20,000	51	28	8	6	0	94
\$20,000-30,000	9	15	28	3	9	65
\$30,000-40,000	30	63	8	16	24	142
\$40,000-50,000	11	12	0	11	10	46
\$50,000-60,000	4	0	3	10	16	33
\$60,000-75,000	0	44	27	14	5	90
\$75,000-100,000	5	21	12	2	1	42
\$100,000-125,000	0	0	3	8	3	15
\$125,000-150,000	2	0	2	2	2	8
\$150,000-200,000	1	0	1	0	0	2
\$200,000+	0	0	0	0	0	0
Total	148	186	105	76	72	587

Renter Households						
Age 45 to 54 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	42	3	15	3	1	64
\$10,000-20,000	35	18	9	3	0	65
\$20,000-30,000	16	22	43	2	13	97
\$30,000-40,000	21	48	7	11	16	102
\$40,000-50,000	18	13	0	17	10	58
\$50,000-60,000	3	0	1	7	13	24
\$60,000-75,000	0	33	24	10	4	72
\$75,000-100,000	5	22	15	1	1	46
\$100,000-125,000	0	0	4	12	3	19
\$125,000-150,000	4	1	3	2	1	12
\$150,000-200,000	0	1	1	1	1	4
\$200,000+	2	4	4	1	1	13
Total	147	164	128	72	65	575

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Renter Households						
Age 55 to 64 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	51	1	0	1	0	54
\$10,000-20,000	56	20	0	42	0	117
\$20,000-30,000	91	2	1	0	0	94
\$30,000-40,000	27	5	0	0	0	32
\$40,000-50,000	6	35	38	0	0	80
\$50,000-60,000	15	0	6	2	0	23
\$60,000-75,000	32	20	0	0	0	51
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	9	0	0	0	0	9
\$125,000-150,000	9	1	0	0	0	10
\$150,000-200,000	4	0	6	0	0	10
\$200,000+	1	1	0	0	0	2
Total	300	86	51	45	0	482

Renter Households						
Age 65 to 74 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	22	0	0	0	0	22
\$10,000-20,000	20	12	0	0	0	32
\$20,000-30,000	4	29	0	0	3	35
\$30,000-40,000	20	22	0	0	2	44
\$40,000-50,000	0	8	0	0	0	8
\$50,000-60,000	33	2	0	3	4	41
\$60,000-75,000	1	7	0	0	12	20
\$75,000-100,000	2	0	0	0	0	2
\$100,000-125,000	2	0	0	0	0	2
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	3	1	0	0	0	4
\$200,000+	0	0	0	0	1	1
Total	107	81	0	3	21	211

Renter Households						
Aged 75 to 84 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3	3	0	0	0	5
\$10,000-20,000	77	11	0	0	0	88
\$20,000-30,000	26	14	0	0	0	40
\$30,000-40,000	6	3	0	0	0	9
\$40,000-50,000	13	0	0	0	0	13
\$50,000-60,000	1	0	0	0	0	1
\$60,000-75,000	1	4	0	0	0	5
\$75,000-100,000	6	1	0	0	0	8
\$100,000-125,000	3	0	0	0	0	3
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	3	0	0	0	0	3
\$200,000+	1	0	0	0	0	1
Total	141	35	0	0	0	176

Renter Households						
Aged 85+ Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	9	1	0	0	0	10
\$10,000-20,000	63	0	0	0	0	63
\$20,000-30,000	3	6	0	0	0	9
\$30,000-40,000	9	0	0	0	0	9
\$40,000-50,000	10	1	0	0	0	11
\$50,000-60,000	4	0	0	0	0	4
\$60,000-75,000	7	1	0	0	0	9
\$75,000-100,000	1	0	0	0	0	1
\$100,000-125,000	4	0	0	0	0	4
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	110	10	0	0	0	120

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Owner Households						
Age 15 to 24 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	2	2	0	0	1	5
\$20,000-30,000	0	1	2	0	0	3
\$30,000-40,000	3	1	4	3	1	12
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	3	4	2	1	1	11
\$60,000-75,000	6	5	2	5	7	24
\$75,000-100,000	1	1	1	4	2	9
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	15	13	12	13	11	64

Owner Households						
Age 25 to 34 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2	1	0	0	0	2
\$10,000-20,000	20	2	0	1	4	26
\$20,000-30,000	2	4	8	1	2	16
\$30,000-40,000	12	2	8	5	3	30
\$40,000-50,000	7	12	3	4	8	35
\$50,000-60,000	21	27	18	12	6	83
\$60,000-75,000	16	16	8	10	17	68
\$75,000-100,000	8	17	15	25	18	82
\$100,000-125,000	2	3	8	18	9	41
\$125,000-150,000	0	2	2	5	5	14
\$150,000-200,000	0	1	2	1	3	7
\$200,000+	0	0	0	0	0	0
Total	89	87	72	80	75	403

Owner Households						
Age 35 to 44 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	1	0	0	0	1
\$10,000-20,000	25	2	0	1	6	35
\$20,000-30,000	2	4	8	1	4	19
\$30,000-40,000	18	4	12	7	6	47
\$40,000-50,000	11	16	5	6	11	48
\$50,000-60,000	38	38	25	19	11	131
\$60,000-75,000	17	29	16	17	30	109
\$75,000-100,000	16	25	28	50	31	150
\$100,000-125,000	2	7	21	42	24	97
\$125,000-150,000	0	8	8	10	10	36
\$150,000-200,000	0	4	7	2	11	24
\$200,000+	0	1	0	0	1	2
Total	130	139	131	156	145	701

Owner Households						
Age 45 to 54 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2	0	0	0	0	2
\$10,000-20,000	25	2	0	2	4	34
\$20,000-30,000	5	11	15	2	5	38
\$30,000-40,000	13	4	9	7	7	41
\$40,000-50,000	9	38	5	15	14	81
\$50,000-60,000	34	39	22	14	12	120
\$60,000-75,000	22	28	16	17	26	110
\$75,000-100,000	19	45	36	72	45	217
\$100,000-125,000	4	18	36	72	45	175
\$125,000-150,000	2	17	15	17	19	70
\$150,000-200,000	0	16	17	9	38	80
\$200,000+	2	35	1	6	9	54
Total	138	253	172	233	226	1,022

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Owner Households						
Age 55 to 64 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	16	21	5	0	0	43
\$10,000-20,000	13	21	2	1	0	38
\$20,000-30,000	29	40	10	0	1	80
\$30,000-40,000	102	42	4	1	0	148
\$40,000-50,000	17	62	11	2	0	92
\$50,000-60,000	23	65	15	7	1	112
\$60,000-75,000	24	82	16	0	4	127
\$75,000-100,000	12	136	61	12	0	221
\$100,000-125,000	6	57	52	1	23	139
\$125,000-150,000	3	9	29	22	0	64
\$150,000-200,000	1	57	2	2	0	62
\$200,000+	2	43	4	1	1	51
Total	250	635	212	50	30	1,177

Owner Households						
Age 65 to 74 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	14	7	0	1	0	22
\$10,000-20,000	82	23	4	0	0	110
\$20,000-30,000	18	41	1	1	0	61
\$30,000-40,000	22	41	0	1	0	64
\$40,000-50,000	20	82	22	10	0	134
\$50,000-60,000	8	32	8	12	3	63
\$60,000-75,000	29	81	12	12	0	134
\$75,000-100,000	3	68	2	2	7	82
\$100,000-125,000	2	28	2	0	0	32
\$125,000-150,000	0	20	0	7	0	27
\$150,000-200,000	3	17	0	0	0	20
\$200,000+	0	2	0	0	0	2
Total	202	448	52	47	10	758

Owner Households						
Aged 75 to 84 Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	10	17	7	0	0	34
\$10,000-20,000	68	14	0	0	0	82
\$20,000-30,000	43	12	0	0	0	55
\$30,000-40,000	20	34	7	10	0	71
\$40,000-50,000	20	54	0	0	0	75
\$50,000-60,000	17	37	0	0	0	54
\$60,000-75,000	17	39	1	0	0	57
\$75,000-100,000	3	24	0	0	0	27
\$100,000-125,000	7	3	0	0	0	10
\$125,000-150,000	1	8	0	0	0	9
\$150,000-200,000	2	1	0	0	0	3
\$200,000+	0	1	0	0	0	1
Total	209	245	15	10	0	479

Owner Households						
Aged 85+ Years						
Base Year 2010 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	12	6	0	0	0	17
\$10,000-20,000	46	3	0	0	0	49
\$20,000-30,000	19	22	0	1	0	42
\$30,000-40,000	19	13	0	0	0	32
\$40,000-50,000	10	13	0	0	0	23
\$50,000-60,000	6	12	0	0	0	17
\$60,000-75,000	9	6	0	0	0	14
\$75,000-100,000	6	1	0	0	0	7
\$100,000-125,000	1	1	0	0	0	3
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	128	76	0	1	0	206

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Renter Households						
Age 15 to 24 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	17	0	2	1	0	20
\$10,000-20,000	33	12	1	1	0	47
\$20,000-30,000	35	43	92	10	20	201
\$30,000-40,000	18	48	6	20	19	112
\$40,000-50,000	2	2	0	1	1	7
\$50,000-60,000	0	0	0	1	0	1
\$60,000-75,000	0	11	5	0	1	17
\$75,000-100,000	0	0	2	0	0	2
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	105	117	108	35	42	407

Renter Households						
Age 25 to 34 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	53	2	14	2	1	73
\$10,000-20,000	42	27	12	1	0	83
\$20,000-30,000	35	25	74	4	17	154
\$30,000-40,000	41	72	9	21	28	170
\$40,000-50,000	12	10	0	15	10	47
\$50,000-60,000	10	0	4	16	16	46
\$60,000-75,000	0	38	26	19	5	88
\$75,000-100,000	11	19	9	2	1	42
\$100,000-125,000	0	0	4	9	4	16
\$125,000-150,000	9	1	6	4	5	25
\$150,000-200,000	1	0	1	0	4	6
\$200,000+	1	0	0	0	0	1
Total	215	194	158	93	91	751

Renter Households						
Age 35 to 44 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	34	1	11	4	2	51
\$10,000-20,000	30	18	8	0	0	55
\$20,000-30,000	24	20	57	3	14	118
\$30,000-40,000	26	46	5	12	18	106
\$40,000-50,000	12	4	0	11	7	34
\$50,000-60,000	8	0	3	13	13	37
\$60,000-75,000	0	31	21	19	5	75
\$75,000-100,000	9	20	7	3	1	40
\$100,000-125,000	0	0	4	10	3	17
\$125,000-150,000	11	1	6	5	9	32
\$150,000-200,000	1	1	1	0	3	6
\$200,000+	0	0	0	0	0	0
Total	153	141	123	79	74	570

Renter Households						
Age 45 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	50	4	20	2	2	78
\$10,000-20,000	37	20	8	2	0	67
\$20,000-30,000	10	9	20	1	6	46
\$30,000-40,000	23	42	5	9	13	92
\$40,000-50,000	15	11	0	17	11	54
\$50,000-60,000	6	0	2	9	13	30
\$60,000-75,000	0	32	22	12	3	69
\$75,000-100,000	15	22	10	3	2	52
\$100,000-125,000	0	0	4	16	3	23
\$125,000-150,000	4	0	2	1	2	8
\$150,000-200,000	1	1	0	2	2	5
\$200,000+	2	3	2	1	1	9
Total	163	144	93	74	56	531

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Renter Households						
Age 55 to 64 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	74	1	0	3	0	78
\$10,000-20,000	62	27	0	49	0	137
\$20,000-30,000	40	1	2	0	0	43
\$30,000-40,000	33	4	0	0	0	37
\$40,000-50,000	5	42	28	0	0	75
\$50,000-60,000	25	0	6	4	0	35
\$60,000-75,000	32	22	0	0	0	54
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	10	0	0	0	0	10
\$125,000-150,000	4	2	0	0	0	6
\$150,000-200,000	2	0	5	0	0	7
\$200,000+	1	0	0	0	0	1
Total	289	99	41	56	0	485

Renter Households						
Age 65 to 74 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	30	0	0	0	0	30
\$10,000-20,000	16	15	0	0	0	31
\$20,000-30,000	6	33	0	0	5	44
\$30,000-40,000	34	28	0	0	2	63
\$40,000-50,000	0	10	0	0	0	10
\$50,000-60,000	44	1	0	2	3	50
\$60,000-75,000	10	10	0	0	11	31
\$75,000-100,000	13	2	0	0	0	14
\$100,000-125,000	5	1	0	0	0	6
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	1	1
\$200,000+	0	0	0	0	0	0
Total	159	99	0	2	22	281

Renter Households						
Aged 75 to 84 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4	3	0	0	0	8
\$10,000-20,000	56	7	0	0	0	63
\$20,000-30,000	27	24	0	0	0	51
\$30,000-40,000	7	4	0	0	0	11
\$40,000-50,000	10	0	0	0	0	10
\$50,000-60,000	1	0	0	0	0	1
\$60,000-75,000	3	5	0	0	0	9
\$75,000-100,000	9	1	0	0	0	10
\$100,000-125,000	7	2	0	0	0	9
\$125,000-150,000	1	1	0	0	0	2
\$150,000-200,000	1	1	0	0	0	2
\$200,000+	1	0	0	0	0	1
Total	127	49	0	0	0	176

Renter Households						
Aged 85+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	11	1	0	0	0	12
\$10,000-20,000	59	0	0	0	0	59
\$20,000-30,000	9	11	0	0	0	20
\$30,000-40,000	7	0	0	0	0	7
\$40,000-50,000	10	2	0	0	0	12
\$50,000-60,000	3	0	0	0	0	3
\$60,000-75,000	9	1	0	0	0	10
\$75,000-100,000	3	0	0	0	0	3
\$100,000-125,000	6	1	0	0	0	7
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	1	0	0	0	0	1
\$200,000+	3	0	0	0	0	3
Total	121	17	0	0	0	138

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Owner Households						
Age 15 to 24 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	3	2	0	1	2	7
\$20,000-30,000	1	6	13	2	3	25
\$30,000-40,000	2	1	5	2	1	10
\$40,000-50,000	0	0	0	0	0	0
\$50,000-60,000	0	1	0	1	0	2
\$60,000-75,000	0	1	1	1	2	5
\$75,000-100,000	1	1	5	3	5	14
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	1	1
\$200,000+	0	0	0	0	0	0
Total	6	11	24	9	13	62

Owner Households						
Age 25 to 34 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1	0	0	0	0	1
\$10,000-20,000	13	2	0	1	4	20
\$20,000-30,000	2	8	7	1	4	22
\$30,000-40,000	8	1	5	3	1	19
\$40,000-50,000	4	9	2	2	4	21
\$50,000-60,000	25	31	17	16	6	95
\$60,000-75,000	9	10	6	5	17	47
\$75,000-100,000	6	12	13	25	16	73
\$100,000-125,000	1	4	11	25	11	52
\$125,000-150,000	0	12	4	14	13	43
\$150,000-200,000	0	3	5	2	7	18
\$200,000+	0	1	0	0	2	3
Total	69	93	71	95	85	414

Owner Households						
Age 35 to 44 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1	0	0	0	0	1
\$10,000-20,000	13	3	0	1	4	21
\$20,000-30,000	1	11	8	4	5	29
\$30,000-40,000	7	1	5	6	4	23
\$40,000-50,000	3	11	3	4	10	31
\$50,000-60,000	31	40	24	19	9	124
\$60,000-75,000	11	17	11	10	22	72
\$75,000-100,000	9	15	22	37	28	112
\$100,000-125,000	3	9	21	47	23	104
\$125,000-150,000	0	23	8	29	24	85
\$150,000-200,000	0	9	14	9	20	52
\$200,000+	0	7	0	0	5	12
Total	80	147	117	168	155	667

Owner Households						
Age 45 to 54 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1	1	0	0	0	2
\$10,000-20,000	22	6	0	4	8	39
\$20,000-30,000	0	5	6	1	4	16
\$30,000-40,000	8	1	10	7	5	31
\$40,000-50,000	6	43	6	16	16	86
\$50,000-60,000	35	39	27	23	11	135
\$60,000-75,000	16	17	16	19	26	93
\$75,000-100,000	14	36	33	68	45	197
\$100,000-125,000	4	14	27	61	49	155
\$125,000-150,000	0	18	7	19	25	69
\$150,000-200,000	1	6	11	6	19	43
\$200,000+	5	19	1	2	6	33
Total	111	206	145	226	214	901

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Owner Households						
Age 55 to 64 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	18	24	8	0	0	49
\$10,000-20,000	20	21	6	1	0	47
\$20,000-30,000	20	24	7	0	0	50
\$30,000-40,000	97	42	4	1	0	144
\$40,000-50,000	19	63	18	2	0	102
\$50,000-60,000	25	80	14	8	1	127
\$60,000-75,000	25	84	19	0	5	132
\$75,000-100,000	14	142	80	13	2	251
\$100,000-125,000	3	58	48	1	32	142
\$125,000-150,000	0	18	37	11	1	66
\$150,000-200,000	0	28	1	1	0	30
\$200,000+	1	31	5	1	0	38
Total	240	614	246	39	40	1,179

Owner Households						
Age 65 to 74 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	22	10	0	1	0	32
\$10,000-20,000	78	22	8	0	0	107
\$20,000-30,000	24	46	1	1	0	72
\$30,000-40,000	21	51	0	1	0	72
\$40,000-50,000	12	64	28	11	0	114
\$50,000-60,000	6	29	6	8	2	52
\$60,000-75,000	45	121	13	13	0	192
\$75,000-100,000	9	133	5	5	11	163
\$100,000-125,000	6	73	1	1	0	82
\$125,000-150,000	0	22	1	4	0	27
\$150,000-200,000	1	22	0	0	0	23
\$200,000+	0	12	0	0	0	12
Total	223	604	64	45	13	949

Owner Households						
Aged 75 to 84 Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	12	26	11	0	0	49
\$10,000-20,000	52	8	0	0	0	60
\$20,000-30,000	52	7	0	0	0	58
\$30,000-40,000	28	41	5	11	0	85
\$40,000-50,000	18	31	0	0	0	50
\$50,000-60,000	17	28	0	0	0	45
\$60,000-75,000	26	40	2	0	0	68
\$75,000-100,000	1	39	0	0	0	40
\$100,000-125,000	10	6	1	0	0	17
\$125,000-150,000	1	4	0	0	0	5
\$150,000-200,000	2	2	0	0	0	4
\$200,000+	2	4	0	0	0	6
Total	221	235	18	11	0	485

Owner Households						
Aged 85+ Years						
Year 2016 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	16	8	0	0	0	23
\$10,000-20,000	36	3	0	0	0	39
\$20,000-30,000	21	18	0	1	0	39
\$30,000-40,000	19	20	0	0	0	39
\$40,000-50,000	7	12	0	0	0	19
\$50,000-60,000	4	6	0	0	0	9
\$60,000-75,000	13	11	0	0	0	24
\$75,000-100,000	8	6	0	0	0	14
\$100,000-125,000	5	1	0	0	0	6
\$125,000-150,000	0	2	0	0	0	2
\$150,000-200,000	1	0	0	0	0	1
\$200,000+	1	1	0	0	0	2
Total	130	86	0	1	0	217

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Renter Households						
Age 15 to 24 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	14	0	1	1	0	16
\$10,000-20,000	36	11	4	1	0	53
\$20,000-30,000	36	45	95	12	22	210
\$30,000-40,000	16	38	4	16	22	97
\$40,000-50,000	2	1	0	1	2	7
\$50,000-60,000	0	0	0	2	0	2
\$60,000-75,000	0	10	5	0	0	15
\$75,000-100,000	0	0	2	0	0	2
\$100,000-125,000	0	0	0	0	0	0
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	0	0	0	0	0	0
Total	105	105	113	34	46	403

Renter Households						
Age 25 to 34 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	46	4	16	2	1	69
\$10,000-20,000	44	26	10	1	0	80
\$20,000-30,000	33	27	78	2	18	158
\$30,000-40,000	43	71	10	16	24	163
\$40,000-50,000	16	10	0	13	10	49
\$50,000-60,000	11	0	4	16	18	49
\$60,000-75,000	0	40	24	23	6	94
\$75,000-100,000	12	21	9	4	0	45
\$100,000-125,000	0	0	4	12	4	19
\$125,000-150,000	11	1	7	6	6	32
\$150,000-200,000	1	1	1	2	4	10
\$200,000+	0	0	0	0	0	0
Total	217	200	162	99	91	768

Renter Households						
Age 35 to 44 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	32	3	10	2	1	48
\$10,000-20,000	26	16	6	0	0	48
\$20,000-30,000	24	21	55	2	13	115
\$30,000-40,000	27	45	5	13	17	108
\$40,000-50,000	15	6	0	16	7	44
\$50,000-60,000	8	0	3	12	14	37
\$60,000-75,000	0	39	23	18	3	84
\$75,000-100,000	9	23	7	4	1	44
\$100,000-125,000	0	0	4	14	4	22
\$125,000-150,000	14	2	8	6	11	41
\$150,000-200,000	1	0	1	1	1	4
\$200,000+	0	0	0	0	0	0
Total	158	157	122	89	73	598

Renter Households						
Age 45 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	45	2	18	2	2	70
\$10,000-20,000	32	18	7	1	0	58
\$20,000-30,000	9	9	21	1	6	44
\$30,000-40,000	21	33	3	7	11	76
\$40,000-50,000	15	10	0	18	10	52
\$50,000-60,000	5	0	2	9	12	27
\$60,000-75,000	0	29	21	11	3	64
\$75,000-100,000	16	24	9	3	2	53
\$100,000-125,000	0	0	3	16	3	22
\$125,000-150,000	6	0	2	1	4	12
\$150,000-200,000	1	1	0	2	0	4
\$200,000+	3	4	2	1	0	10
Total	152	129	87	72	52	493

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Renter Households						
Age 55 to 64 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	72	1	0	3	0	76
\$10,000-20,000	51	20	0	46	0	117
\$20,000-30,000	40	1	1	2	0	44
\$30,000-40,000	36	3	0	0	0	39
\$40,000-50,000	8	40	32	0	0	81
\$50,000-60,000	22	0	7	4	0	34
\$60,000-75,000	31	21	0	0	0	52
\$75,000-100,000	0	0	0	0	0	0
\$100,000-125,000	9	0	0	0	0	9
\$125,000-150,000	6	0	0	0	0	6
\$150,000-200,000	1	0	6	0	0	7
\$200,000+	3	0	0	0	0	3
Total	281	86	47	55	0	469

Renter Households						
Age 65 to 74 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	38	1	0	0	0	39
\$10,000-20,000	18	18	0	0	0	36
\$20,000-30,000	9	35	0	0	6	50
\$30,000-40,000	42	34	0	0	2	78
\$40,000-50,000	0	11	0	0	0	11
\$50,000-60,000	49	1	0	2	5	56
\$60,000-75,000	16	11	0	0	14	42
\$75,000-100,000	18	2	0	0	0	19
\$100,000-125,000	8	2	0	0	0	10
\$125,000-150,000	0	0	0	0	0	0
\$150,000-200,000	1	0	0	0	0	1
\$200,000+	0	0	0	0	0	0
Total	198	114	0	2	27	341

Renter Households						
Aged 75 to 84 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	6	3	0	0	0	10
\$10,000-20,000	56	5	0	0	0	61
\$20,000-30,000	26	32	0	0	0	58
\$30,000-40,000	7	6	0	0	0	14
\$40,000-50,000	13	0	0	0	0	13
\$50,000-60,000	3	0	0	0	0	3
\$60,000-75,000	3	5	0	0	0	9
\$75,000-100,000	10	0	0	0	0	10
\$100,000-125,000	10	4	0	0	0	14
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	3	0	0	0	0	3
\$200,000+	6	0	0	0	0	6
Total	144	57	0	0	0	201

Renter Households						
Aged 85+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	12	2	0	0	0	14
\$10,000-20,000	50	0	0	0	0	50
\$20,000-30,000	9	9	0	0	0	18
\$30,000-40,000	8	0	0	0	0	8
\$40,000-50,000	12	2	0	0	0	14
\$50,000-60,000	2	1	0	0	0	3
\$60,000-75,000	11	1	0	0	0	12
\$75,000-100,000	3	0	0	0	0	3
\$100,000-125,000	7	0	0	0	0	7
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	0	0	0	0	0	0
\$200,000+	5	0	0	0	0	5
Total	121	15	0	0	0	136

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Owner Households						
Age 15 to 24 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	2	0	0	1	2	5
\$20,000-30,000	1	7	15	1	3	27
\$30,000-40,000	1	1	5	1	1	7
\$40,000-50,000	1	1	1	0	0	2
\$50,000-60,000	0	1	0	1	0	2
\$60,000-75,000	0	3	3	0	1	7
\$75,000-100,000	1	1	4	3	5	13
\$100,000-125,000	0	0	1	0	0	1
\$125,000-150,000	0	0	1	0	0	1
\$150,000-200,000	0	0	0	1	1	1
\$200,000+	0	0	0	0	0	0
Total	5	13	29	6	13	65

Owner Households						
Age 25 to 34 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2	0	0	0	0	2
\$10,000-20,000	12	2	0	1	4	18
\$20,000-30,000	1	8	5	1	4	18
\$30,000-40,000	6	2	5	5	2	19
\$40,000-50,000	2	8	3	2	5	19
\$50,000-60,000	23	31	18	16	5	92
\$60,000-75,000	9	9	5	6	17	47
\$75,000-100,000	8	11	16	26	18	79
\$100,000-125,000	2	5	12	27	14	59
\$125,000-150,000	0	17	5	18	15	55
\$150,000-200,000	0	2	9	5	11	28
\$200,000+	0	2	0	0	2	4
Total	64	95	79	107	95	440

Owner Households						
Age 35 to 44 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	0	0	0	0	0
\$10,000-20,000	12	1	0	0	4	17
\$20,000-30,000	1	9	7	1	4	22
\$30,000-40,000	7	1	4	4	1	17
\$40,000-50,000	2	12	2	5	11	32
\$50,000-60,000	28	35	18	17	6	103
\$60,000-75,000	8	13	10	12	23	65
\$75,000-100,000	7	15	25	38	26	110
\$100,000-125,000	3	8	22	54	26	112
\$125,000-150,000	2	24	10	31	28	94
\$150,000-200,000	0	8	24	12	36	79
\$200,000+	0	11	0	0	6	17
Total	69	136	121	172	169	668

Owner Households						
Age 45 to 54 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0	1	0	0	0	1
\$10,000-20,000	20	4	0	1	6	31
\$20,000-30,000	1	4	5	1	2	13
\$30,000-40,000	8	2	7	6	2	26
\$40,000-50,000	6	36	5	17	13	76
\$50,000-60,000	27	27	19	20	6	100
\$60,000-75,000	14	17	10	13	24	77
\$75,000-100,000	13	32	37	61	43	185
\$100,000-125,000	4	12	27	57	44	144
\$125,000-150,000	0	18	6	19	15	58
\$150,000-200,000	0	5	14	7	23	49
\$200,000+	8	23	4	2	8	45
Total	102	180	133	204	187	806

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Owner Households						
Age 55 to 64 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	17	17	8	0	0	41
\$10,000-20,000	17	17	4	1	0	38
\$20,000-30,000	14	18	9	0	0	40
\$30,000-40,000	82	33	4	1	0	121
\$40,000-50,000	16	61	18	1	0	95
\$50,000-60,000	23	56	15	8	1	102
\$60,000-75,000	22	80	16	0	3	121
\$75,000-100,000	14	142	79	12	1	247
\$100,000-125,000	6	55	50	1	31	143
\$125,000-150,000	3	16	39	12	0	70
\$150,000-200,000	1	36	1	1	0	39
\$200,000+	2	40	6	1	0	49
Total	215	571	247	37	36	1,107

Owner Households						
Age 65 to 74 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	26	9	0	0	0	35
\$10,000-20,000	93	24	9	0	0	126
\$20,000-30,000	25	47	0	1	0	73
\$30,000-40,000	28	51	0	1	0	80
\$40,000-50,000	16	86	28	16	0	146
\$50,000-60,000	4	27	5	6	2	45
\$60,000-75,000	56	142	18	14	0	231
\$75,000-100,000	10	160	6	8	13	197
\$100,000-125,000	8	89	2	1	0	100
\$125,000-150,000	1	30	0	8	0	39
\$150,000-200,000	2	36	0	0	0	38
\$200,000+	0	21	0	0	0	21
Total	270	720	69	55	15	1,129

Owner Households						
Aged 75 to 84 Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	12	26	12	0	0	50
\$10,000-20,000	63	8	0	0	0	70
\$20,000-30,000	59	7	0	0	0	65
\$30,000-40,000	31	44	7	12	0	94
\$40,000-50,000	21	39	0	0	0	61
\$50,000-60,000	17	27	0	0	0	44
\$60,000-75,000	33	44	2	0	0	79
\$75,000-100,000	5	47	0	1	0	53
\$100,000-125,000	12	8	0	0	0	20
\$125,000-150,000	2	6	0	0	0	8
\$150,000-200,000	4	4	0	0	0	8
\$200,000+	4	3	0	0	0	7
Total	262	263	21	13	0	558

Owner Households						
Aged 85+ Years						
Year 2021 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	14	7	0	0	0	21
\$10,000-20,000	31	3	0	0	0	34
\$20,000-30,000	17	13	0	1	0	31
\$30,000-40,000	16	20	0	0	0	36
\$40,000-50,000	9	10	0	0	0	19
\$50,000-60,000	3	7	0	0	0	9
\$60,000-75,000	15	9	0	0	0	25
\$75,000-100,000	11	5	0	0	0	16
\$100,000-125,000	6	1	0	0	0	7
\$125,000-150,000	1	0	0	0	0	1
\$150,000-200,000	1	2	0	0	0	3
\$200,000+	3	0	0	0	0	3
Total	127	77	0	1	0	204

Addendum 4:

**Data sheets on selected multifamily rental
properties in Pendleton**

Multifamily Comparable #1

Pendleton Heights Neighborhood

1785 SW Jerard Circle
 Pendleton, OR 97801
 Phone: 541-429-3609



Type	Market
Occupancy rate	N/A
Rent concessions?	No
Year built/rehabbed	2014-2016
Total units	32

	Total	Size	Baths	Rent
2 bedroom	26	996	2	\$975
3 bedroom	6	1210	2	\$1,085

Range	Y	Owner pays heat	N
Refrigerator	Y	Owner pays A/C	N
Dishwasher	Y	Owner pays hot	N
Disposal	Y	Owner pays	N
W/D	N	Owner pays electric	N
W/D hookups	Y	Owner pays w/s	N
Laundry room	N	Owner pays trash	N
Air conditioning	Yes (living room)		
Community room	N		

Newly-built duplex units; first units came online in late 2014. The manager said that the units filled quickly, with 3-bedroom units the first to be leased. The final ten units were nearing completion at the time of the site visit and have since been leased. The owner plans to build an additional 105 2-bedroom units in five multi-family buildings.

Multifamily Project #2

St. George Plaza

15 SE Emigrant Ave
Pendleton, OR 97801
Phone: 541-612-6755



Type	Market
Occupancy rate	91%
Rent concessions?	No
Year built/rehabbed	2010
Total units	35

	Total	Average	Baths	Average	Max rent
1 bedroom	23	566	1	\$675	\$1,150
2 bedroom	10	1,036	1 and 2	\$1,050	\$1,250

Range	Y	Owner	N
Refrigerator	Y	Owner	N
Dishwasher	Y	Owner	Y
Disposal	Y	Owner	N
W/D - 2 bedroom units	Y	Owner	N
W/D hookups	N	Owner	Y
Laundry room	N	Owner	Y
Air conditioning	Y		
Community room	Y		

Restored historic hotel building in downtown Pendleton. Units vary widely in size (with the average shown above) and rent (with average and maximum shown). All units have upscale finishes and appliances. In addition to the amenities shown above, rents include internet and satellite TV service. The management company website shows three 1-bedroom units available.

Multifamily Project #3

South Hills Apartments

248 SW 28th Drive
Pendleton, OR 97801
Phone: 541-276-5904



Type	Market
Occupancy rate	100%
Rent concessions?	No
Year built/rehabbed	N/A
Total units	87

	Total	Size	Baths	Rent
1 bedroom	5	750	1	\$550
2 bedroom	82	830	1	\$675

Range	Y	Owner pays heat	N
Refrigerator	Y	Owner pays A/C	N
Dishwasher	Y	Owner pays hot water	N
Disposal	Y	Owner pays cooking	N
W/D	N	Owner pays electric	N
W/D hookups	N	Owner pays w/s	Y
Laundry room	Y	Owner pays trash	Y
Air conditioning	Y		
Community room	N		
Pool	Y		

Largest apartment complex in Pendleton with reasonably good curb appeal. Rents shown are Most of the ground floor units have dishwashers. Rents shown are for remodeled units on the ground floor. Other units are \$530 for 1-bedroom and \$650 for 2-bedroom apartments. A fire several years ago resulted in one building being taken off-line because rents are not high enough to justify rebuilding.

Multifamily Comparable #4

Pendleton Point

1211 SW 21st Street

Pendleton, OR 97801

Phone: 541-429-3609



Type	Market
Occupancy rate	100%
Rent concessions?	No
Year built/rehabbed	N/A
Total units	95

	Total	Size	Baths	Rent
1 bedroom	12	814	1	\$675
2 bedroom	12	1045	1	\$850

Range	Y	Owner pays heat	N
Refrigerator	Y	Owner pays A/C	N
Dishwasher	Y	Owner pays hot water	N
Disposal	Y	Owner pays cooking	N
W/D	N	Owner pays electric	N
W/D hookups	N	Owner pays w/s	Y
Laundry room	Y	Owner pays trash	Y
Air conditioning	Y		
Community room	N		
Pool	Y		

Recently remodeled apartments, new kitchens and bathrooms, new microwave, stove, dishwasher, disposal, tub/shower, toilet, cabinets, counters, windows, and flooring. No work has been done on the exterior, which is outdated, but the manager reports that all units not offline for remodeling are occupied, with the units under renovation already leased.

Multifamily Comparable #5

Edgewater Apartments

27 NW 12th

Pendleton, OR 97801

Phone: 541-429-3609



Type	Market
Occupancy rate	100%
Rent concessions?	No
Year built/rehabbed	N/A
Total units	95

	Total	Size	Baths	Rent
1 bedroom		1000	1	\$700
2 bedroom		1100	1 and 2	\$800 - \$850
3 bedroom		1200	2	\$1050

Range	Y	Owner pays heat	N
Refrigerator	Y	Owner pays A/C	N
Dishwasher	Y	Owner pays hot water	N
Disposal	Y	Owner pays cooking	N
W/D	N	Owner pays electric	N
W/D hookups	N	Owner pays w/s	Y
Laundry room	Y	Owner pays trash	Y
Air conditioning	Y		
Community room	N		
Pool	N		

Recently remodeled apartments, new kitchens and bathrooms, new microwave, stove, dishwasher, disposal, tub/shower, toilet, cabinets, counters, windows, and flooring. No work has been done on the exterior, which is outdated, but the manager reports that all units not offline for remodeling are occupied, with the units under renovation already leased.

Multifamily Comparable #6

Blue Mountain Village Apartments
 2700 SW Goodwin
 Pendleton, OR 97801
 Phone: 541-429-4310



Type	Market
Occupancy rate	N/A
Rent concessions?	No
Year built/rehabbed	Early
Total units	60

	Total	Size	Baths	Rent
1 bedroom	30	475	1	\$525
2 bedroom	30	650	1	\$575

Range	Y	Owner pays heat	N
Refrigerator	Y	Owner pays A/C	N
Dishwasher	N	Owner pays hot	N
Disposal	N	Owner pays	N
W/D	N	Owner pays electric	N
W/D hookups	N	Owner pays w/s	Y
Laundry room	Y	Owner pays trash	Y
Air conditioning	N		
Community room	N		

Older property with fair curb appeal. The owner refused to provide current information on rent or occupancy, but current rents are from Craigslist.

Multifamily Comparable #7

Hailey Place Apartments

600 SW 30th St
Pendleton, OR 97801
Phone: 541-276-5407



Type	LIHTC
Occupancy rate	98%
Rent concessions?	No
Year built/rehabbed	1997
Total units	48

	Total	Size	Baths	Rent
2 bedroom/1 bath	18	916	1	\$534
3 bedroom/ 2 bath	24	1,098	2	\$607
4 bedroom/2 bath	6	1,235	2	\$650

Range	Y	Owner	N
Refrigerator	Y	Owner	N
Dishwasher	Y	Owner	N
Disposal	Y	Owner	N
W/D	Y	Owner	N
W/D hookups	N	Owner	Y
Laundry room	N	Owner	Y
Air conditioning	Y		
Community room	Y		

Affordable housing project in good condition and with excellent amenities. Income limits are 40%, 50%, and 60% of area median income. The highest rents for each unit type are shown above. The manager said that the project “never” has an unfilled vacant unit.

Multifamily Comparable #8

Goodwin Court

238 S Main St,
Pendleton, OR 97801
Phone: 541-966-4053



Type	Income-restricted LIHTC
Occupancy rate	95% (average)
Rent concessions?	No
Year built/rehabbed	2002
Total units	26

	Total	Size	Baths	Rent
Studio	14	420	1	\$459
1 bedroom	12	620	1	\$483

Range	Y	Owner pays heat	N
Refrigerator	Y	Owner pays A/C	N
Dishwasher	Y	Owner pays hot water	N
Disposal	Y	Owner pays cooking	N
W/D	N	Owner pays electric	N
W/D hookups	N	Owner pays w/s	Y
Laundry room	Y	Owner pays trash	Y
Air conditioning	Y		
Community room	N		
Pool	N		

Low-Income Housing Tax Credit project in downtown Pendleton; all units are limited to households with no more than 50% of area median income. The manager reports that 75% of residents are elderly; typically half have Housing Choice Vouchers (Section 8) that allow residents to pay no more than 30% of their income in rent.

Multifamily Project #9

Security Apartments

130 SW Court
Pendleton, OR 97801
Phone: 541-276-5407



Type	LIHTC
Occupancy rate	100%
Rent concessions?	No
Year built/rehabbed	2001
Total units	25

	Total	Size	Baths	Rent
Studio	12	N/A	1	\$336
1 bedroom	13	N/A	1	\$359

Range	Y	Owner pays heat	N
Refrigerator	Y	Owner pays A/C	N
Dishwasher	Y	Owner pays hot water	Y
Disposal	Y	Owner pays cooking	N
W/D	N	Owner pays electric	N
W/D hookups	N	Owner pays w/s	Y
Laundry room	Y	Owner pays trash	Y
Air conditioning	Y		
Community room	N		

Low-income housing tax credit rehabilitation in downtown Pendleton that was placed in service in 2001. All units are restricted to households with incomes no higher than 50% of area median income, and the manager said that nearly every tenant has a mental disability.