

Current Report:

Rental Housing Report of Custom Region: McLoughlin Area



Date: July, 28, 2009

Proposed Area:

This area is located in **Clackamas County**, in the state of **Oregon**.

It is located within or touches the following census tract(s): **000100, 020800, 021400, 021100, 000200, 020900**.

Similarly, it is located within or touches the following zip code(s): **97222, 97202**.

Data presented in this report summarize the Census Block Groups that this area covers. See Endnotes for a full explanation of how the data are calculated.

(-) This Area is Served by (or touches):

School District(s): North Clackamas School District 012

Congressional District(s): Oregon District 3 (Earl Blumenauer)

Senators: Jeff Merkley (OR), Ron Wyden (OR)

State Senate District(s): Oregon State Senate District 021

State House District(s): Oregon State House District 040, Oregon State House District 041

(-) Rents:

Across the area, an estimated **62.19%** or **1,214** households rented their home in 2007. By 2012, **1,226** households are projected to rent their homes. Distributions by bedroom sizes are not available for more recent years, but according to the U.S. Census Bureau, this area was home to rental units of the following bedroom sizes in the year 2000:

| Rental Units by Size | Number of Units | Percent of All Rental Units |
|---------------------------|-----------------|-----------------------------|
| McLoughlin Area | | |
| 0 or 1 Bedroom | 419 | 35.90% |
| 2 Bedrooms | 586 | 50.21% |
| 3 or more Bedrooms | 162 | 13.88% |
| All | 1,167 | 100% |
| County (Clackamas) | | |
| 0 or 1 Bedroom | 11,927 | 34.07% |
| 2 Bedrooms | 15,311 | 43.74% |
| 3 or more Bedroom | 7,760 | 22.17% |
| All | 34,998 | 100% |
| State (Oregon) | | |
| 0 or 1 Bedroom | 160,933 | 35.82% |
| 2 Bedrooms | 186,748 | 41.57% |
| 3 or more Bedroom | 101,545 | 22.60% |
| All | 449,226 | 100% |

Also, in 2000, according to the U.S. Census Bureau, average gross rents ¹ by bedroom size were as follows:

| Gross Rent in 2000 | Number of Units | | |
|---------------------------|----------------------|-----------------|-------------------------|
| | 0 or 1 Bedroom Units | 2 Bedroom Units | 3 or more Bedroom Units |
| McLoughlin Area | | | |
| < \$300 / month | 18 | 19 | 9 |
| < \$500 / month | 75 | 65 | 9 |
| < \$750 / month | 405 | 457 | 39 |
| < \$1,000 / month | 410 | 543 | 83 |
| > \$1,000 / month | 9 | 43 | 79 |
| County (Clackamas) | | | |
| < \$300 / month | 921 | 448 | 200 |
| < \$500 / month | 2,683 | 1,366 | 613 |
| < \$750 / month | 8,653 | 10,062 | 2,199 |
| < \$1000 / month | 10,318 | 14,168 | 4,853 |
| > \$1000 / month | 1,609 | 1,143 | 2,907 |
| State (Oregon) | | | |
| < \$300 / month | 23,146 | 7,865 | 3,480 |
| < \$500 / month | 73,663 | 36,291 | 12,774 |
| < \$750 / month | 136,911 | 143,336 | 40,794 |
| < \$1000 / month | 149,960 | 178,016 | 77,206 |
| > \$1000 / month | 10,973 | 8,732 | 24,339 |

(-) Incomes:

The range of household incomes in this area is as follows:

| Annual Income Category | Number of HHs in 2007 | Percent of HHs in 2007 |
|---------------------------|-----------------------|------------------------|
| McLoughlin Area | | |
| Less than \$25,000 | 513 | 26.28% |
| Less than \$50,000 | 1,257 | 64.39% |
| Less than \$75,000 | 1,596 | 81.76% |
| Less than \$150,000 | 1,900 | 97.33% |
| \$150,000 or more | 52 | 2.66% |
| County (Clackamas) | | |
| Less than \$25,000 | 22,654 | 15.87% |
| Less than \$50,000 | 59,275 | 41.54% |
| Less than \$75,000 | 89,555 | 62.76% |
| Less than \$150,000 | 130,367 | 91.36% |
| \$150,000 or more | 12,326 | 8.63% |
| State (Oregon) | | |
| Less than \$25,000 | 347,385 | 23.85% |
| Less than \$50,000 | 771,016 | 52.95% |
| Less than \$75,000 | 1,069,124 | 73.42% |
| Less than \$150,000 | 1,383,190 | 94.99% |

(-) Rental Affordability:

According to the U.S. Census, **350** renters in this area were cost burdened (paying more than 30% of their income towards rent) in 2000 and **135** were severely cost burdened (paying more than 50% of their income towards rent).

Of those renters that were cost-burdened, **70.85%** earned less than \$20,000 in 2000. Additionally, **30.28%** of cost burdened renters were over the age of 65.

| Burdens by Age | Cost Burdened Renters in 2000 | |
|---------------------------|-------------------------------|--------------------------------|
| | # | % of all cost burdened renters |
| McLoughlin Area | | |
| Less than 55 | 234 | 66.85% |
| 55 or older | 116 | 33.14% |
| 65 or older | 106 | 30.28% |
| 75 or older | 57 | 16.28% |
| County (Clackamas) | | |
| Less than 55 | 8,976 | 67.51 |
| 55 or older | 4,319 | 32.48 |
| 65 or older | 3,287 | 24.72 |
| 75 or older | 2,482 | 18.66 |
| State (Oregon) | | |
| Less than 55 | 140,769 | 75.24 |
| 55 or older | 46,312 | 24.75 |
| 65 or older | 32,974 | 17.62 |
| 75 or older | 22,128 | 11.82 |

| Burdens by Annual Income | Cost Burdened Renters in 2000 | |
|---------------------------|-------------------------------|--------------------------------|
| | # | % of all cost burdened renters |
| McLoughlin Area | | |
| Less than \$20,000 | 248 | 70.85% |
| Less than \$50,000 | 350 | 100% |
| Less than \$75,000 | 350 | 100% |
| County (Clackamas) | | |
| Less than \$20,000 | 7,515 | 56.52 |
| Less than \$50,000 | 13,054 | 98.18 |
| Less than \$75,000 | 13,278 | 99.87 |
| State (Oregon) | | |
| Less than \$20,000 | 129,029 | 68.96 |
| Less than \$50,000 | 185,524 | 99.16 |
| Less than \$75,000 | 186,971 | 99.94 |

(-) Endnotes:

¹ Gross rent is defined by the U.S. Census Bureau to be the contract rent plus the estimated average monthly cost

of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid by the renter for someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Calculations presented here were performed by staff at The Reinvestment Fund and are based on data from the U.S. Census for 2000 and estimates and projections provided by Claritas, Inc. for 2007 and 2012. Reports at a zip code level will be substantially incomplete as Census does not capture data for these indicators at a zip code. Depending on the size of the area selected, numbers presented in this report capture data within block groups, census tracts, zip codes, counties or states that are either within or touch the area selected. Sometimes these geographies extend beyond the exact area selected for the report. As a result, numbers in this report may be reflective of a slightly larger geography. For example, if you have an area that touches part of a block group, data for that entire block group will be included in this report.

Values presented in this report for custom areas were calculated by summing the Census Block Groups contained therein. A Census Block Group was included if more than 50% of its area was included by the custom area. If data is unavailable in one or more areas contained by the custom area, or if the custom area does not contain at least 50% of the smallest geography for which data is available, the report will return a value of "N/A", indicating that this data is not available. Custom areas include Custom Regions, Raddii, School Districts, Congressional Districts, and other areas for which values are not published by the Census or Claritas. The Census Block Groups that were combined to construct the study area in this report are as follows: **410050208001, 410050208003, 410050208002.**

PolicyMap's [Terms of Use](#) apply to the creation and use of this report.

Rental Housing Report by Custom Region: McLoughlin Area for area in Clackamas County, Oregon
07/28/2009
Copyright © PolicyMap 2009



Toll-Free: 1-866-923-MAPS



Copyright © 2009 PolicyMap. All rights reserved.
PolicyMap is a service of The Reinvestment Fund.