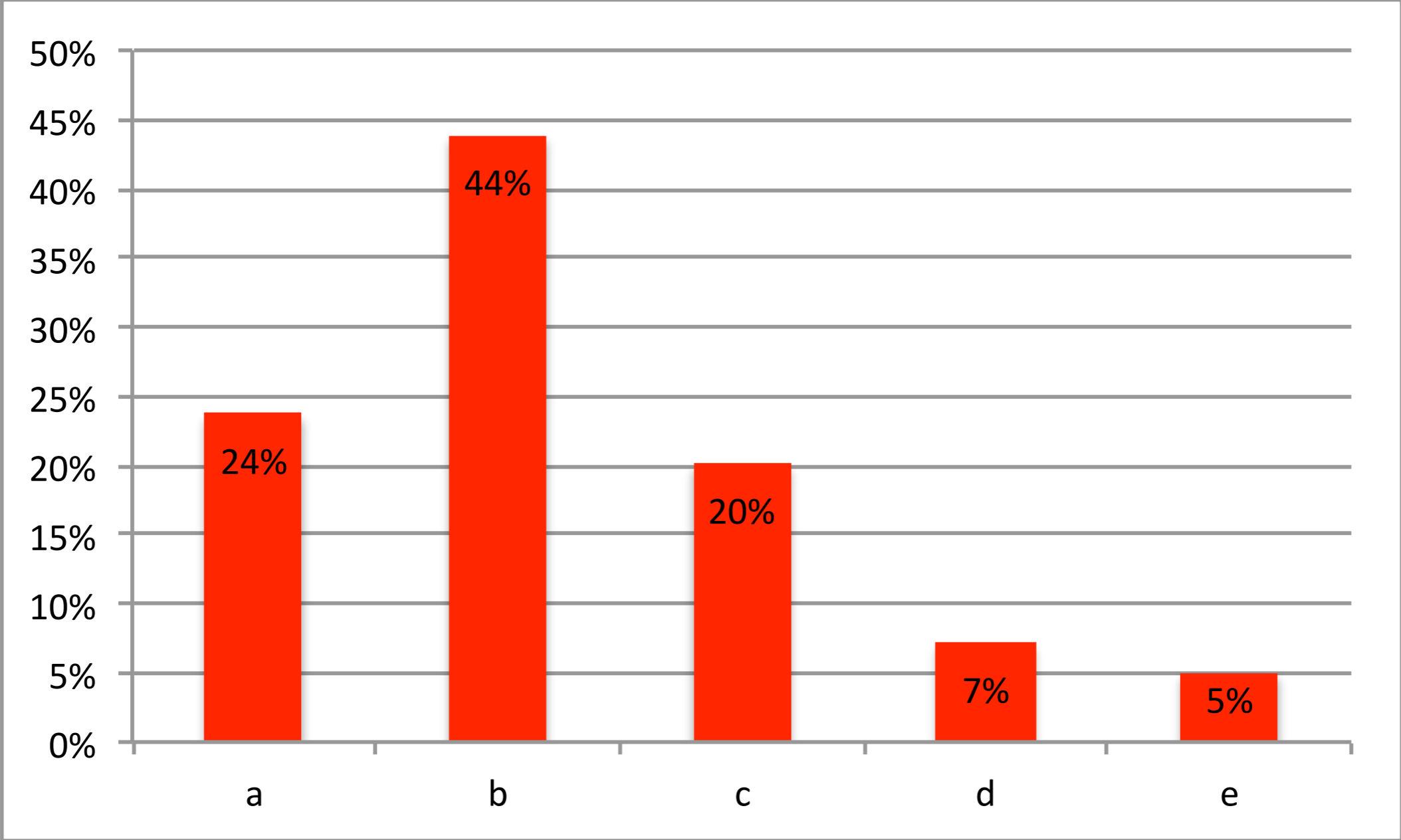


# Coos County OR

A Look at the Housing Numbers

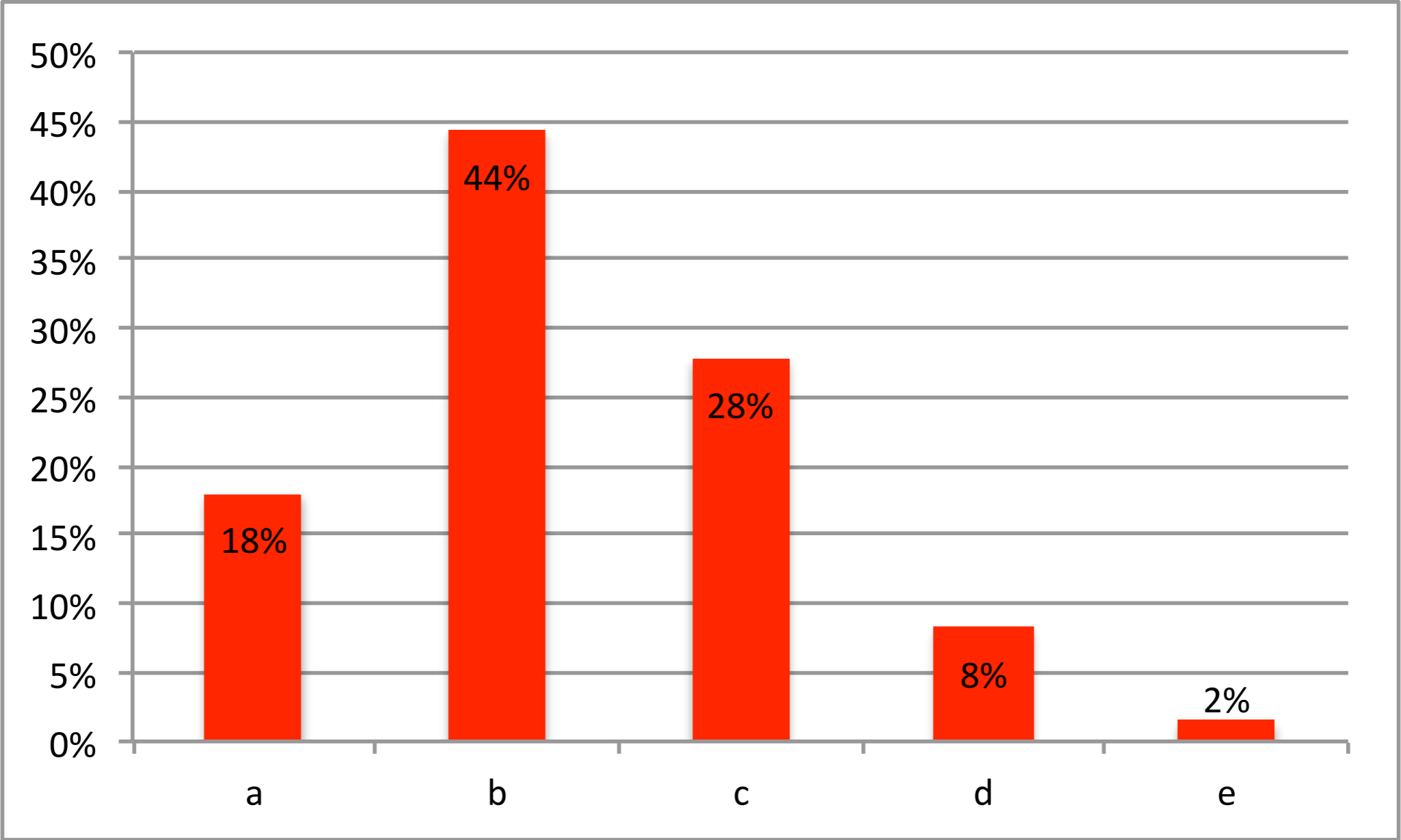
# Initial Survey

- Approximately 150 residents took the short survey
- Provides a solid starting point to a housing discussion
- We can begin to understand perceptions vs. facts



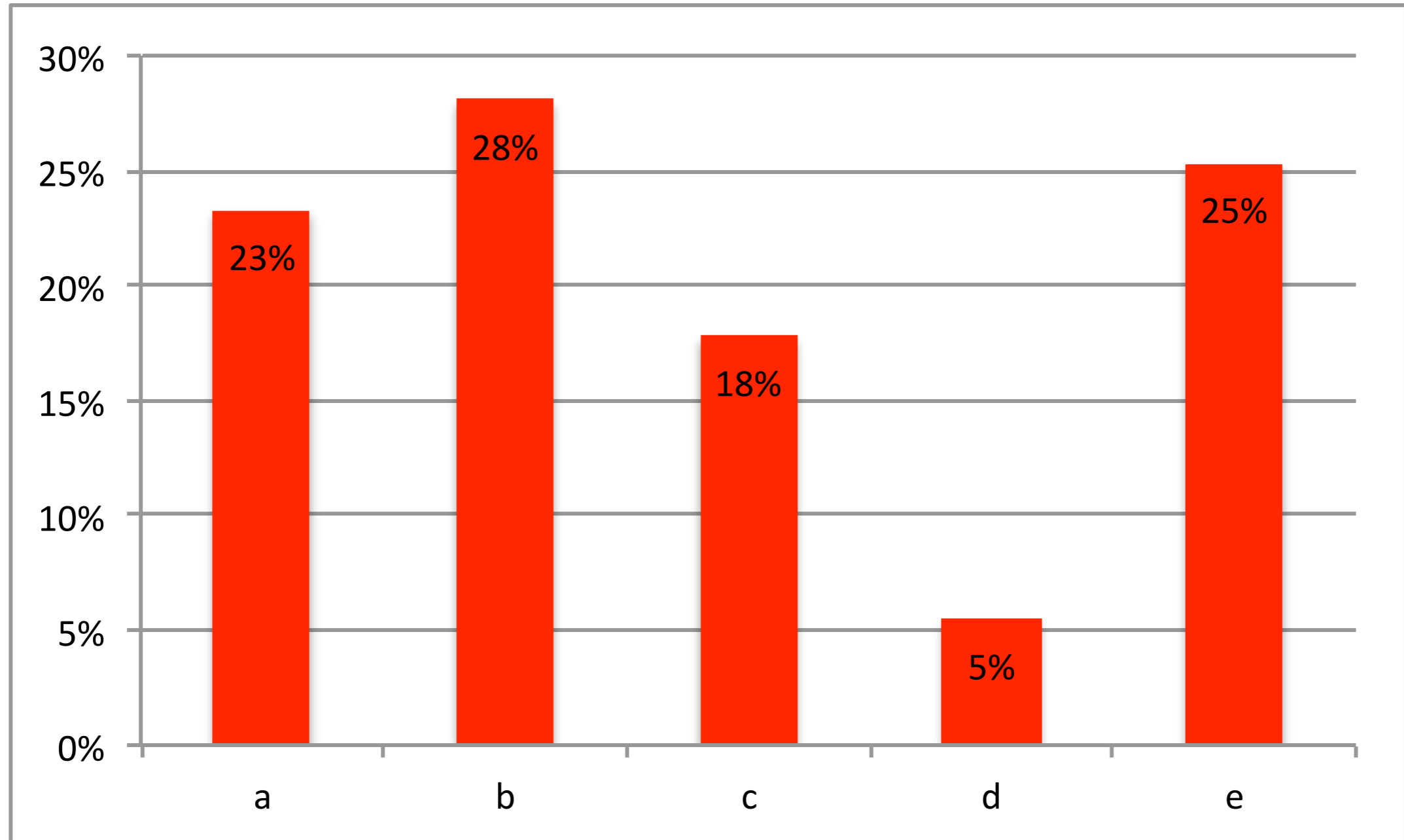
1. What price range for home ownership is missing or too limited within Coos County?

- a. Less than \$100,000
- b. \$100,000 - \$150,000
- c. \$150,000 - \$200,000
- d. \$200,000 - \$250,000
- e. Greater than \$250,000



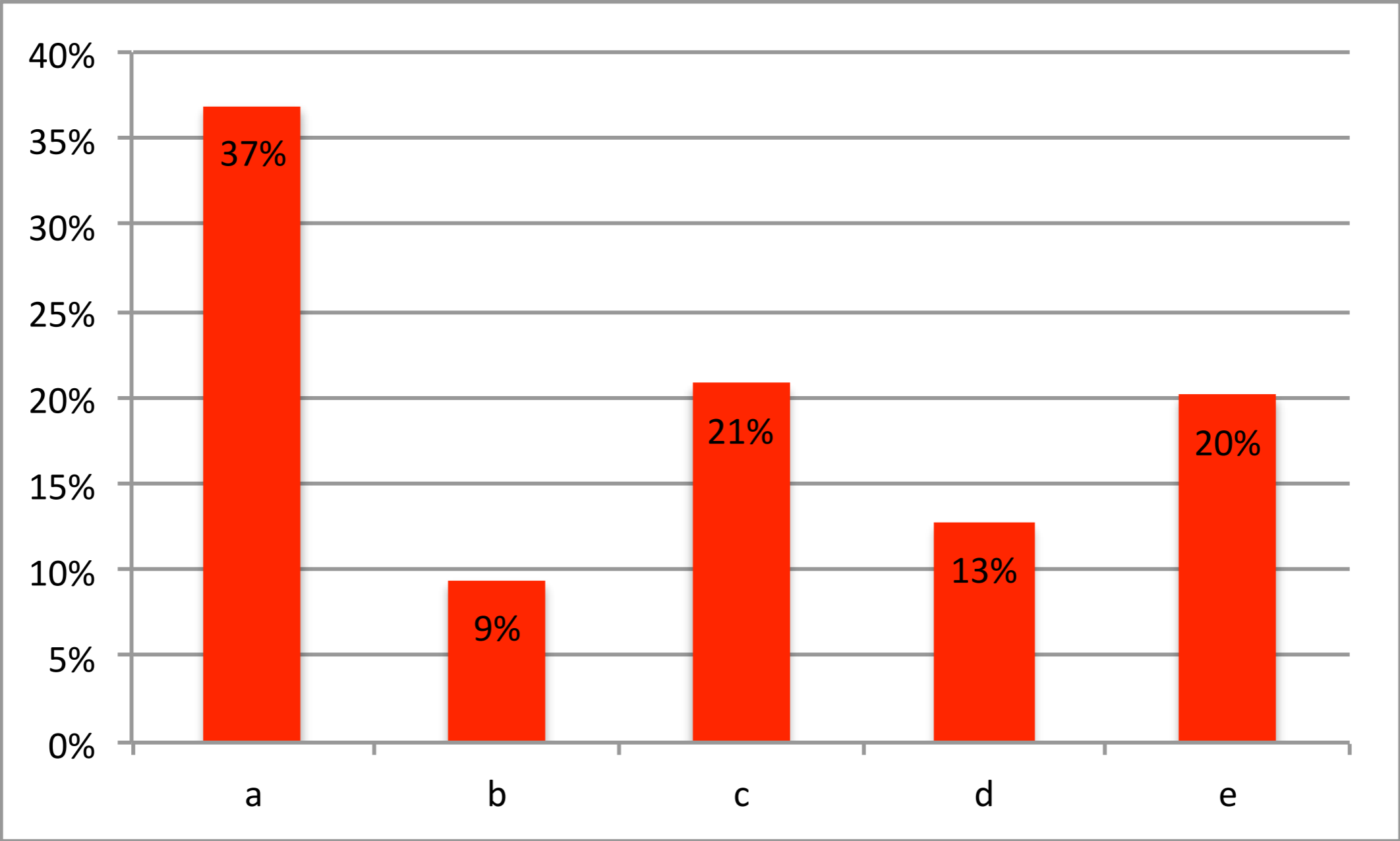
2. What are the target rents you believe are most needed in the County?

- a. \$300 - \$500
- b. \$500 - \$700
- c. \$700 - \$900
- d. \$900- \$1100
- e. More than \$1100



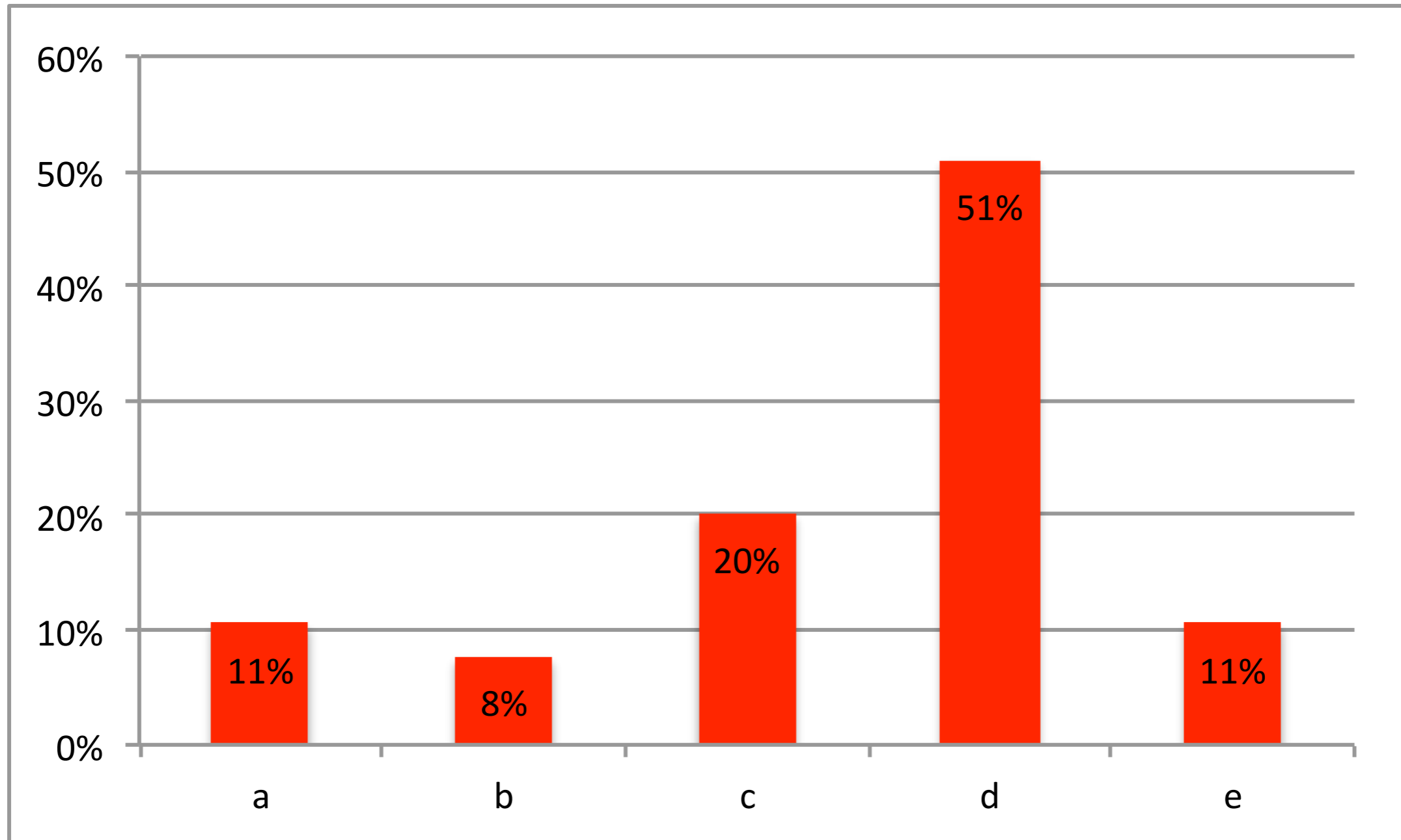
3. In your opinion, what is the most pressing housing issue in the County:

- a. Maintenance/quality of housing
- b. Housing affordability
- c. Size and variety of housing available
- d. Environmental or land use regulations and their impact on housing development
- e. Lack of supply (nothing being built)



4. What type of housing is most needed in Coos County

- a. Single-family homes
- b. Cottage housing
- c. Multi-family dwellings
- d. Townhomes and duplexes
- e. Mixed-use development



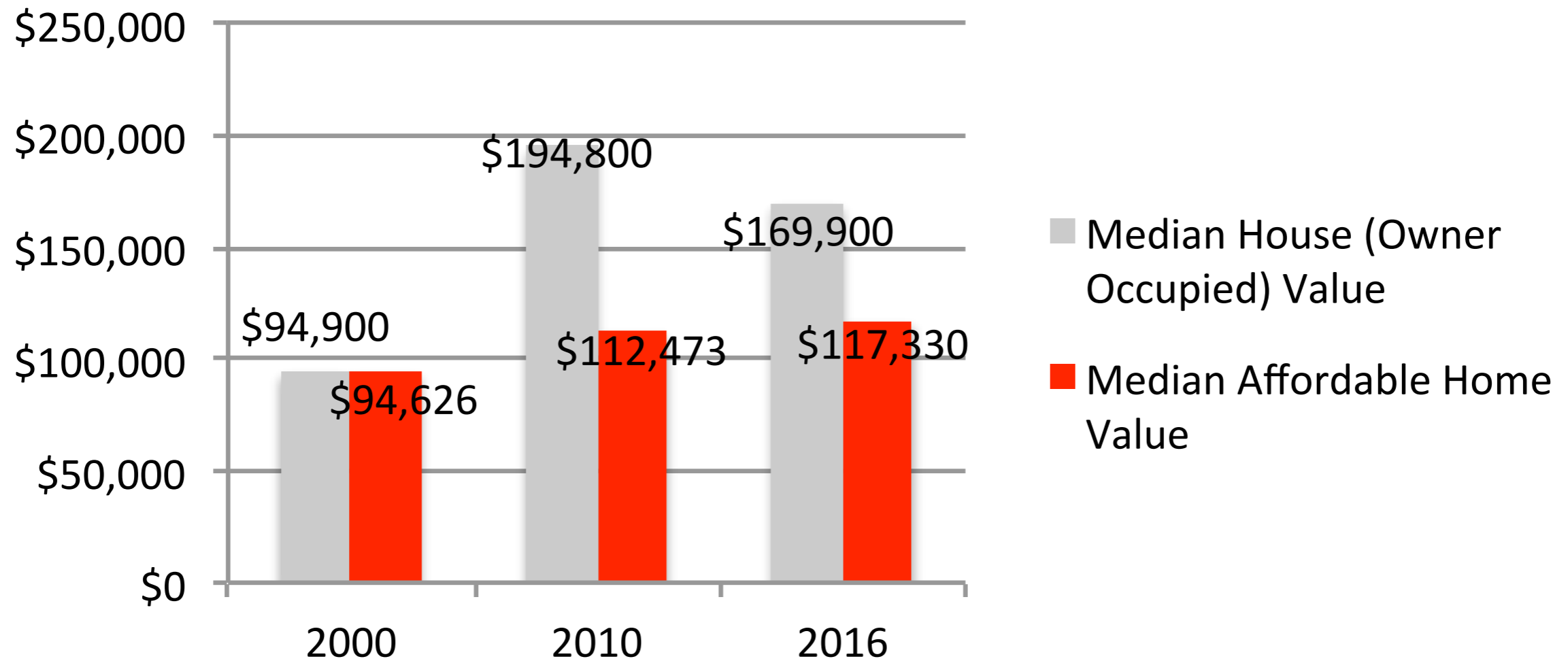
5. If you have a Coos County housing question, where do you look for answers:

- a. Housing Task Force
- b. Developers
- c. County Planning Department
- d. Realtors
- e. Other (property management companies and experts in our community)

# The research and analytics - Coos County Demographic Analysis

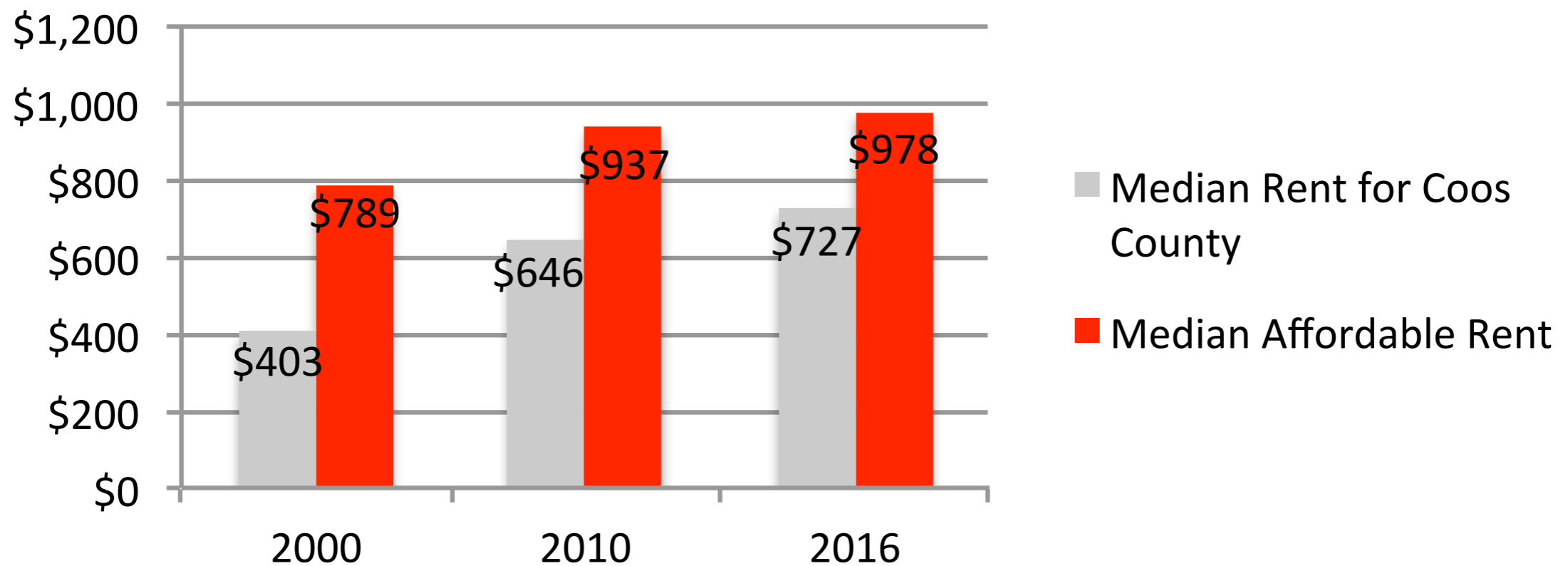


# Coos County Owner Affordability (2000 - 2016)



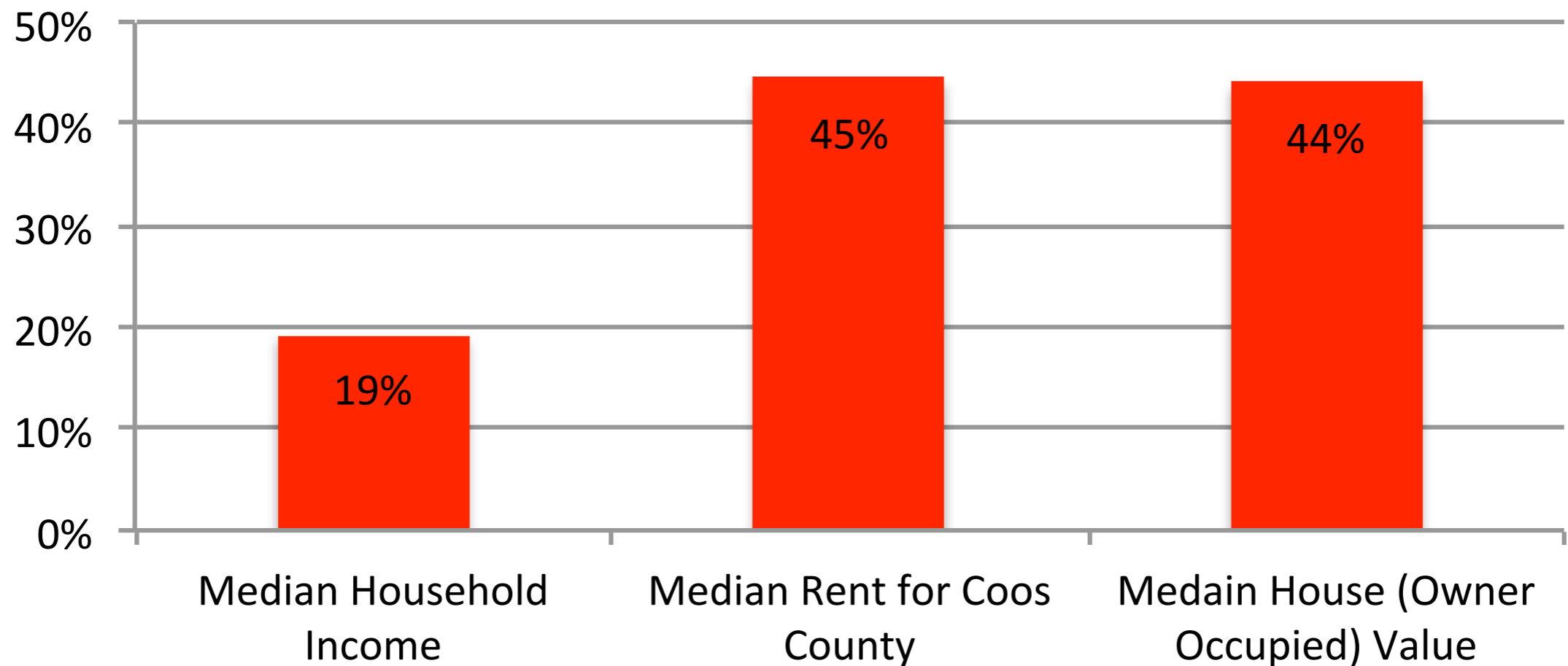
In 2000, housing values were affordable. The value of housing increased significantly over the next decade.

# Coos County Renter Affordability (2000 - 2016)



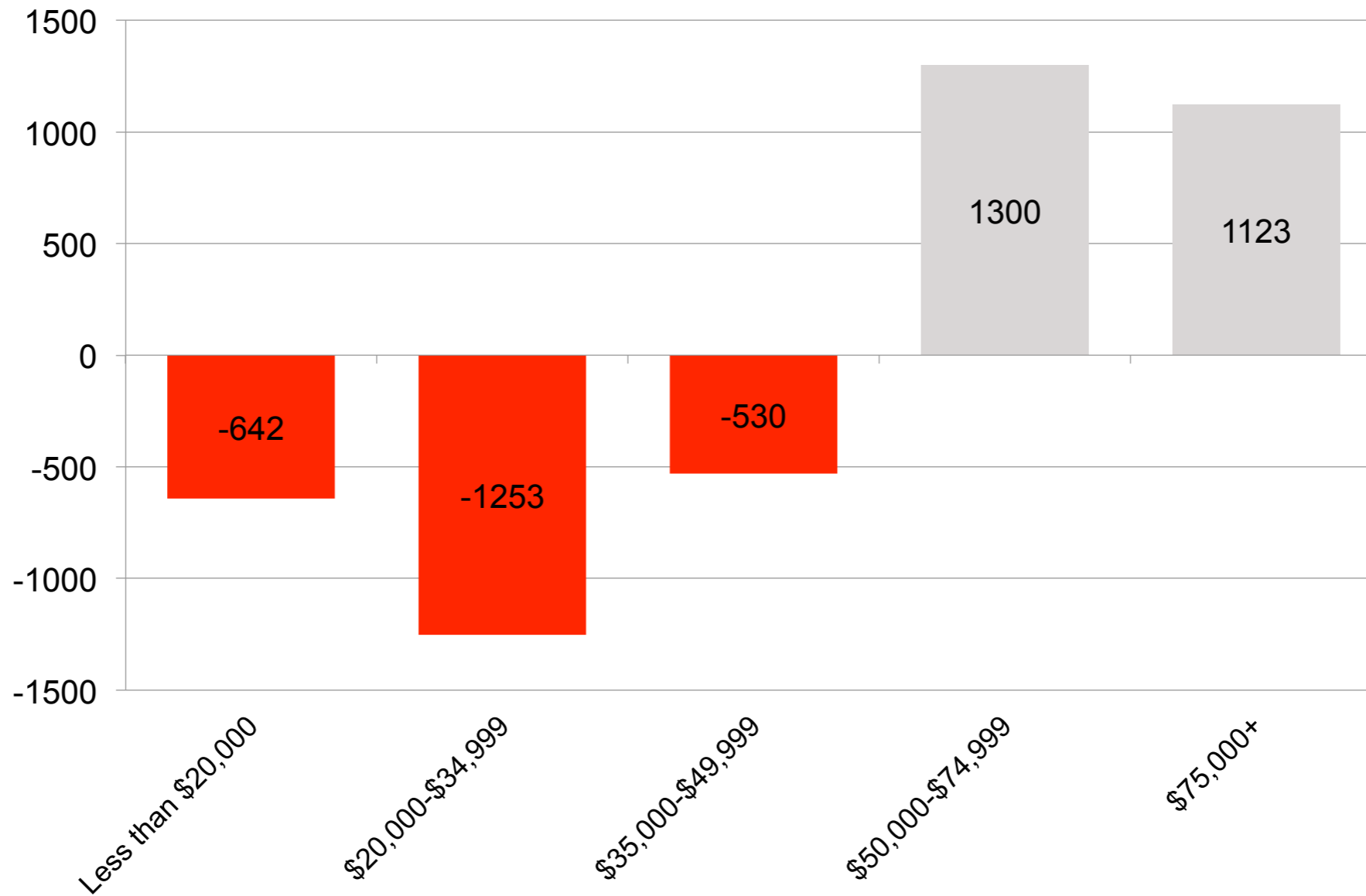
Rental housing remains affordable when viewed through the lens of median household income, but less so than it was in 2000.

## Percent Increase - Income vs. Housing Costs (2000 - 2016)



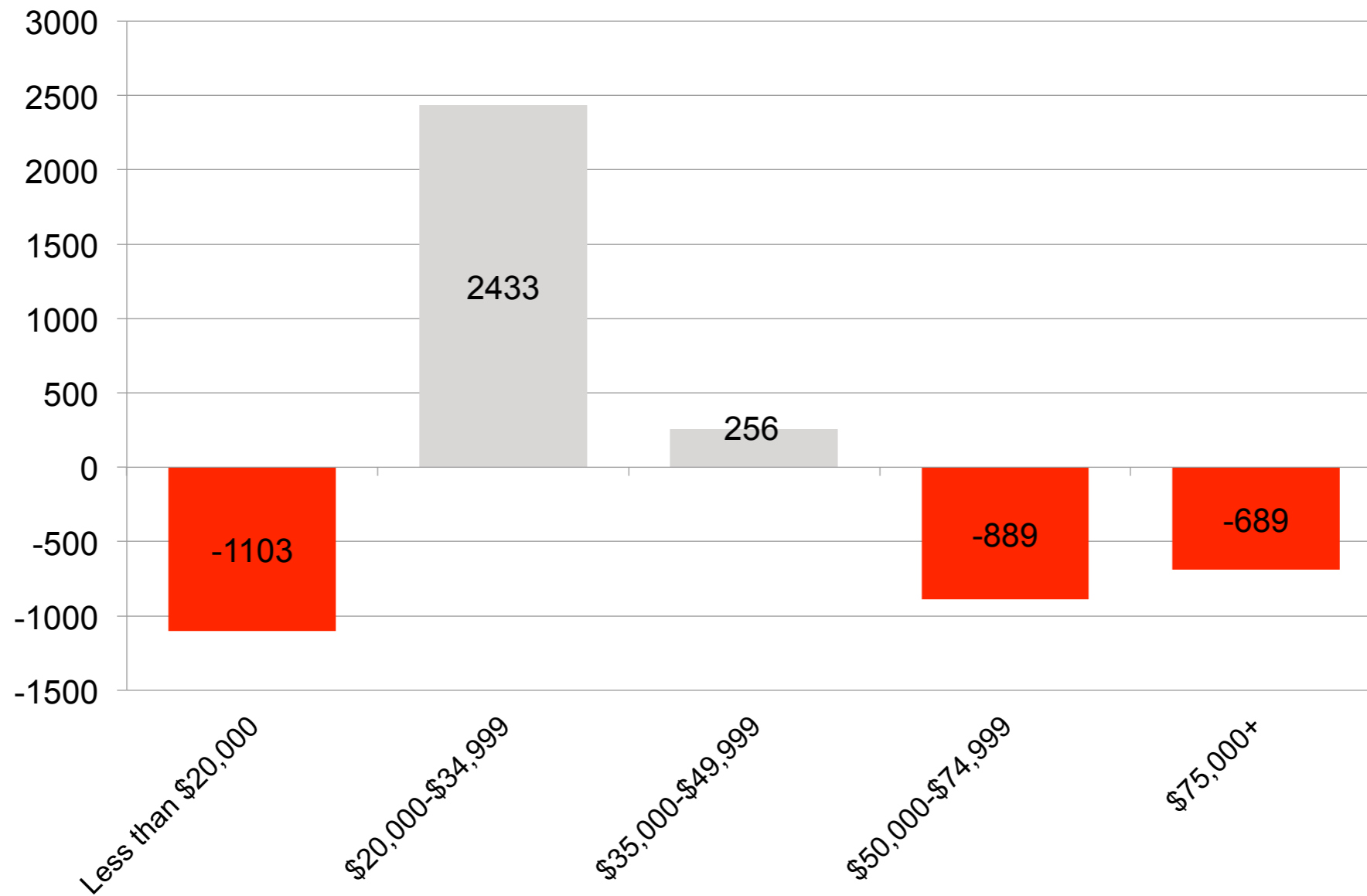
Household income has not kept pace with housing costs. Housing costs have increased more than 2x the rate of increase for household income.

### Gap between Owner Households and Owner Units for Households at Each Income (2016)



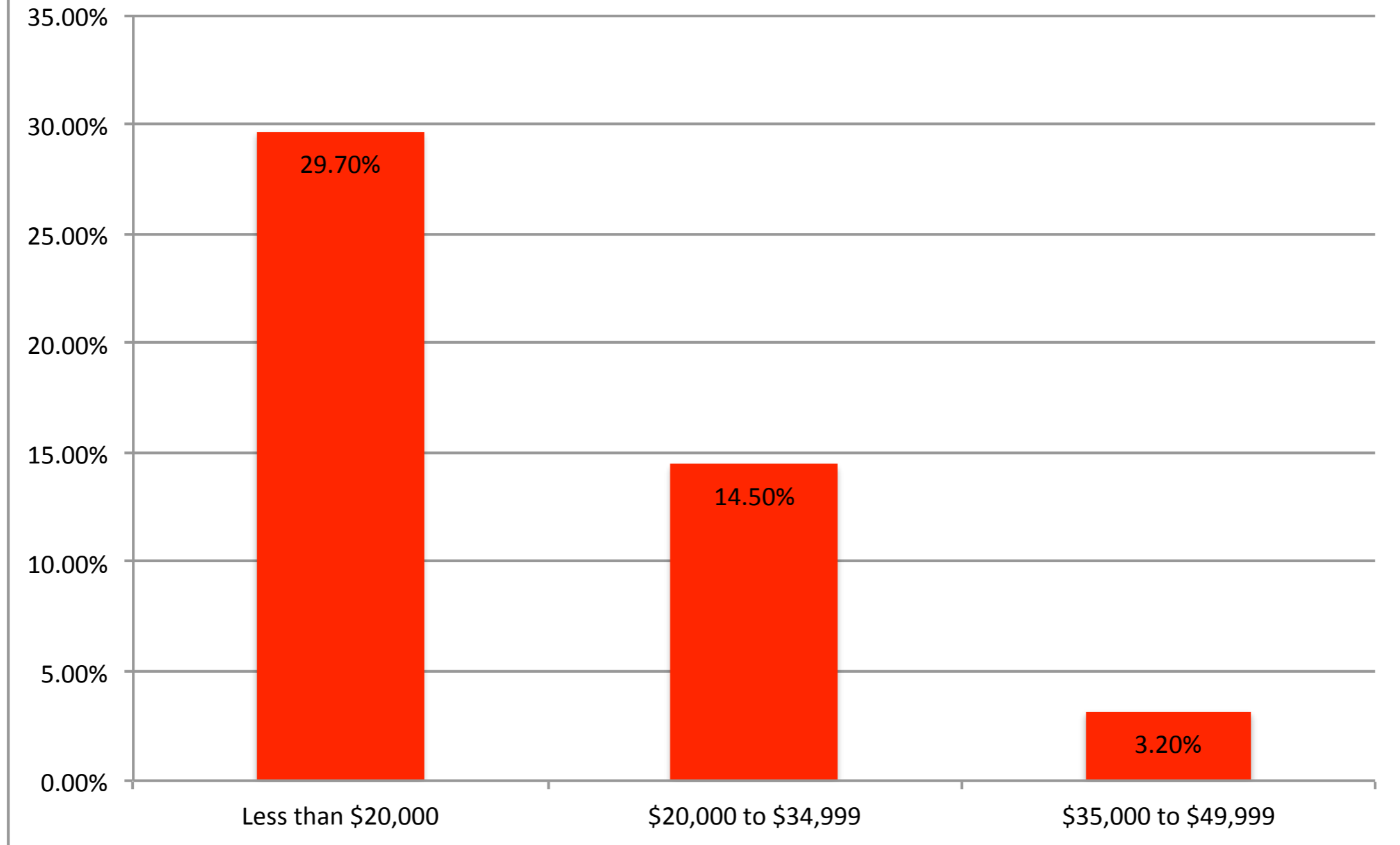
There is a severe shortage of ownership housing units for those households earning less than \$50K. (note: median income for Coos County in 2016 is \$39,110)

### Gap between Renter Households and Rental Units for Households at Each Income (2016)



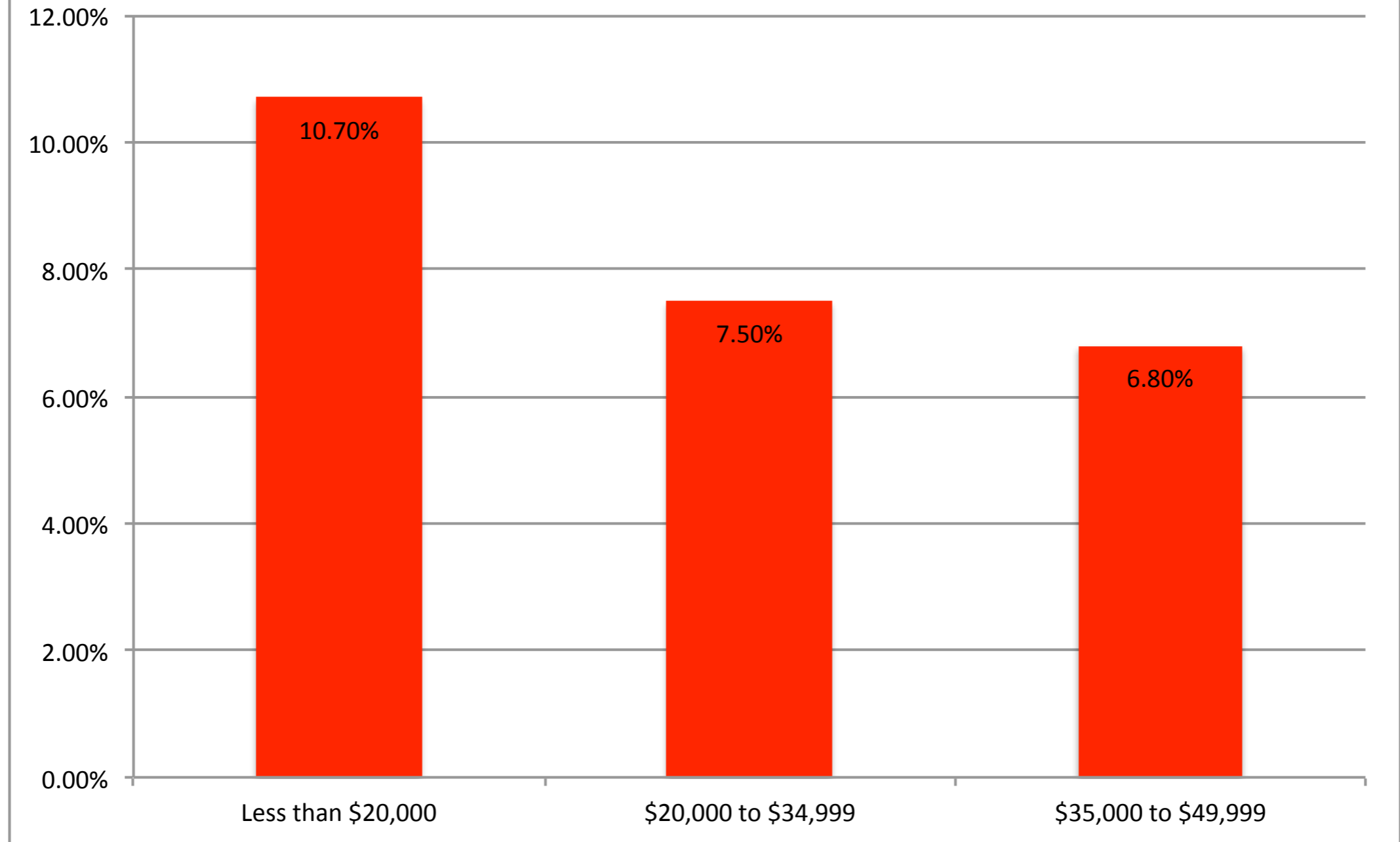
Rental units in the \$500 - \$1250 range are in abundance in Coos County. Quality of units varies, but there are affordable units for those desiring a unit in this rental range.

## Coos County Cost Burdened Renters



Cost burdened is defined as those households spending more than 30% of their income on housing costs.

## Coos County Cost Burdened Homeowners

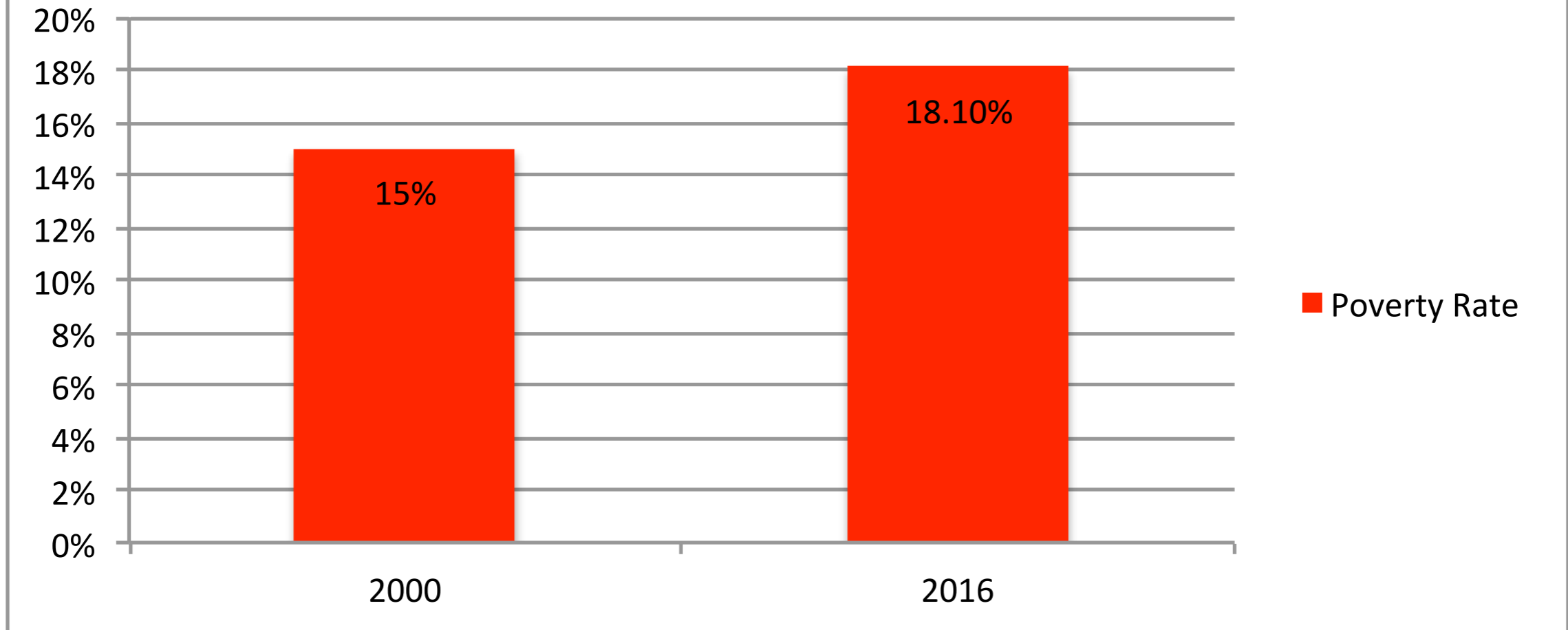


Cost burdened is defined as those households spending more than 30% of their income on housing costs.

What are the associated non-housing conditions that influence housing choice/opportunity in Coos County?

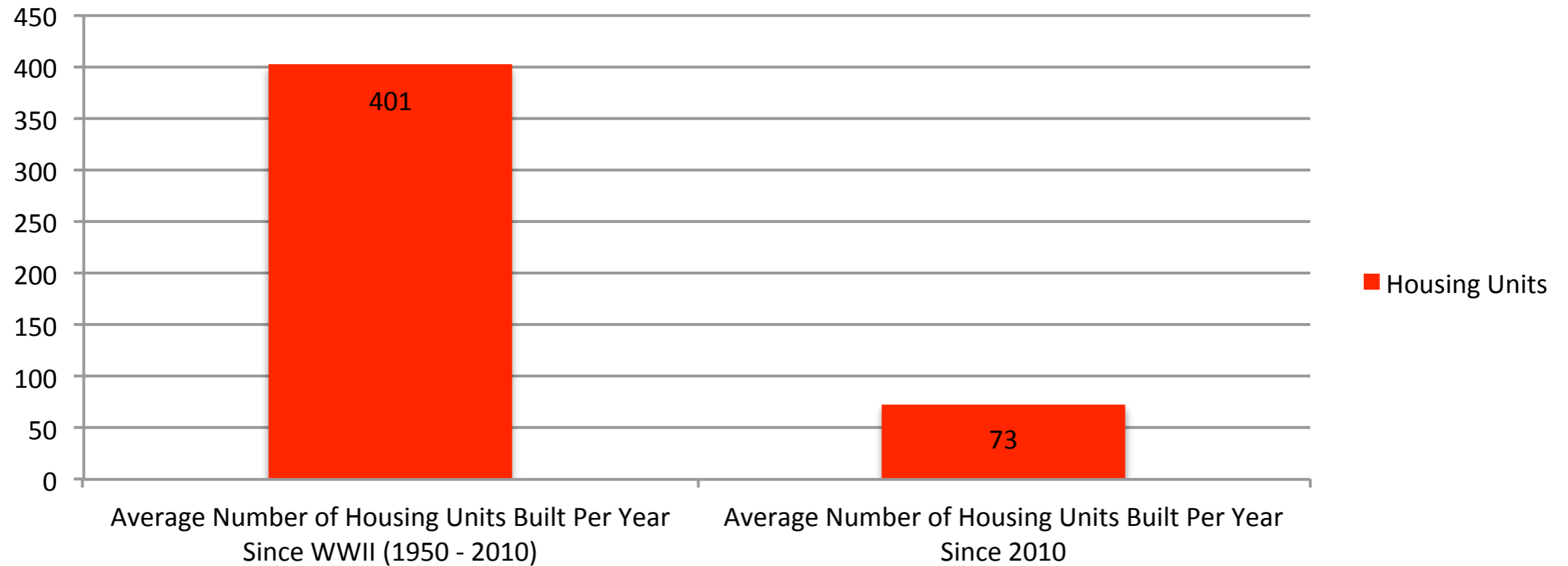


## Coos County Poverty Rate

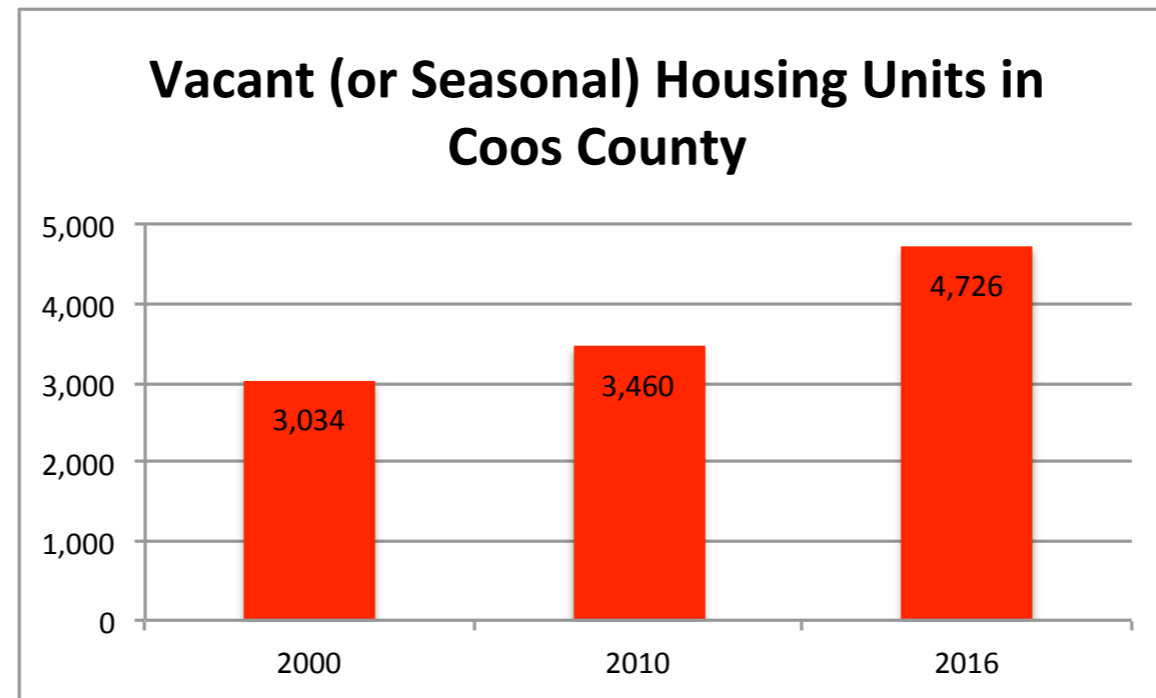
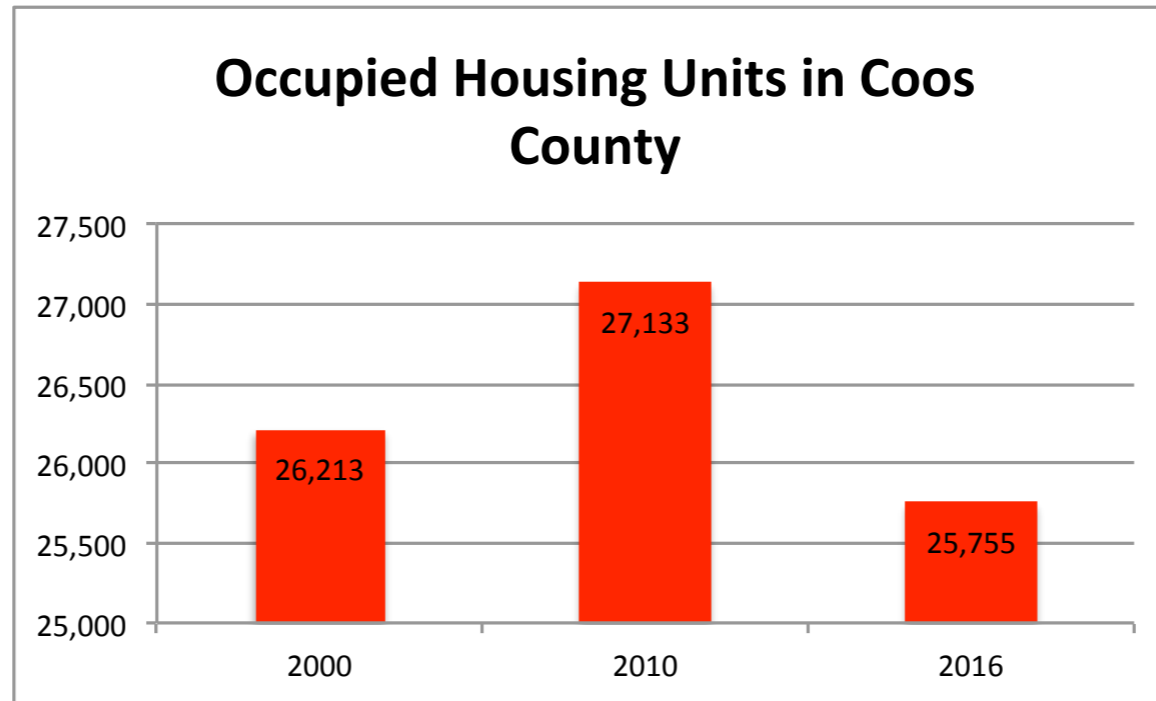


The poverty rate in Coos County was 15% in 2000. This increased to 18.1% in 2016 - an increase of 21% since 2000.

## Number of Housing Units Built Per Year in Coos County

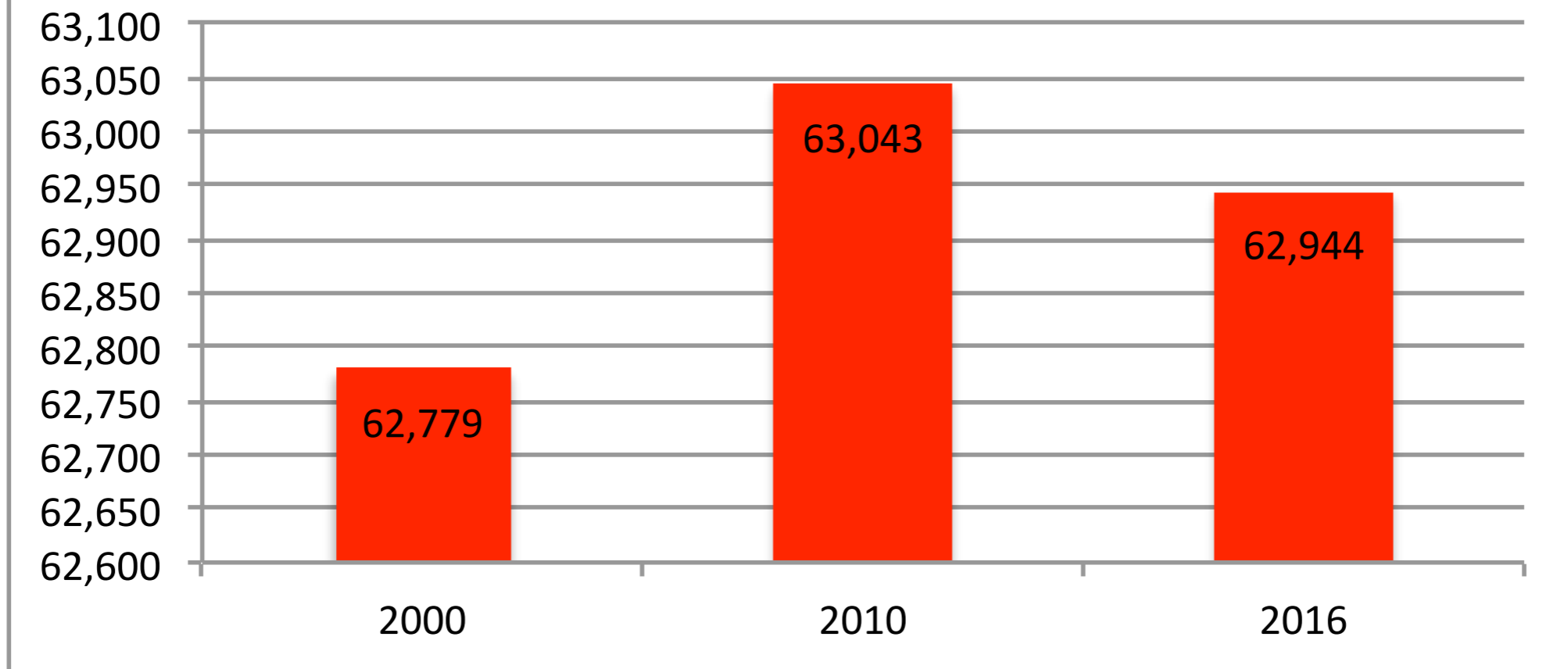


The number of housing units built each year in Coos County was 401 per year between 1950 and 2010. This rate decreased to 73 per year (2010 - 2016) — a decrease of 82% annually.



Housing units in Coos County are rapidly converting to vacant (or seasonal) housing and being taken out of the long term rental pool.

## Coos County Population Change (2000-2016)



Coos County's population has been relatively stagnant over the past 20 years.

What Does Coos County Look Like With the Data  
Mapped?

**Legend**

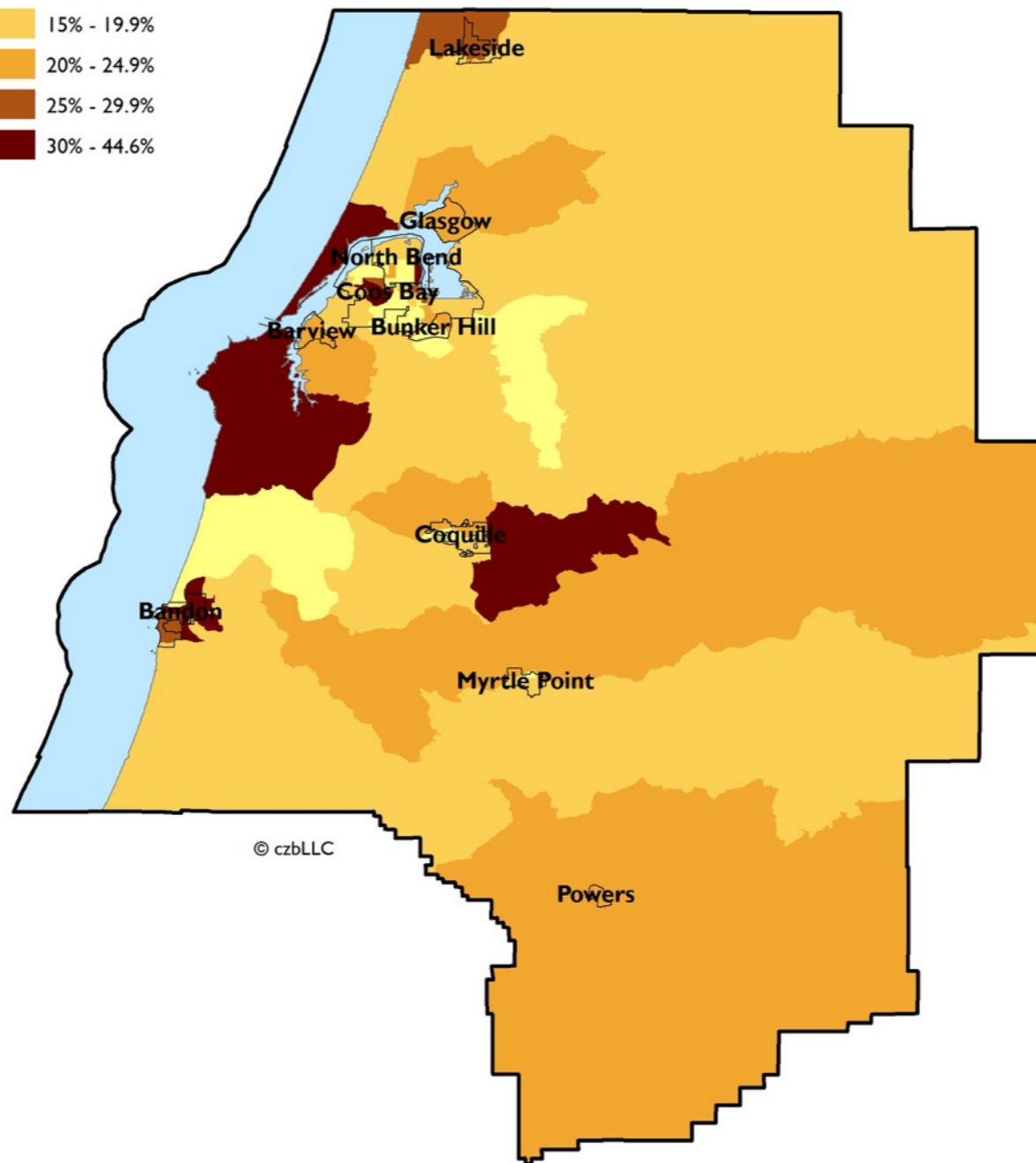
Coos County

Area Places

**Coos County Block Groups**

**% 65+ (2000)**

- 9.5% - 14.9%
- 15% - 19.9%
- 20% - 24.9%
- 25% - 29.9%
- 30% - 44.6%



Areas Growing Older Mapped (2000)

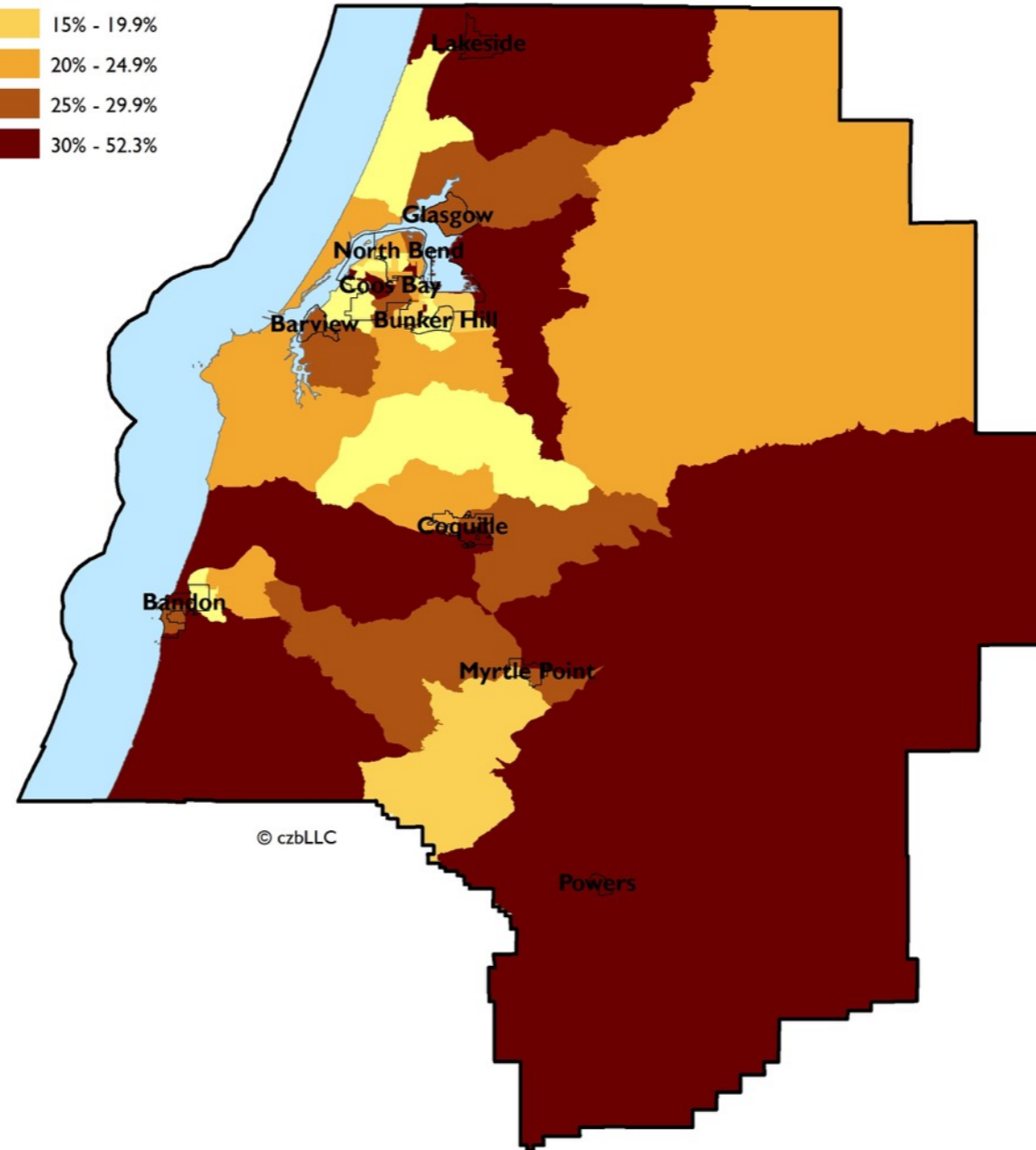
**Legend**

- Coos County
- Area Places

**Coos County Block Groups**

**% 65+ (2016)**

- 6.3% - 14.9%
- 15% - 19.9%
- 20% - 24.9%
- 25% - 29.9%
- 30% - 52.3%



Areas Growing Older Mapped (2016)

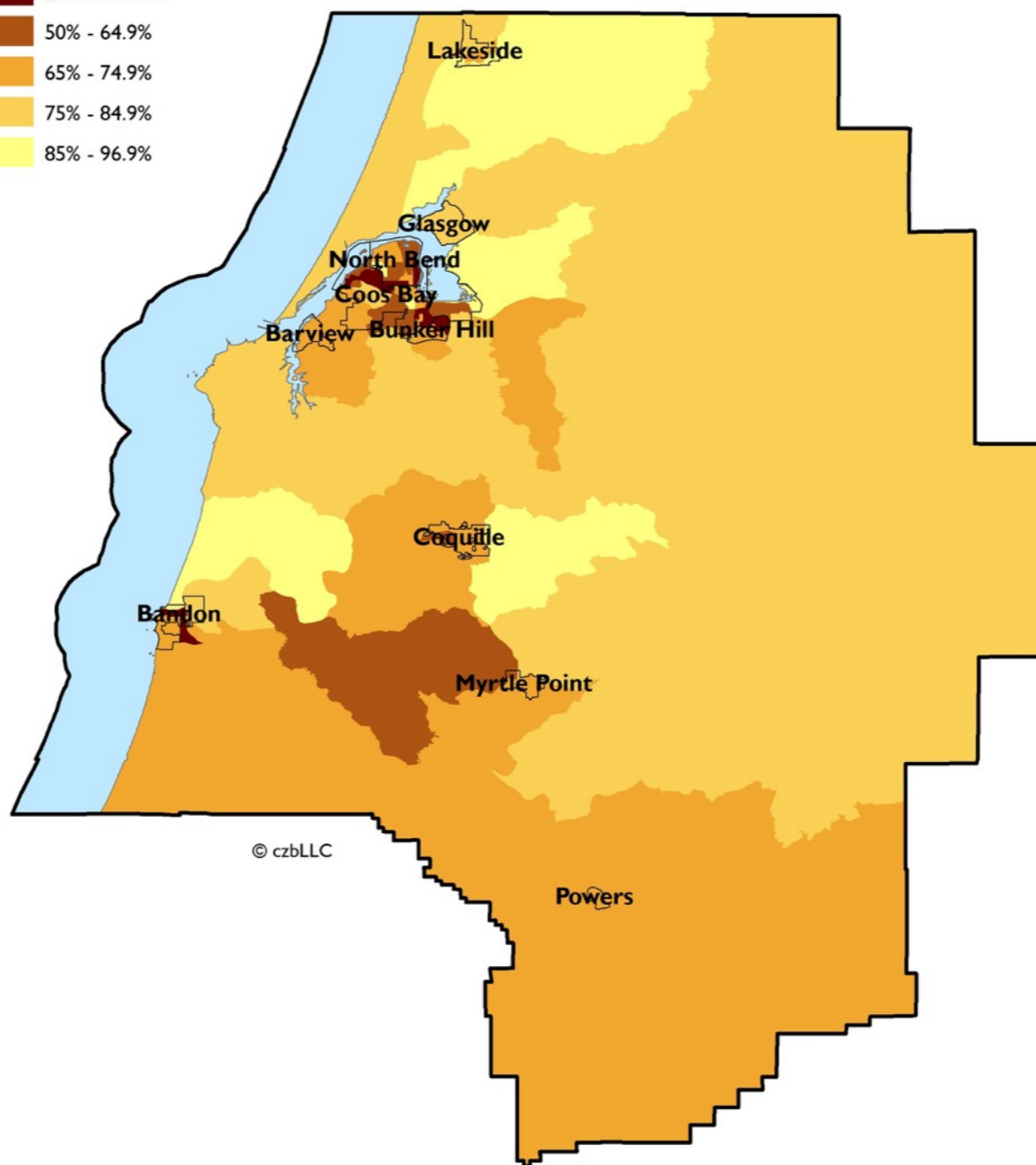
**Legend**

- Coos County
- Area Places

**Coos County Block Groups**

**Homeownership Rate (2000)**

- 29.1% - 49.9%
- 50% - 64.9%
- 65% - 74.9%
- 75% - 84.9%
- 85% - 96.9%



© czbLLC

Homeownership Mapped (2000)



**Legend**

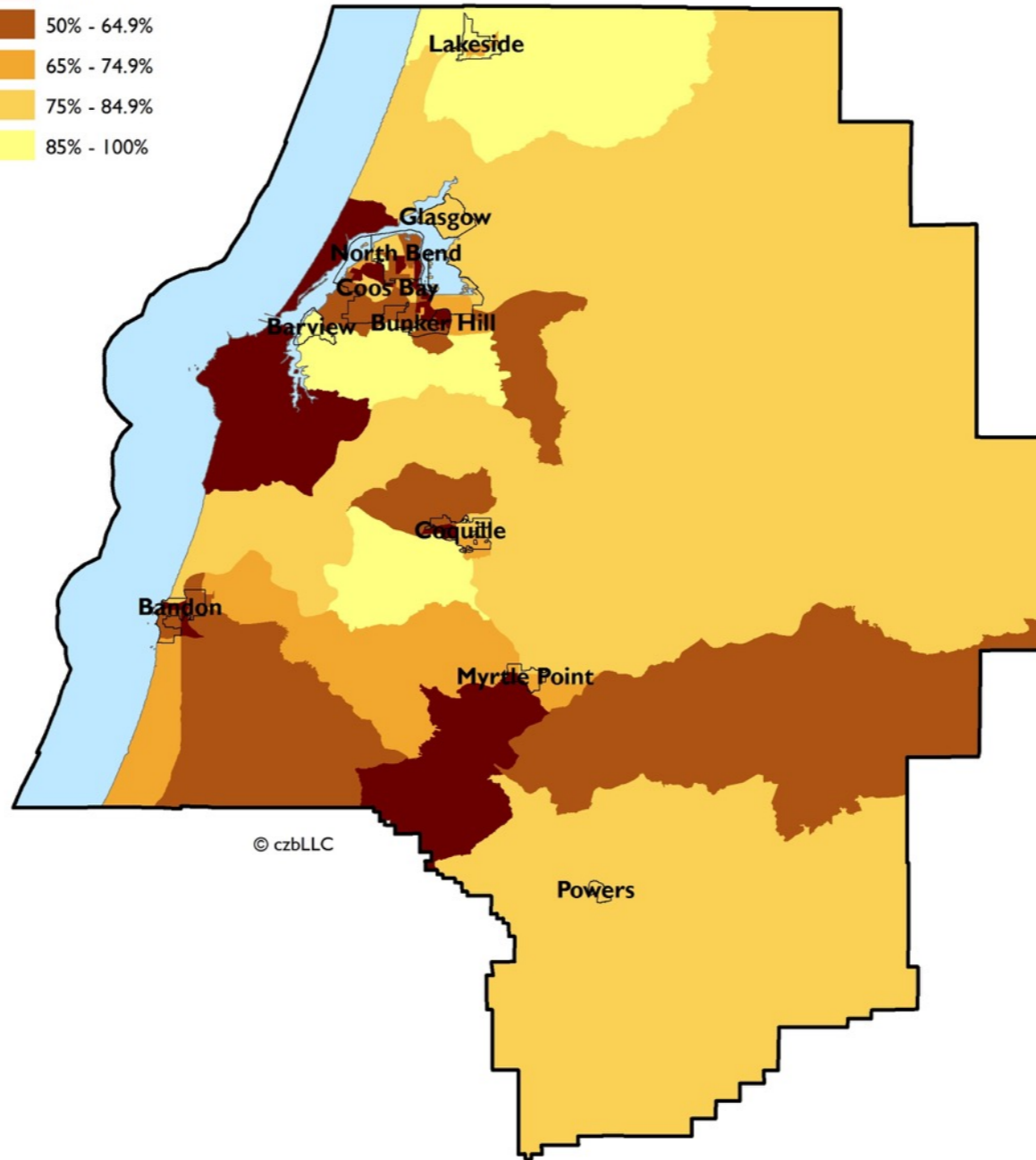
Coos County

Area Places

**Coos County Block Groups**

**Homeownership Rate (2016)**

- 11.3% - 49.9%
- 50% - 64.9%
- 65% - 74.9%
- 75% - 84.9%
- 85% - 100%



Homeownership Mapped (2016)

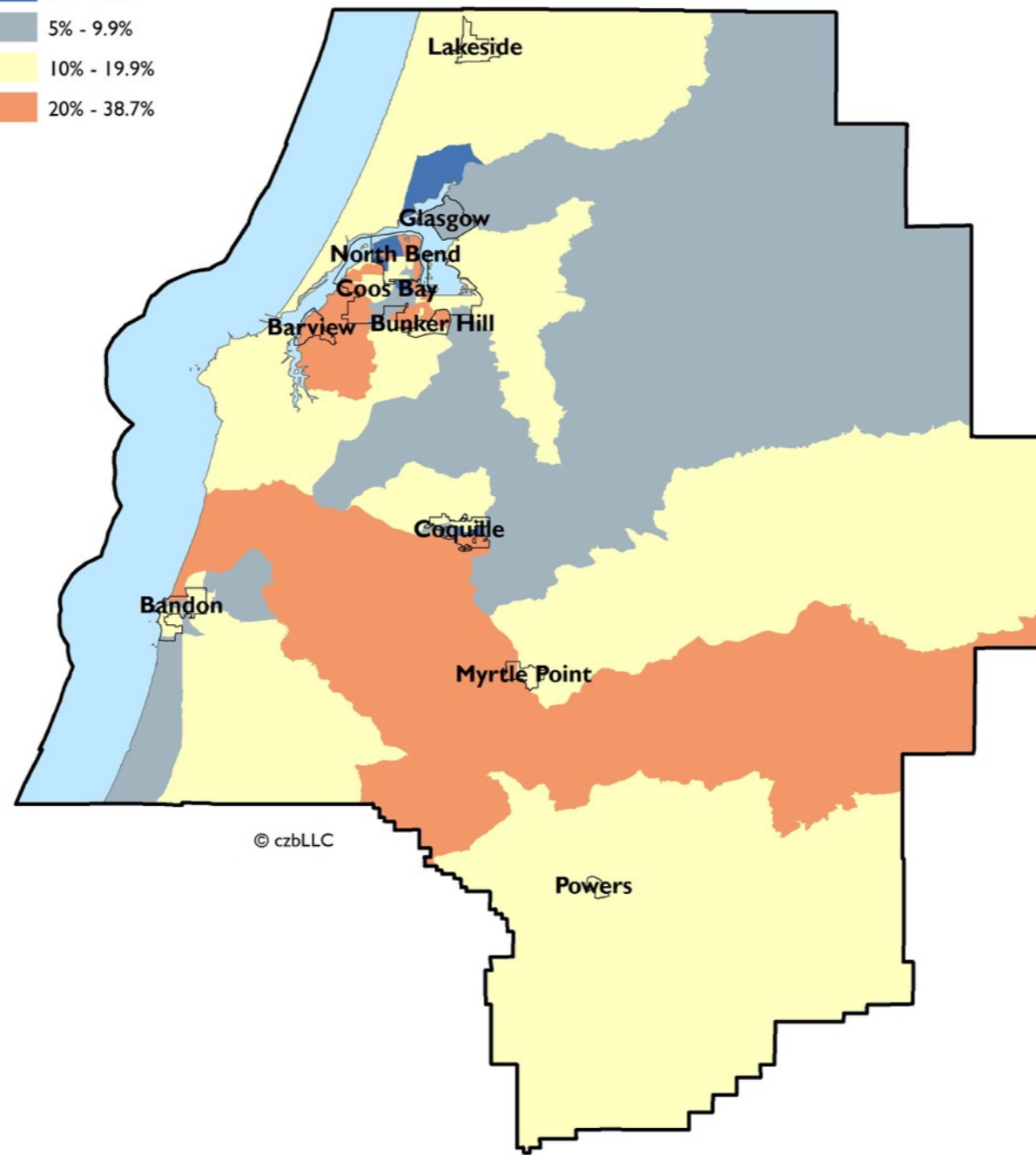
**Legend**

- Coos County
- Area Places

**Coos County Block Groups**

**Poverty Rate (2000)**

- 0% - 4.9%
- 5% - 9.9%
- 10% - 19.9%
- 20% - 38.7%



Poverty Mapped (2000)

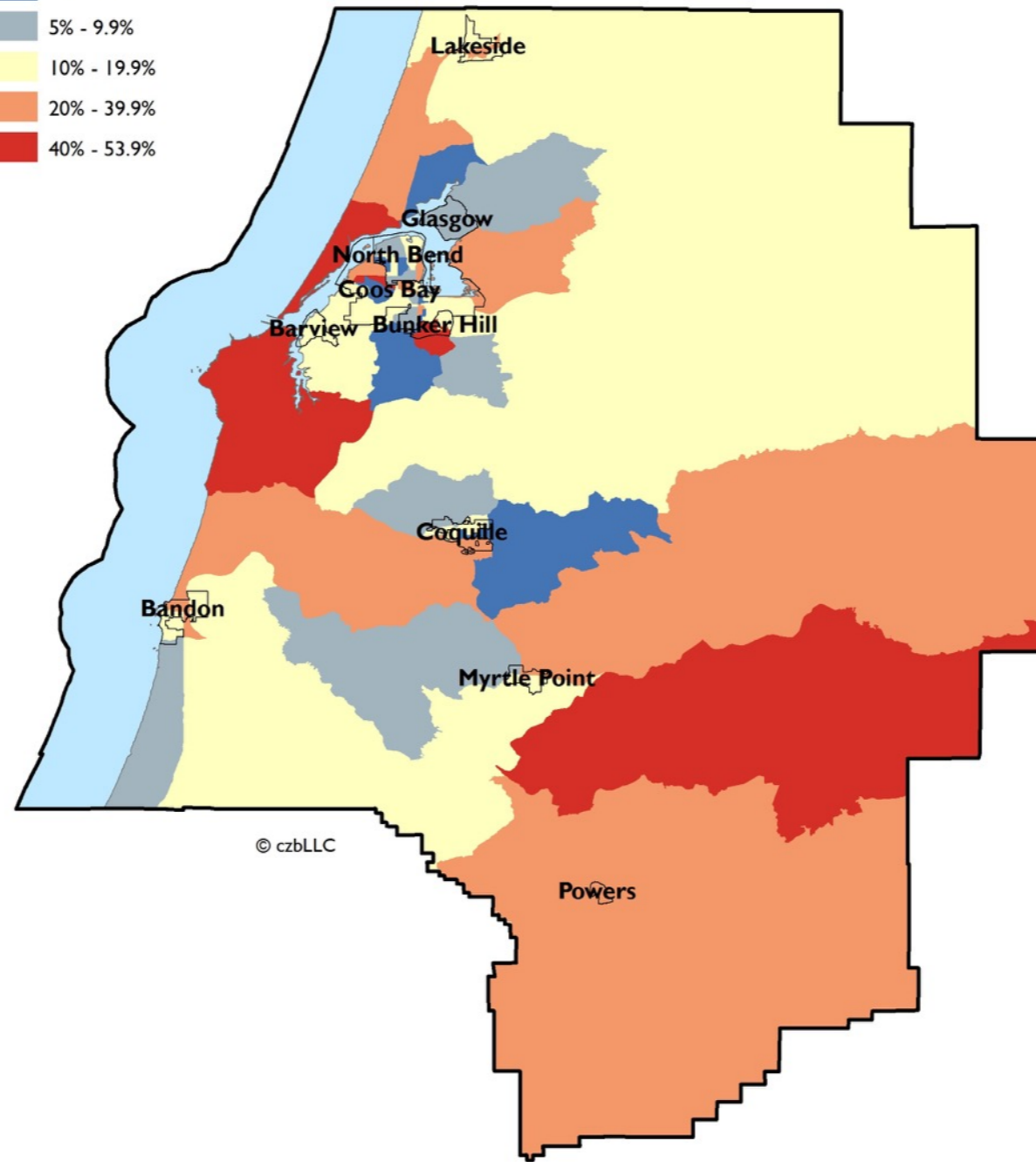
**Legend**

- Coos County
- Area Places

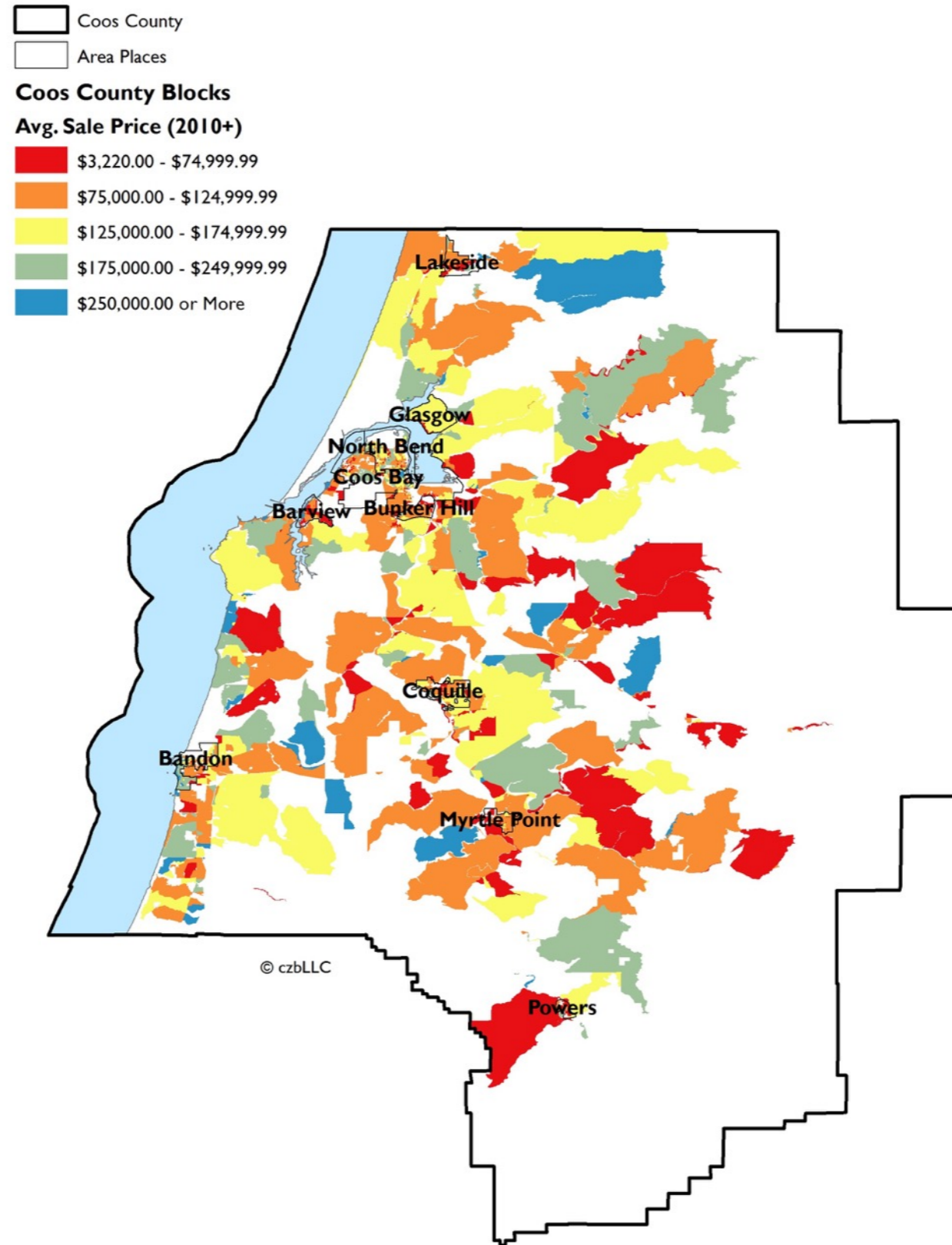
**Coos County Block Groups**

**Poverty Rate (2016)**

- 0% - 4.9%
- 5% - 9.9%
- 10% - 19.9%
- 20% - 39.9%
- 40% - 53.9%



Poverty Mapped (2016)



Map of Recent Sales Transactions

# What The Data Tell Us Thus Far

- Poverty has increased by 21% since 2000.
- Those households in the \$20,000 - \$34,999 income range might buy a house if it were available. It's not. They likely rent and there are a significant number of units available in the \$500 - \$999 per month rental range. The quality of these units is an issue.
- The County is aging while experiencing little to no population growth.
- Since 2010, a *net loss of 600 housing units* (only +/-700 new units built and +/-1300 units converted to “seasonal” [AirBnB or VRBO (?)] or “vacant” [second home (?)] units).
- Housing costs (rental and ownership) are outpacing household wage increases by a 2:1 margin (2000 - 2016).

# Questions and Discussion