

HOUSING NEEDS

CITY OF INDEPENDENCE

Independence is one of the fastest growing and most diverse places in Oregon. Population forecasts show that the city will gain roughly 7,400 new residents over the next 20 years. In addition, housing options (to rent or own) are limited.

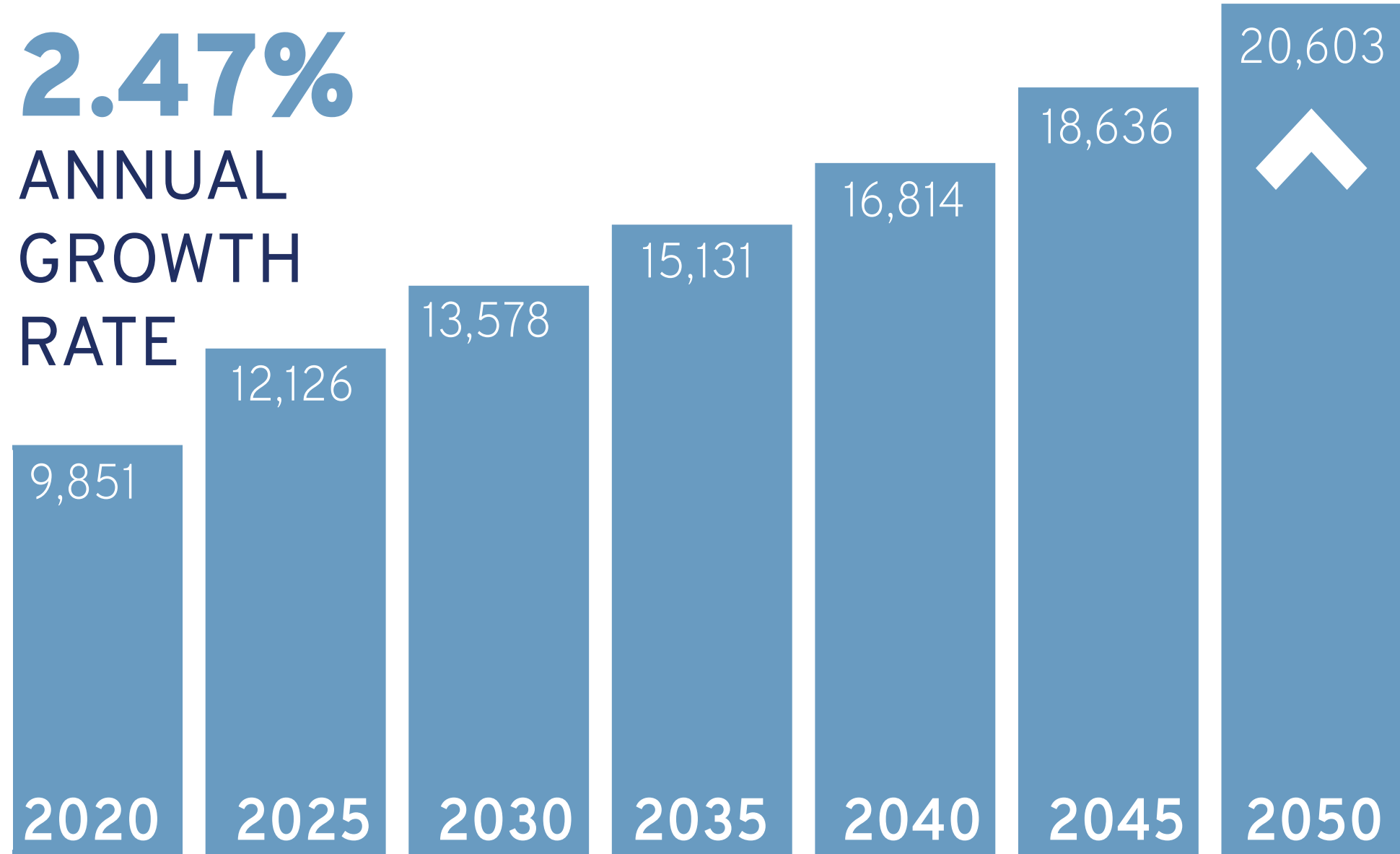
The City of Independence is conducting a Housing Needs Analysis (HNA) and is looking for community input to help determine how the City can effectively plan for the future growth.

WE WANT TO HEAR FROM YOU!

Complete this short survey for a chance to win \$25 gift card.



THE CITY OF INDEPENDENCE IS PROJECTED TO BE ONE OF THE FASTEST GROWING PLACES IN OREGON.

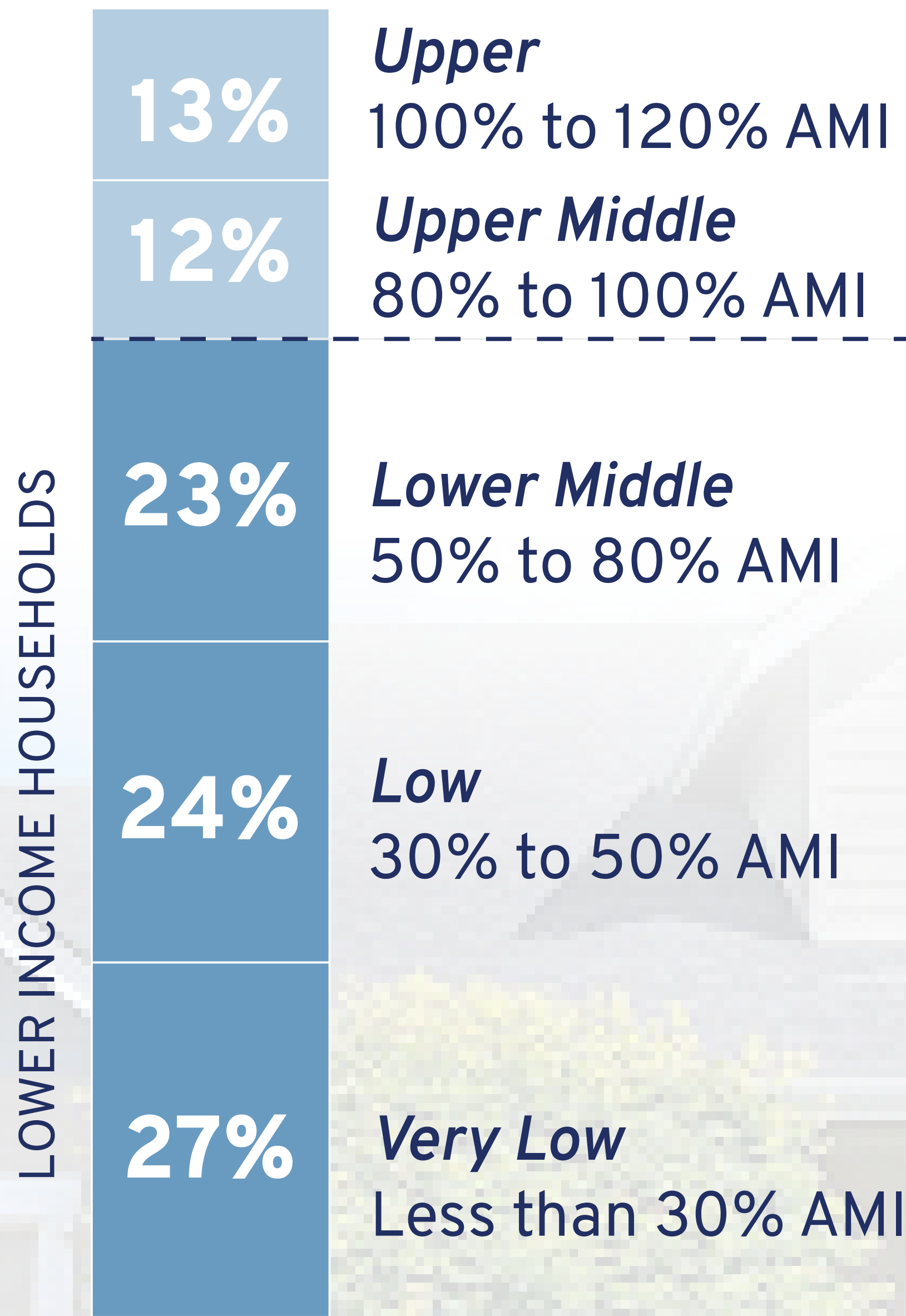


POPULATION FORECAST, 2020 - 2050

Independence is projected to add **7,400 new residents** over the next 20 years.

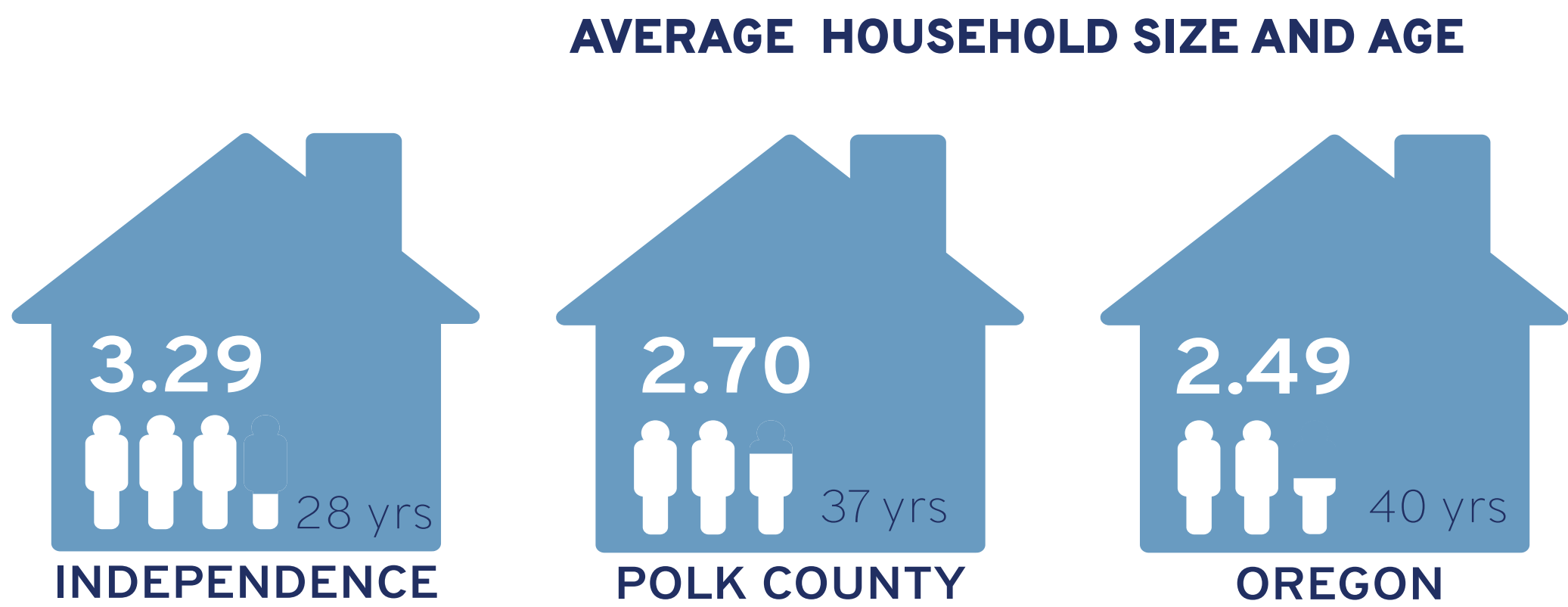
More than 44% of Independence residents identify as Hispanic or Latino

3 OF 4 HOUSEHOLDS EARN LESS THAN 80% OF AREA MEDIAN INCOME (AMI).



% HOUSEHOLDS BY INCOME, INDEPENDENCE, 2020

RESIDENTS ARE YOUNGER AND HOUSEHOLD SIZES ARE LARGER THAN STATE AND COUNTY AVERAGES.



MEDIAN HOME VALUES ARE INCREASING, BUT REMAIN LOWER THAN STATE AND COUNTY AVERAGES.



\$341,821
INDEPENDENCE

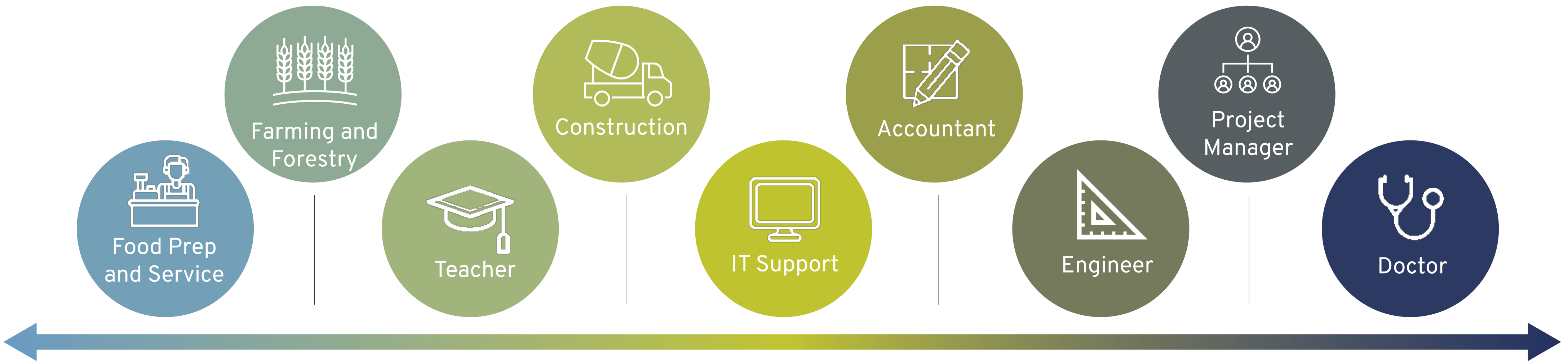
\$398,964
POLK COUNTY

\$454,789
OREGON

MEDIAN HOME VALUE, 2021

INDEPENDENCE WILL NEED ABOUT 2,300 NEW HOUSING UNITS ACROSS A RANGE OF INCOME LEVELS TO MEET FUTURE HOUSING NEEDS.

General Job Types



Typical Wage by Job type

VERY LOW INCOME	LOW INCOME	LOWER MIDDLE INCOME	UPPER MIDDLE INCOME	UPPER INCOME
\$22,000	\$35,000	\$57,000	\$71,000	\$85,000
30% MFI	50% MFI	80% MFI	100% MFI	120% MFI

What is the maximum housing cost that is affordable to households at this income level?

Rent	\$550	\$900	\$1,400	\$1,950	\$2,350
Sale Price		\$205,000	\$325,000	\$390,000	\$425,000

What housing types are typically attainable at this income level?

 Apartment and Middle Housing	 Apartment, Middle Housing, Small Lot Single-Family Detached	 Apartment, Middle Housing, Small Lot Single-Family Detached, and Standard Lot Single-Family Detached
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How can housing be delivered at this income level?

Housing must be subsidized to be affordable at this income level	Can be served by a blend of subsidized housing and market rate housing	Market rate housing
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How many units are projected to be needed in the next 20 years?

Rent	247	201	287	200	90
Own	0	0	257	386	644

Have questions or want to learn more?
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