

Portland Demographics & Housing Stock

Contents

1.01 Population, Households & Income

25	Population
26	Households
27	Income
28	Rentership
29	Homeownership
30	Racial Diversity
31	Homelessness

1.02 Housing Stock & Production

34	Production Totals
36	Production by Neighborhood

Section 1

Population, Households & Income

Portland's population grew by 44,700 individuals (7.5 percent) and more than 14,295 households (5.7 percent) between 2013 and 2018, according to the latest available American Community Survey (ACS) estimates from the U.S. Census Bureau. The current population is over 639,387. Population growth has been largely concentrated in the Central City, Interstate Corridor, Belmont-Hawthorne-Division, and 122nd-Division.

- ▶ With a population of 639,387, Portland is the 26th most populous city in the United States and the sixth largest city on the West Coast.
- ▶ Between 2013-2018, Portland's population grew an average of 1.5 percent per year—a more accelerated growth rate than earlier in the decade. The rate, however, has slowed down in more recent years.
- ▶ Household growth is increasing, but at a slower rate of 1.1 percent per year, with non-family and single-person households representing the majority of Portland households. Households with children constituted 24 percent of all households.
- ▶ Portland is becoming a wealthier city overall, with 31.5 percent of households making \$100,000 or more (in 2018). At the same time, the number of lower-income households decreased significantly from 2013 to 2018.
- ▶ The median household income increased from \$57,632 in 2013 to \$65,740 in 2018—a 14.1 percent increase of \$8,108.
- ▶ The median income for renter households was \$ 42,659 per year in 2018, less than half the income of homeowners (\$92,205).
- ▶ Incomes rose from 2013 to 2018 for all racial and ethnic groups. Median income levels rose significantly for white households and showed noticeable increase for Hawaiian-Pacific Islanders, Native American and Alaska Native, and Hispanic-Latinx communities.
- ▶ Communities of Color continue to experience disproportionately low homeownership rates compared to white households or the population as whole.

Population

Portland’s population increased by more than 44,700 individuals (7.5 percent) between 2013 and 2018, with total estimated population of 639,387 individuals as of 2018.

The increase in population growth seems to be significant for the city’s white, Asian, Hawaiian Pacific Islanders, and Hispanic-Latinx populations. Additionally, there was a 35 percent increase among those who identified as belonging to two or more races.

The population is aging as the median age increased from 36.3 years in 2013 to 36.9 years in 2018. Also, the senior population (65+) increased from 10.8 percent to 12.3 percent in 2018. As the population continues to age, “aging in place” takes on an increasingly important role in the housing market. The percentage of people with disabilities increased from 11.7 percent to 12.4 percent.

The percentage of foreign-born population reached 13.9 percent in 2018, slightly up from 13.8 percent in 2013. In terms of educational attainment, people with at least a bachelor’s degree increased from 43.8 percent to 49 percent in 2018.

The Central City, North/Northeast, and East Portland neighborhoods continue to show the largest population increases, accounting for more than 50 percent of the city’s population growth.

Change in Population by Neighborhood 2013-2018

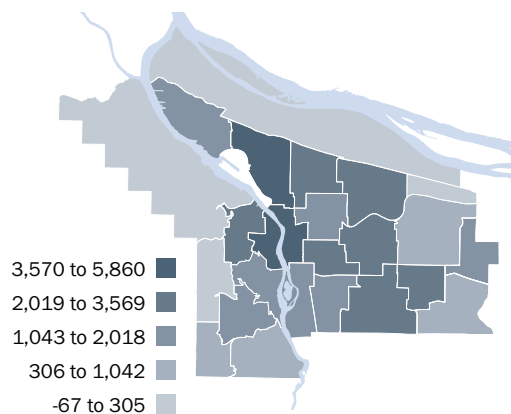
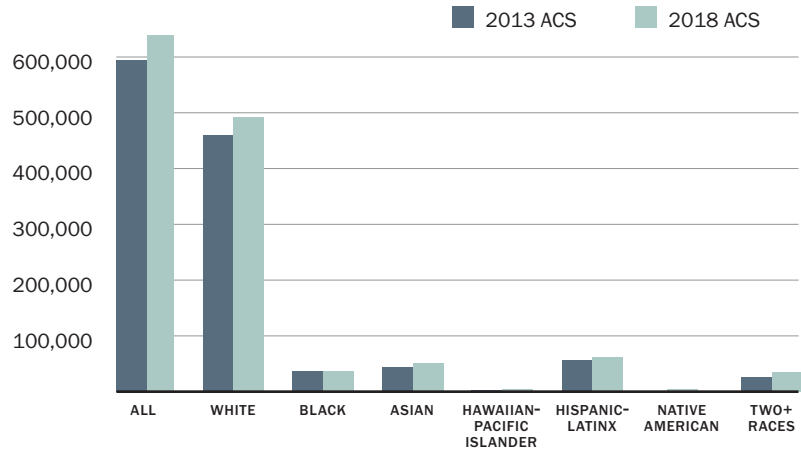
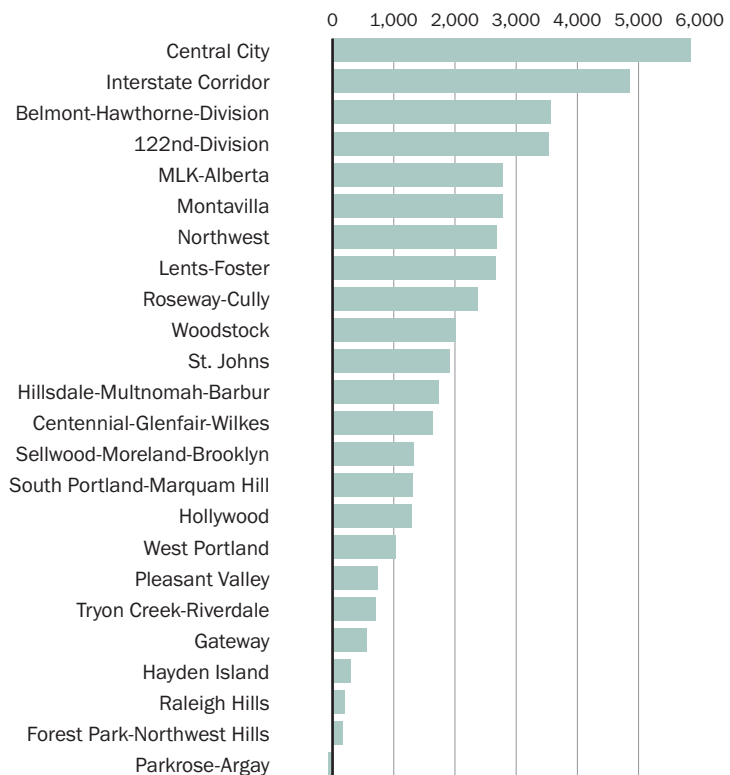


Fig. 1.1 Population by Race & Ethnicity



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates
Notes: Race Alone Data, Hispanic-Latinx can be of any race

Fig. 1.2 Population Growth by Neighborhood, 2013-2018



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

Households

Portland added 14,295 households between 2013 and 2018 for a total of 264,428 households. This is an increase of 5.7 percent.

Of this growth, households without children saw the largest increase (6 percent).

Households with children, on the other hand, grew by 4.7 percent. Single-person households continued to represent one-third of Portland's households during the observed time period, increasing by 2.1 percent.

Among households that increased, the households without children saw the largest increase (6 percent). The households with children, on the other hand, grew by 4.7 percent. Single-person households continued to represent one-third of Portland's households during the observed time period which increased by 2.1 percent.

The Central City, Interstate Corridor, Northwest, and South Portland-Marquam Hill gained the most households, the majority of which were households without children. These four neighborhoods together gained more than 6,900 households.

Growth in Number of Households by Neighborhood 2013-2018

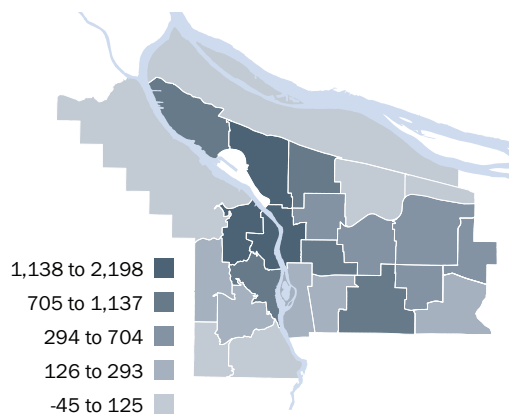
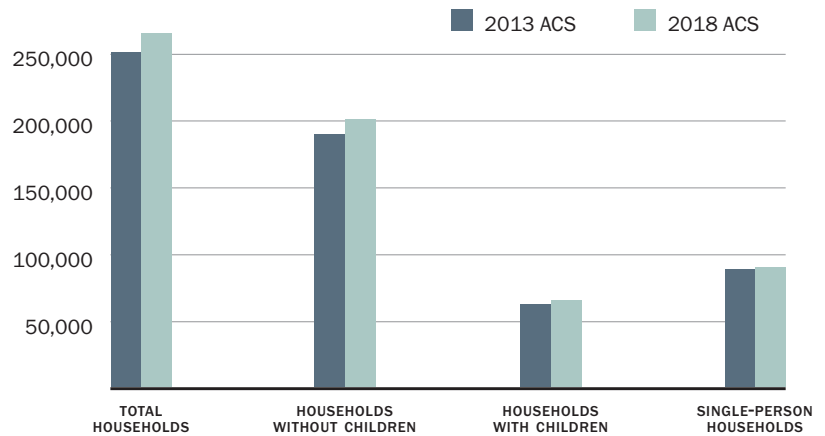
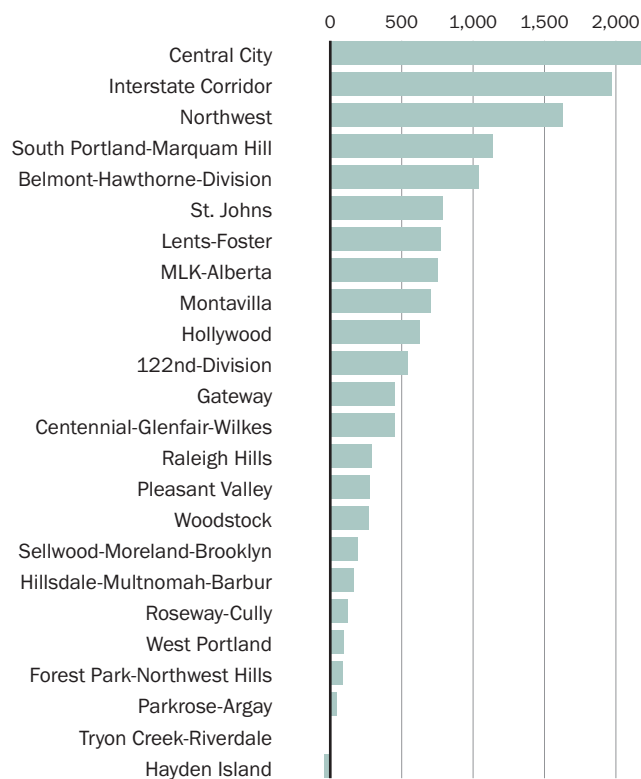


Fig. 1.3 Number of Households



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

Fig. 1.4 Household Growth by Neighborhood, 2013-2018



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

Income

Portland's median household income went up by \$8,108 (14.1 percent) between 2013 and 2018.

Median income levels for renters and homeowners in Portland have grown since 2013. The median homeowner income was \$92,205 in 2018, exceeding the 2013 level by approximately \$8,200. While renter households saw their median income increase by 21.2 percent, they have still lagged behind homeowner incomes. The median homeowner income is more than double that of renters, whose income is almost \$42,659 per year.

While incomes have risen overall from 2013 to 2018 for all racial and ethnic groups, income disparities persist. Median income increased significantly for white households; and median income for Hawaiian-Pacific Islander, Hispanic-Latinx, and Native American households increased above 2013 levels. The median income for Black and Asian households saw only minimal increases*.

**Given that reported income data are estimates based on sample of households, any assertions regarding changes to income between 2013 and 2018 need to be statistically verified. The trend in changes to household income by race/ethnicity noted in the section is based on testing for reliability at the 90 percent confidence level.*

Change in Median Income by Neighborhood 2013-2018

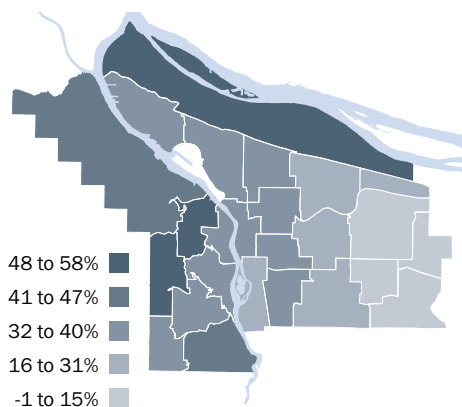
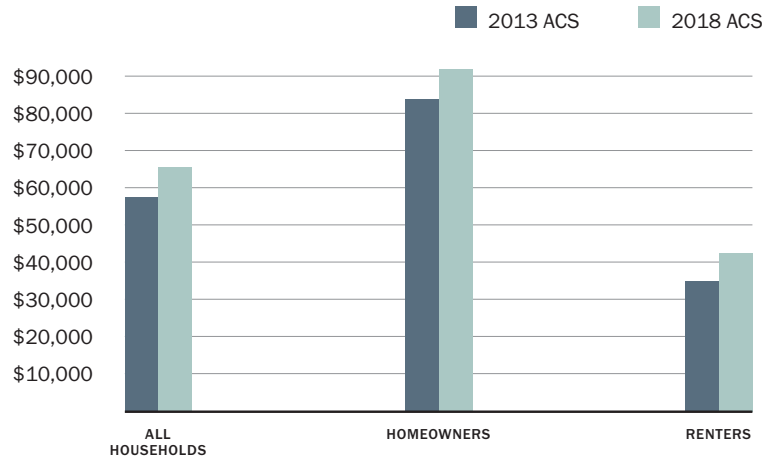
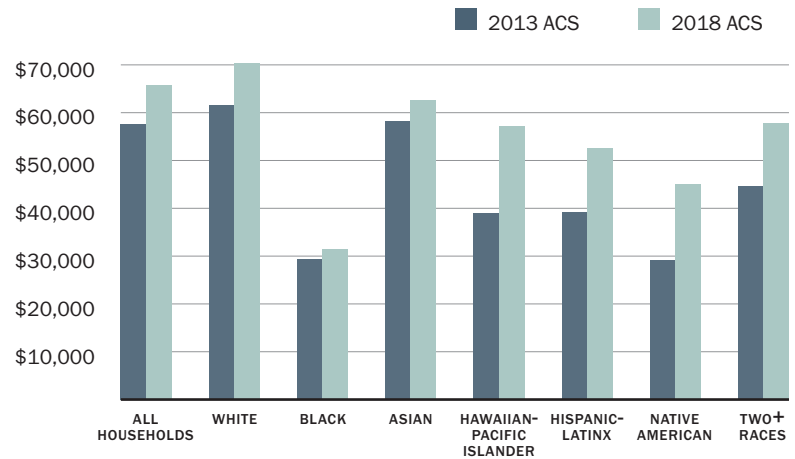


Fig. 1.5 Median Household Income by Housing Tenure (2018 Adjusted \$)



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

Fig. 1.6 Median Household Income by Race & Ethnicity (2018 Adjusted \$)



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

Rentership

Rentership increased in Portland, from 46.6 percent in 2013 to 46.9 percent in 2018. Portland continues to head towards an even split between renter and homeowner households.

Rentership rates vary by race and ethnicity. African American, Hawaiian-Pacific Islanders, and Native American comprise the majority of renter households. Rentership rates have increased among African American households, while staying the same for white, Asian, and Hawaiian-Pacific Islanders, and decreasing among Hispanic- Latinx and Native American households.

Rentership also varies by location. Central City, Hayden Island, and Hollywood showed more than 3 percent increases, while Pleasant valley, Sellwood-Moreland-Brooklyn, Hillsdale-Multnomah-Barbur, and West Portland showed decreases in rentership between 2013-2018.

Change in Rentership by Neighborhood 2013-2018

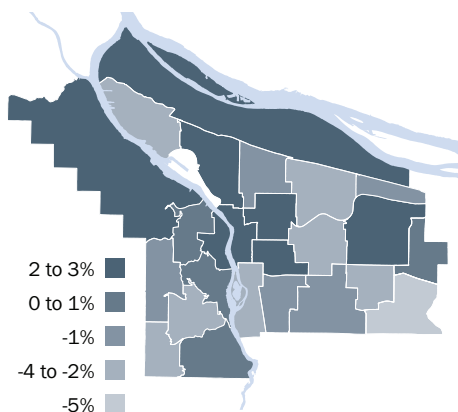
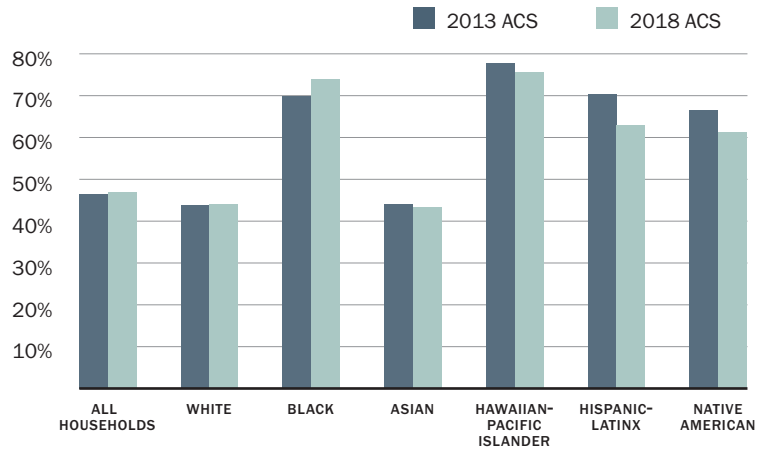
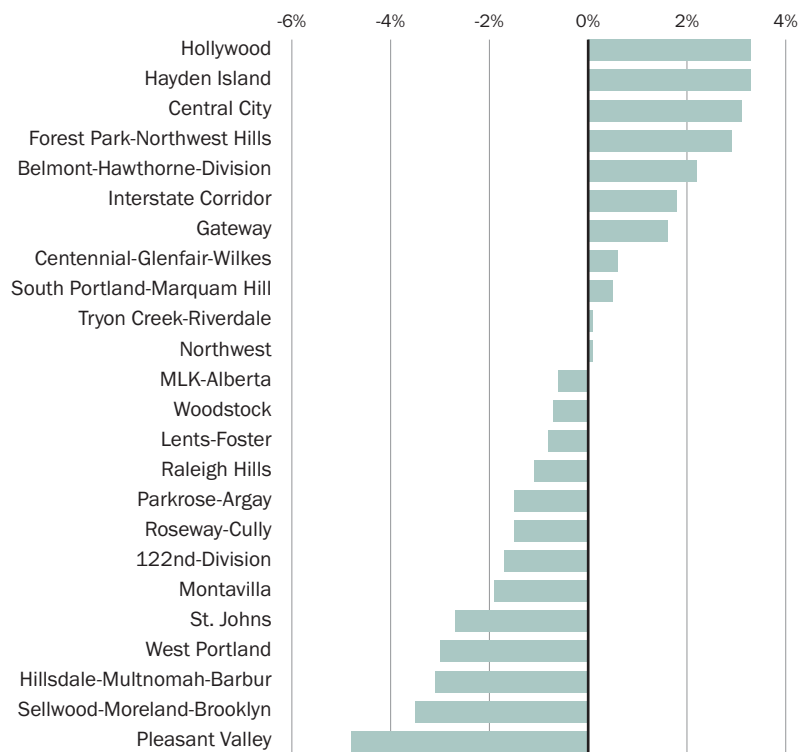


Fig. 1.7 Rentership by Race & Ethnicity



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

Fig. 1.8 Change in Rate of Rentership by Neighborhood, 2013-2018



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

Homeownership

Homeownership rates have decreased in the last five years, from 53.4 percent to 53.1 percent. All but two populations—Hispanic-Latinx and Native American—have seen steady or decreased homeownership rates.

White and Asian populations have the highest rate of homeownership at 55.8 percent and 56.6 percent respectively. The homeownership rate is significantly lower for all other Communities of Color. However, the combined rate for Communities of Color has increased from 38.1 percent in 2013 to 40 percent in 2018.

Pleasant Valley, Sellwood-Moreland-Brooklyn, Hillsdale-Multnomah-Barbur, West Portland, St. Johns have seen their homeownership rates increase by more than 3 percent from 2013 to 2018. On other hand, Hollywood, Hayden Island, Central City, and Forest Park-Northwest Hills saw a 3 percent decrease during the same period.

Change in Homeownership Rate by Neighborhood 2013-2018

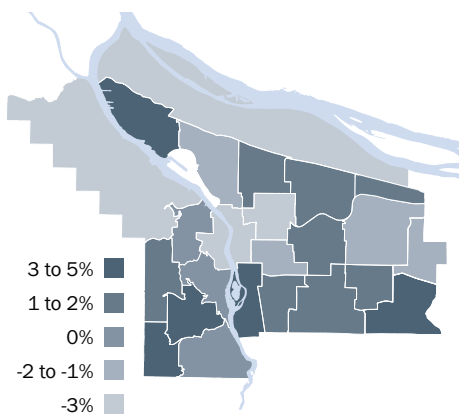
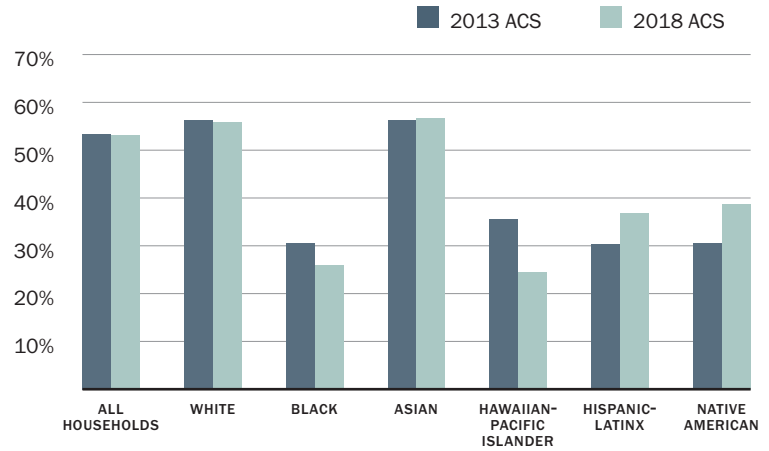
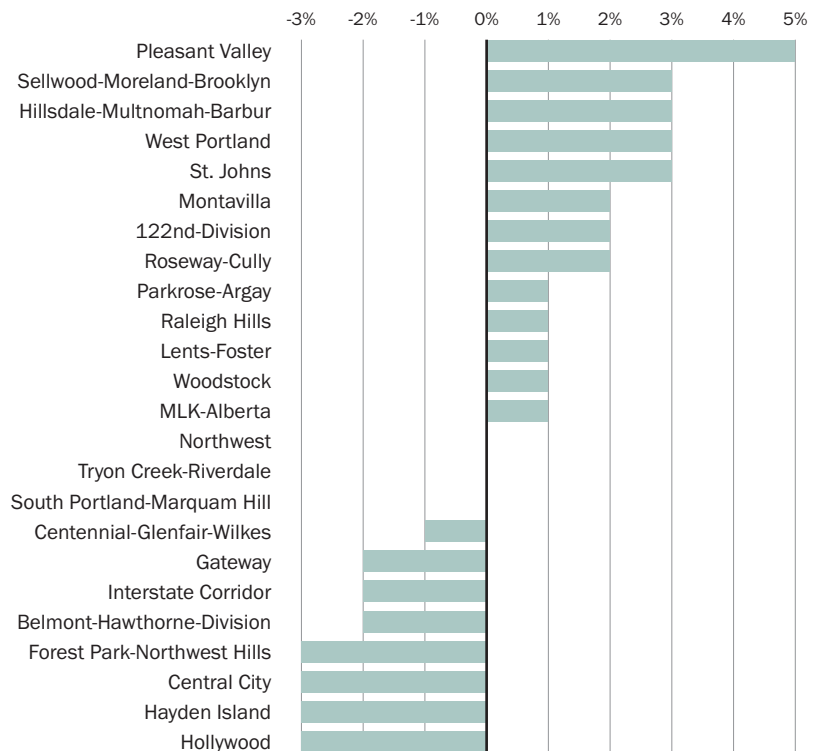


Fig. 1.9 Homeownership Rate by Race & Ethnicity



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

Fig. 1.10 Change in Rate of Homeownership by Neighborhood, 2013-2018



Source: U.S. Census Bureau—2013 5-year ACS Estimates, 2018 5-year ACS Estimates

Racial Diversity

Changes in the proportion of the non-white population measured in all 22 neighborhoods between 2013-2018 illustrate a continued significant shift to greater diversity in the racial composition of the city. In 2018, all neighborhoods had non-white populations above 10 percent.

Communities of Color continue to increase in Outer East, Northeast, and Southeast Portland, where the neighborhood composition of Communities of Color in 2018 ranged from 24 percent to nearly 40 percent.

Citywide, racial diversity, as measured by the percent change in the share of Communities of Color, increased in nearly every neighborhood between 2013 and 2018 with the exception of St. Johns, Roseway-Cully, Interstate Corridor, MLK-Alberta, Northwest, and Raleigh Hills, where the proportional share of Communities of Color showed a slight decrease during this period.

Change in Racial Diversity by Neighborhood 2013-2018

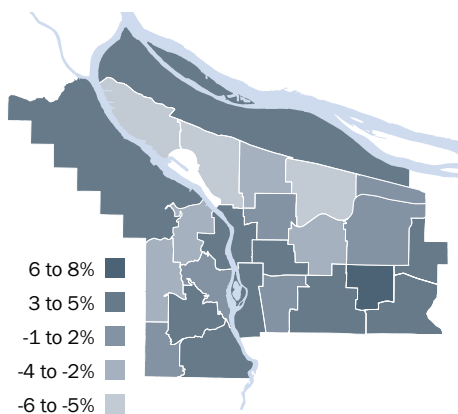
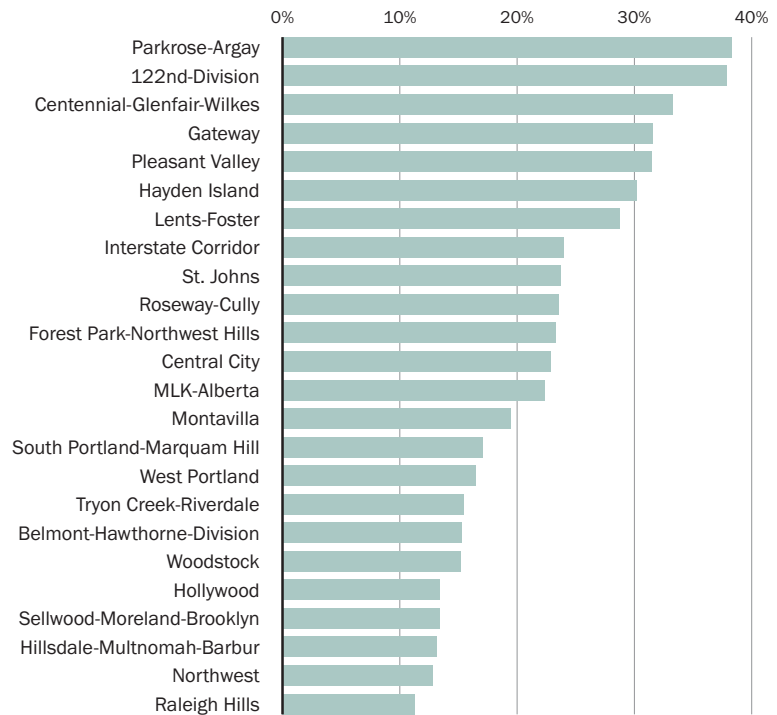
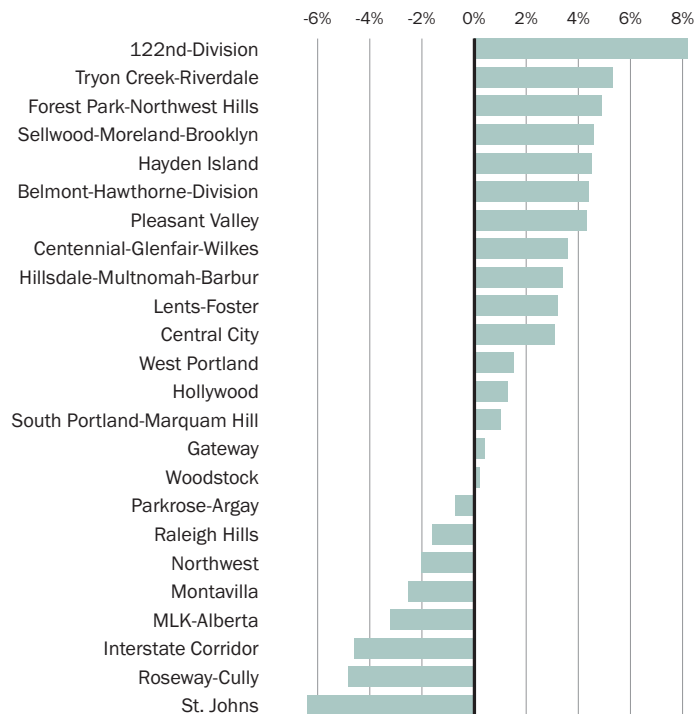


Fig. 1.11 Non-White Population by Neighborhood, 2018



Source: U.S. Census Bureau—2017 5-Year ACS Estimates

Fig. 1.12 Change in Racial Diversity by Neighborhood, 2013-2018*



Source: U.S. Census Bureau—2013 5-Year ACS Estimates, 2018 5-Year ACS Estimates

*Percent change in share of Communities of Color.

Homelessness

Point-In-Time (PIT) Count of Homelessness

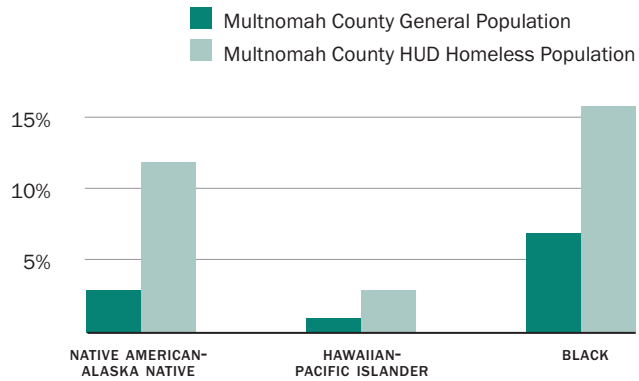
The *Point-in-Time Count of Homelessness* (PIT) is a report of people experiencing homelessness on a single night in winter in Multnomah County. The report is published every two years and is based a federal definition of homelessness (“HUD homeless”) that includes people staying in emergency shelter, transitional housing, or living on the street.

In 2019, 4,015 people were counted, which is comparable to the number of people counted in both 2015 and 2017.

From 2015 to 2019 the percentage of people experiencing chronic homelessness increased. People experiencing chronic homelessness reported having a range of disabling conditions, including mental health issues, substance abuse disorders, physical disabilities, and chronic health conditions.

The PIT count shows that members from the American Indian-Alaska Native, Native Hawaiian-Pacific Islander, and African American communities are overrepresented in the population experiencing homelessness in comparison to their representation in the general population.

Fig. 1.13 People Experiencing Homelessness in 2019



Source: 2019 Point-In-Time Count Reports, U.S. Census Bureau—2013-2017 ACS Estimates

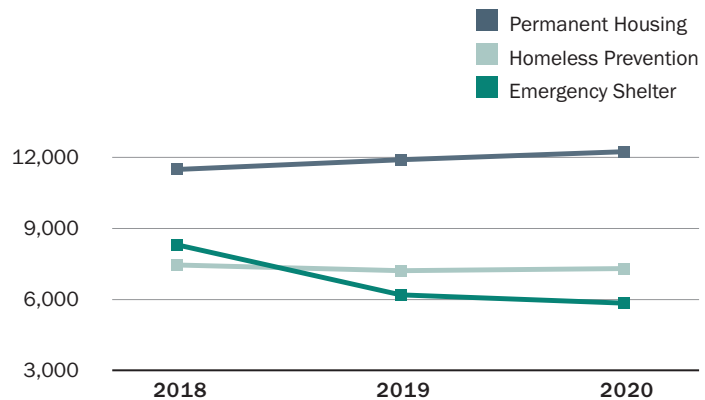
Homelessness

A Home for Everyone/Joint Office of Homeless Services (JOHS)

A collaborative of local jurisdictions formed to coordinate homeless services throughout Multnomah County, the JOHS coordinates following three main programs through service providers:

1. **Permanent Housing:** Includes Permanent Supportive Housing and rapid rehousing programs. The number of people served has increased over last three years.
2. **Homelessness Prevention:** Includes short to medium supportive services for households at risk of eviction and homelessness. The number of people served in homelessness prevention programs increased again FY20.
3. **Emergency Shelter:** Includes emergency shelter as well as services. The number of people served in emergency shelter decreased within the reporting period reflecting the ongoing family shelter policy changes.

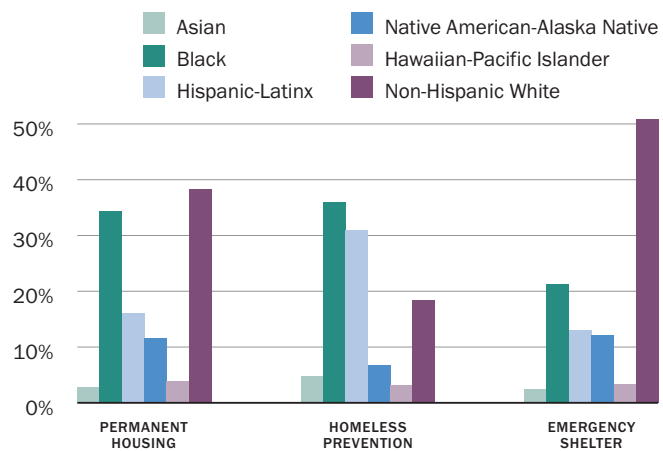
Fig. 1.14 Total People Served in Permanent Housing, Homeless Prevention, and Emergency Shelter Programs, 2018-2020



Source: <http://ahomeforeveryone.net/outcome-reports>

Note: People newly enrolled or retained in above programs within the reporting period

Fig. 1.15 Percentages of Total People Served in Various Programs, FY 2019-2020



Source: <http://ahomeforeveryone.net/outcome-reports>

Note: Other smaller or unreported groups not shown

Section 2

Housing Stock & Production

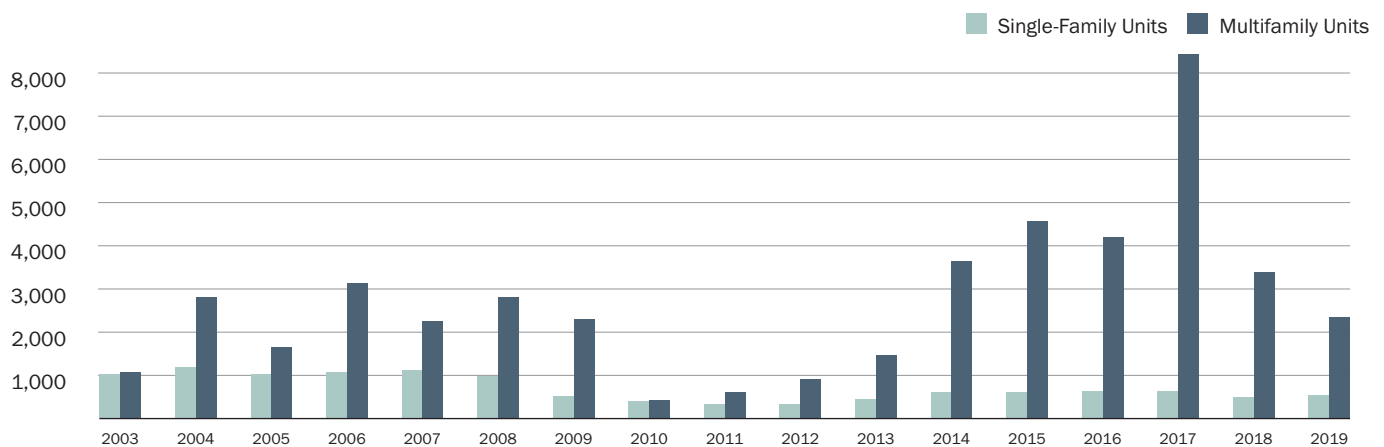
Portland has experienced four years of strong housing production and permitting in last 18 years, with annual production and permitting reaching historic highs in 2017. Current annual production and permitting have returned to their pre-2017 levels. The 2019 data indicate production and permitting are hitting pre-recessionary levels indicating slowing in the housing market in Portland.

- ▶ Multifamily permitting and production in 2017 set a historic high at 6,023 permits and 8,432 units in production. In 2018 and more substantially in 2019, the number of multifamily units produced decreased to 3,383 and 2,343 resembling pre-2017 and pre-recessionary levels.
- ▶ Single-family permits and production have remained consistent with recent years and have not risen to the pre-recessionary level. In 2019 there were 693 permits and 546 units produced.
- ▶ Most of the new multifamily units have been focused in the Hollywood, Interstate Corridor, and Northwest neighborhoods. In 2019, there was dramatic decrease in the units produced in the Central City.
- ▶ In 2019, single-family units were focused in the Interstate Corridor and Lents-Foster neighborhoods.
- ▶ In total, the city's housing stock consists of 294,853 units with 154,968 in single-family and 139,885 multifamily homes.

Production Totals

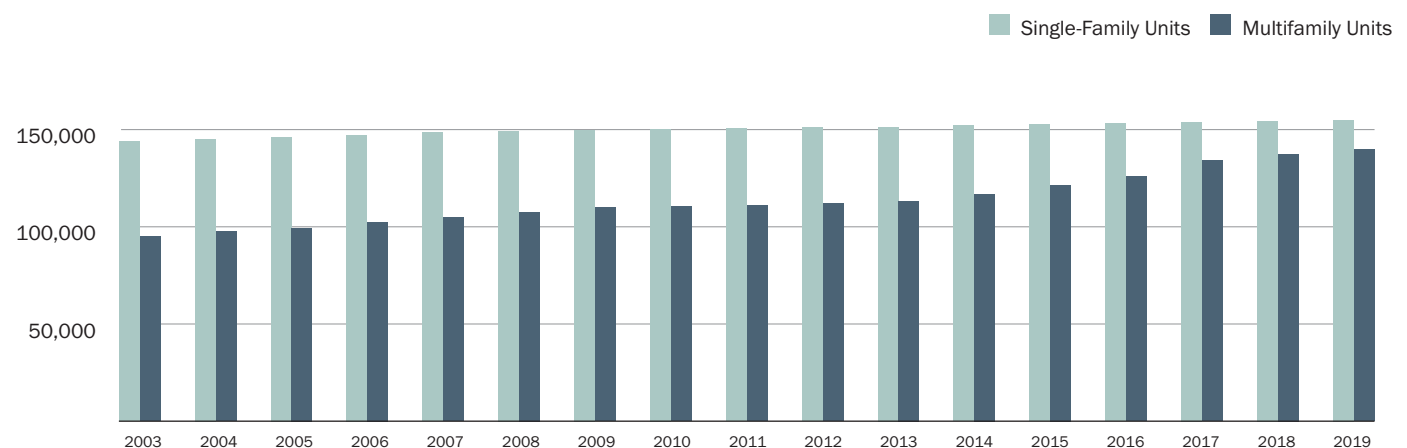
In 2017, annual production levels were the highest seen at any point in the last eighteen years. Housing production in 2017 exceeded 2016 levels by nearly 88 percent. Production in 2018 and 2019 decreased, showing patterns closer to pre-2017 production. Portland added 9,080 units to the housing stock in 2017—a 3.25 percent increase from the previous year. In 2018 and 2019, production decreased to 3,891 and 2,889 units respectively, additions of only 1.4 percent and 1 percent over previous years. Multifamily unit production continues to be the bulk of new residential development, representing approximately 92 percent of all new housing units. In total, the city's housing stock consists of 294,853 units with 154,968 single-family and 139,885 multifamily homes.

Fig. 1.15 Portland Housing Stock Annual Unit Production, 2003-2019



Source: Multnomah County, Portland Tax Lot Data 2020, and Metro Multifamily Inventory 2020

Fig. 1.16 Portland Housing Stock Total Units, 2003-2019



Source: Multnomah County, Portland Tax Lot Data 2020, and Metro Multifamily Inventory 2020

Production Totals, cont.

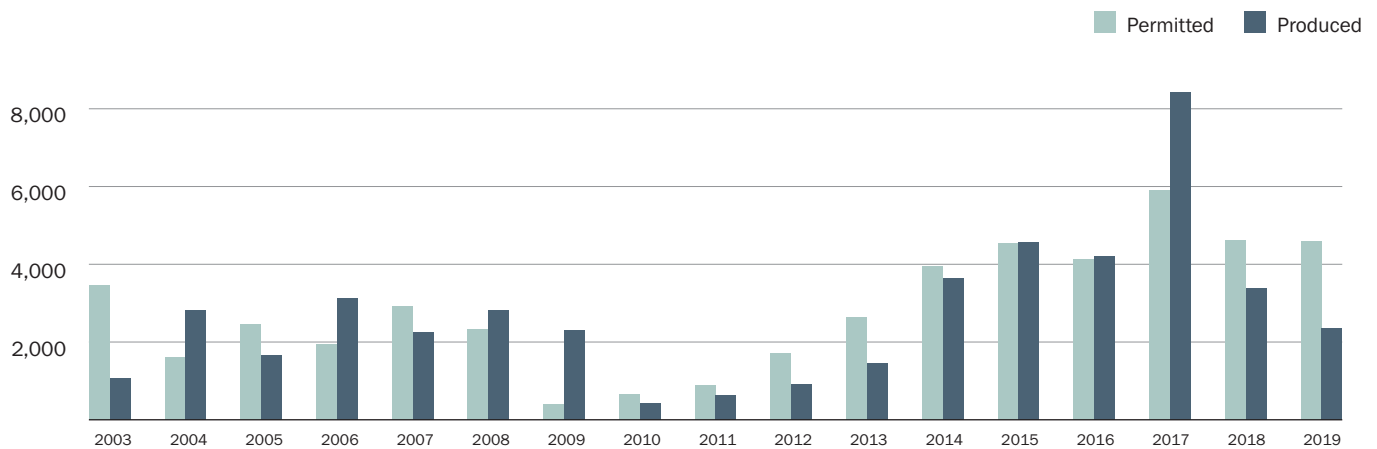
Multifamily

Multifamily production from 2015 to 2018 continued to exceed pre-recessionary levels of development. Only 2019 production data is starting to resemble pre-recessionary years. More than 5,910 permits were issued in 2017, for a total of nearly 23,783 permits issued between 2015-2019, showing that permitting levels have remained strong up to this point. Nearly 22,922 units were added to the multifamily housing stock during this time.

Single-Family

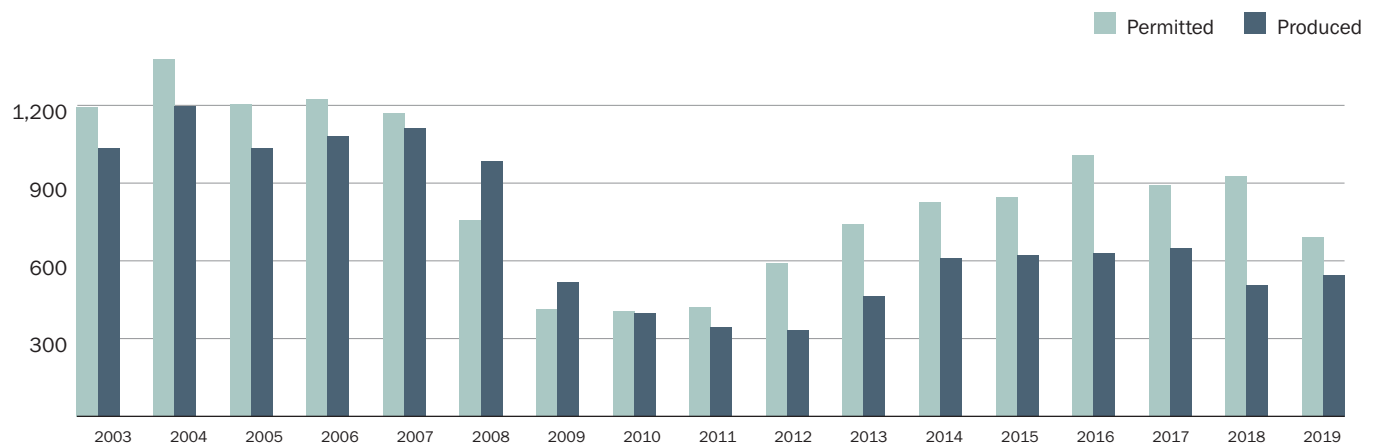
Portland is seeing a leveling of the number of single-family housing units added to the housing stock in the post-recession market. The production of new units has averaged about 590 per year for past five years. Permitting between 2015 and 2019 has remained consistent at around 872 per year, with permits slightly down in 2019 from the previous year.

Fig. 1.17 Multifamily Unit Permits & Production, 2003-2019



Source: Multnomah County, Portland Tax Lot Data 2020, Metro Multifamily Inventory 2020, and City of Portland Bureau of Development Services 2020

Fig. 1.18 Single-Family Unit Permits & Production, 2003-2019



Source: Multnomah County, Portland Tax Lot Data 2020, Metro Multifamily Inventory 2020, and City of Portland Bureau of Development Services 2020

Production by Neighborhood

Multifamily

2,343 multifamily units were produced in Portland in 2019, nearly 75 percent of which were added in Hollywood, Interstate Corridor, Northwest Hills, and Sellwood-Moreland-Brooklyn. Hollywood and Interstate Corridor added 799 and 549 units respectively. It was the first year production dropped dramatically in the Central City.

In 2019, the City of Portland issued more than 4,601 permits for multifamily units throughout the city. Similar to previous years, multifamily permitting continues to be concentrated in the Interstate Corridor, Northwest Hills and Central City. Multifamily permits in these neighborhoods accounted for nearly 59 percent of all multifamily permits.

Multifamily Permitting 2019

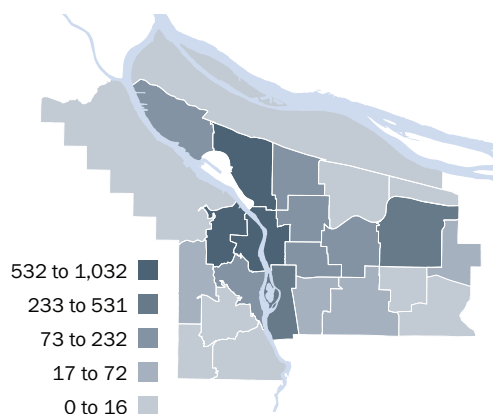
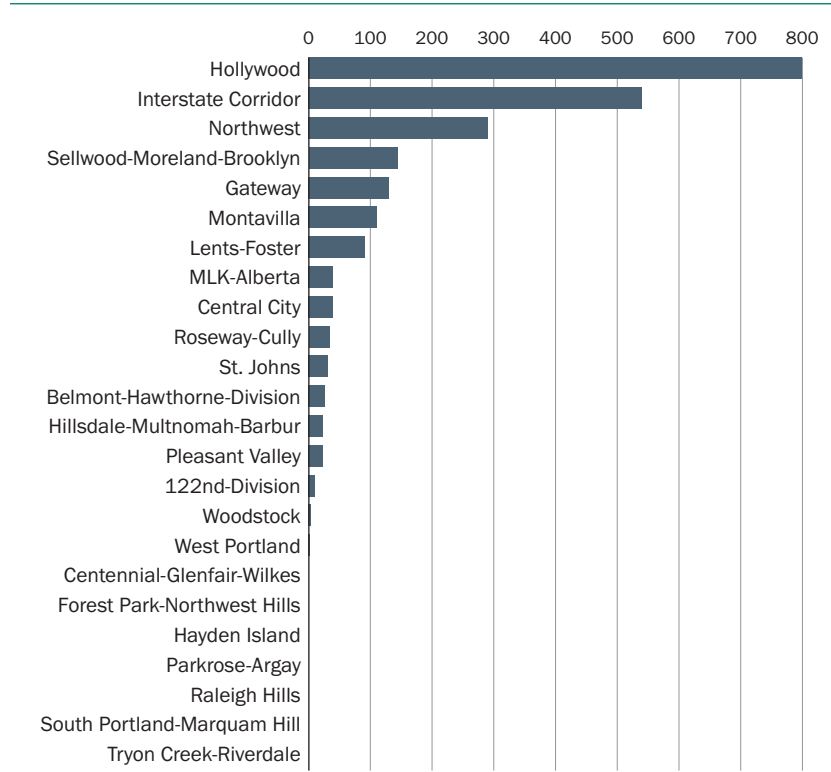
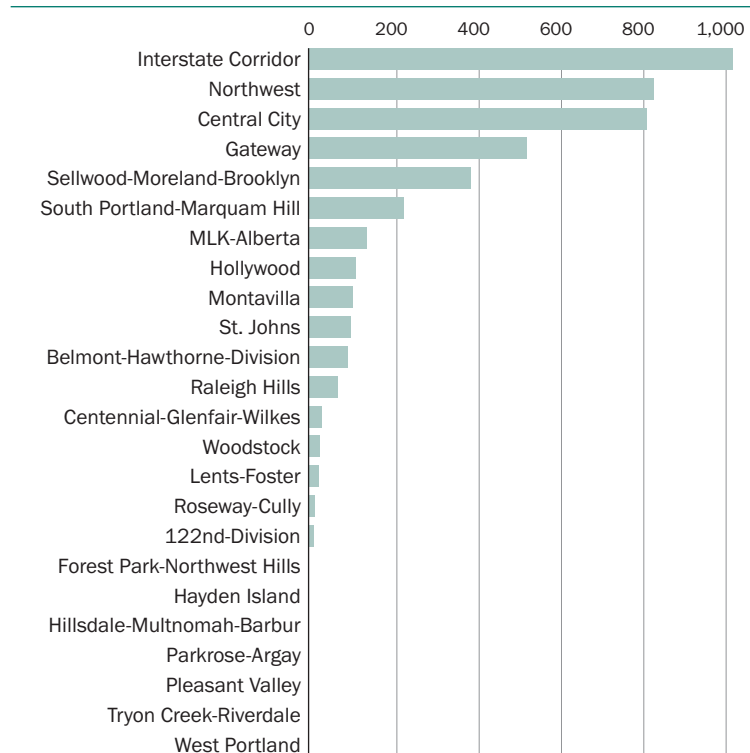


Fig. 1.19 Multifamily Unit Production by Neighborhood, 2019



Source: Multnomah County, Portland Tax Lot Data 2020

Fig. 1.20 Multifamily Unit Permits by Neighborhood, 2019



Source: City of Portland, Bureau of Development Services 2020