

# Portland Demographics and Housing Stock

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## SECTION 1

# Population, Households and Income

Portland's population grew by 42,720 individuals (7.1 percent) and more than 16,500 households (6.6 percent) between 2014 and 2019, according to the latest American Community Survey (ACS) estimates of the U.S. Census Bureau. The population as of 2019 is over 645,290. Population growth has largely been concentrated in the Central City, Interstate Corridor, MLK-Alberta, and Lents-Foster neighborhoods.

- Portland remains the 26th most populous city in the United States and the sixth largest city on the West Coast.
- Between 2014-2019, Population of Portland grew at an average rate of 1.4 percent per year—a more accelerated rate than earlier in the decade. Growth, however, has slowed down since 2019.
- Household growth is increasing at a slower rate than population growth, with nonfamily and single-person households representing the majority of Portland households.
- Portland is becoming a wealthier city overall, and the number of lower-income households decreased significantly from 2014 to 2019.
- The median household income increased 22 percent between 2014 and 2019.
- The median income for renter households is less than half that of homeowners.
- From 2014 to 2019, incomes rose for all racial and ethnic groups. While median income levels rose most significantly for white households, there were also noticeable increases 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 and the population as whole.

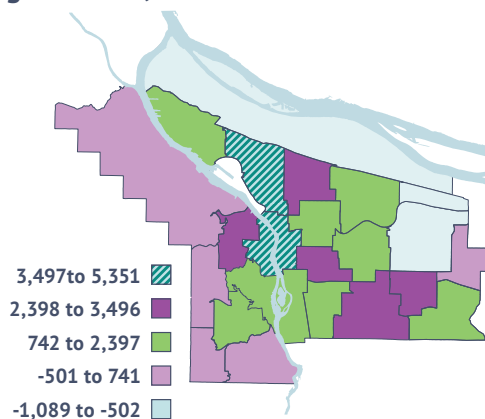
## Population

Portland's population increased by more than 42,700 individuals (7.1 percent) between 2014 and 2019, with a total estimated population of 645,291 individuals as of 2019. The city's white, Asian, and Hispanic-Latinx populations saw the most significant population growth. Additionally, there was a 24 percent increase among those who identified as belonging to two or more races.

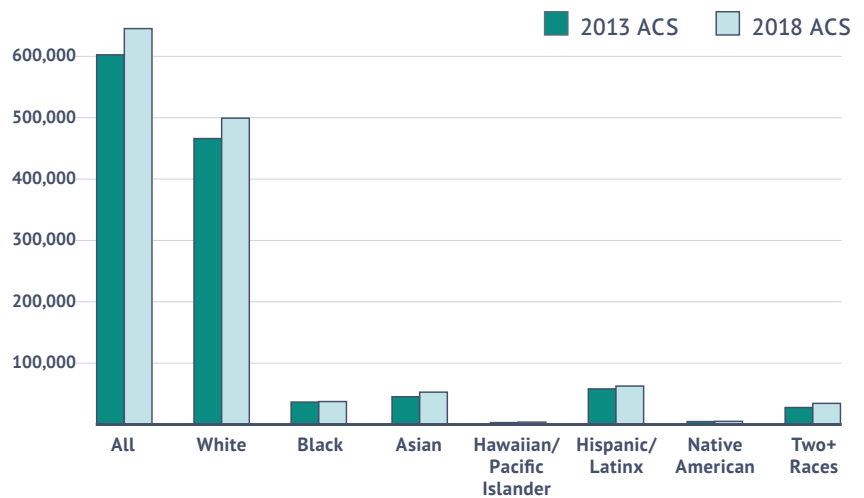
The median age of Portlanders increased from 36.4 years in 2014 to 37.1 years in 2019. Also, the senior population (65+) increased from 11 percent to 12.8 percent in 2019. As the population continues to age, "aging in place" takes on an increasingly important role in the housing market.

The percentage of people with disabilities remained about the same at 12.1 percent. The percentage of foreign-born residents fell to 13.5 percent in 2019, from 14 percent in 2014. In terms of educational attainment, people with at least a bachelor's degree increased from 44.4 percent to 50.4 percent in 2019. 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, 2014-2019



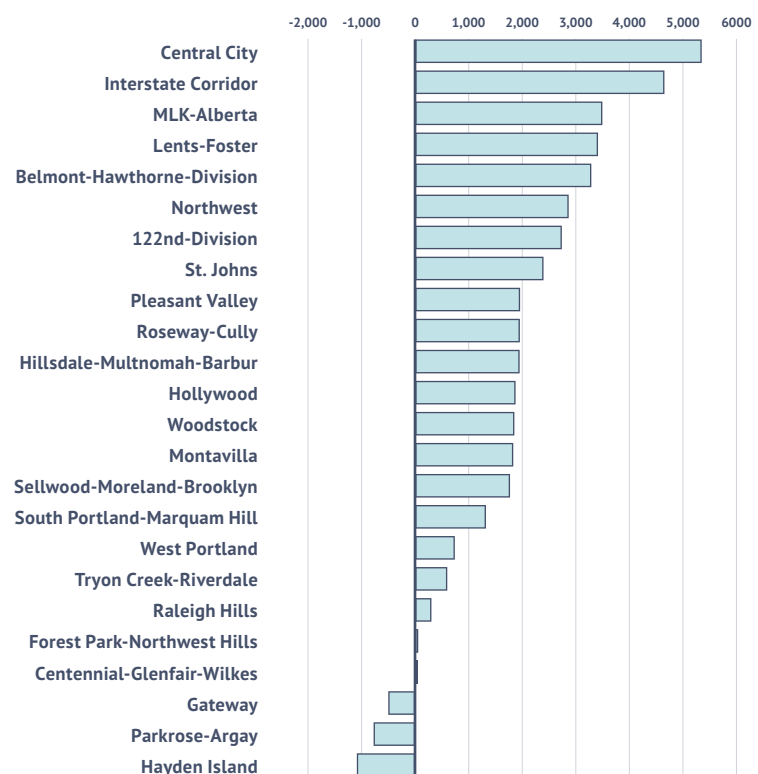
**Fig 1.01 Population by Race and Ethnicity**



Source: U.S. Census Bureau—2014 5-year ACS Estimates, 2019 5-year ACS Estimates

Notes: Race Alone Data, Hispanic-Latinx can be of any race

**Fig 1.02 Population Growth by Neighborhood, 2014-2019**



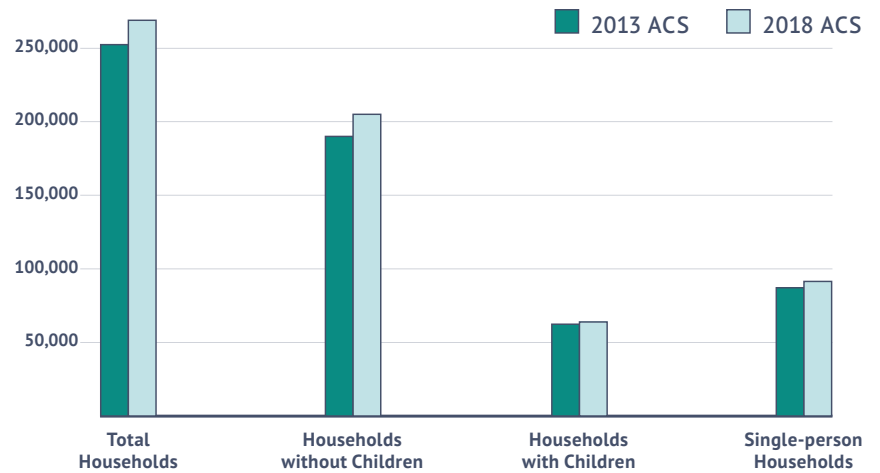
Source: U.S. Census Bureau—2014 5-year ACS Estimates, 2019 5-year ACS Estimates

# Households

Portland added 16,500 households between 2014 and 2019 for a total of 268,718 households, an increase of 6.6 percent. Among the household types, those without children saw the largest increase (7.9 percent).

Households with children, on the other hand, grew by only 2.4 percent. Single-person households continued to represent one-third of Portland's households during this period, increasing by 4.9 percent. The Central City, Interstate Corridor, Northwest, and Belmont-Hawthorne-Division neighborhoods had the highest household growth, gaining more than 8,260 households, the majority of which were households without children.

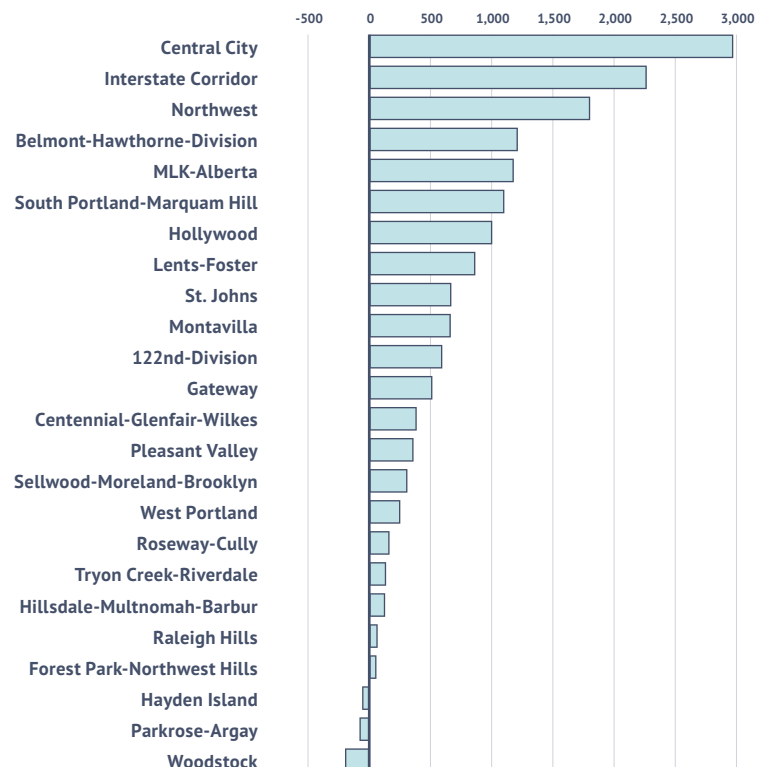
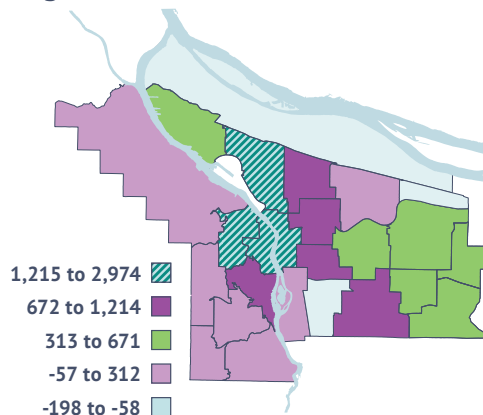
**Fig 1.03 Number of Households**



Source: U.S. Census Bureau—2014 5-year ACS Estimates, 2019 5-year ACS Estimates

**Fig 1.04 Household Growth by Neighborhood, 2014-2019**

**Growth in Number of Households by Neighborhood, 2014-2019**



Source: U.S. Census Bureau—2014 5-year ACS Estimates, 2019 5-year ACS Estimate

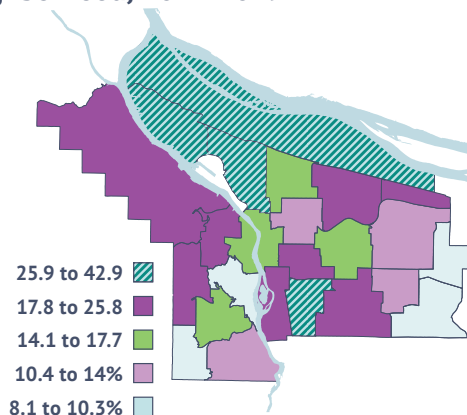
## Income

Portland's median household income rose by \$12,751 (22 percent) between 2014 and 2019. Median income levels for both renters and homeowners in Portland have grown since 2014. In 2019, the median homeowner income was \$97,893, approximately \$12,899 higher than 2014. While renter households saw their median income increase by 31 percent, the median renter income of \$47,240 per year is still approximately half that of homeowner households.

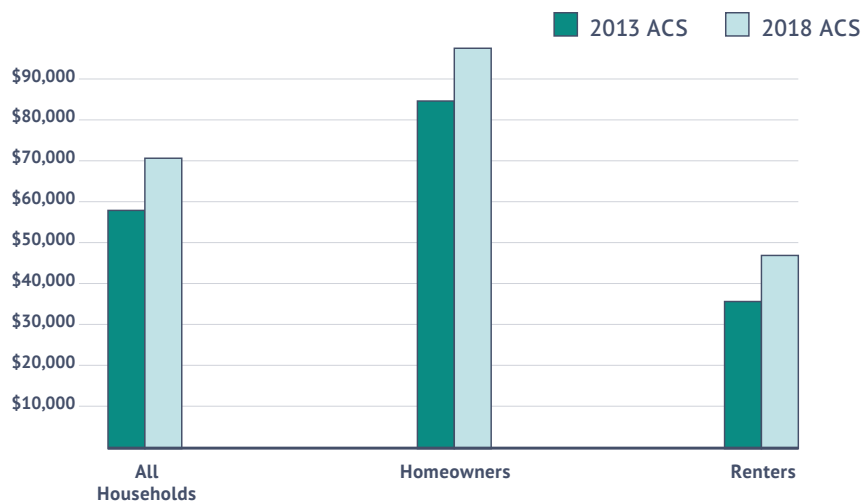
While incomes have risen overall from 2014 to 2019 for all racial and ethnic groups, disparities persist. Median income increased significantly for white households; and median income for Hawaiian-Pacific Islander, Hispanic-Latinx, and Native American households increased above 2014 levels. The median 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 2014 and 2019 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, 2014-2019**

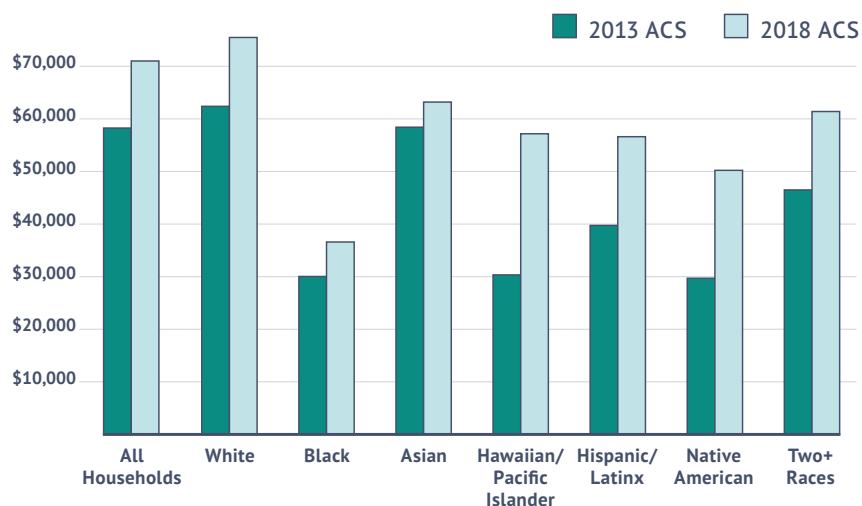


**Fig 1.05 Median Household Income by Housing Tenure** (2019 Adjusted \$)



Source: U.S. Census Bureau—2014 5-year ACS Estimates, 2019 5-year ACS Estimates

**Fig 1.06 Median Household Income by Race and Ethnicity** (2019 Adjusted \$)



Source: U.S. Census Bureau—2014 5-year ACS Estimates, 2019 5-year ACS Estimates

## Rentership

Overall rentership decreased in Portland, from 47.2 percent in 2014 to 46.6 percent in 2019.

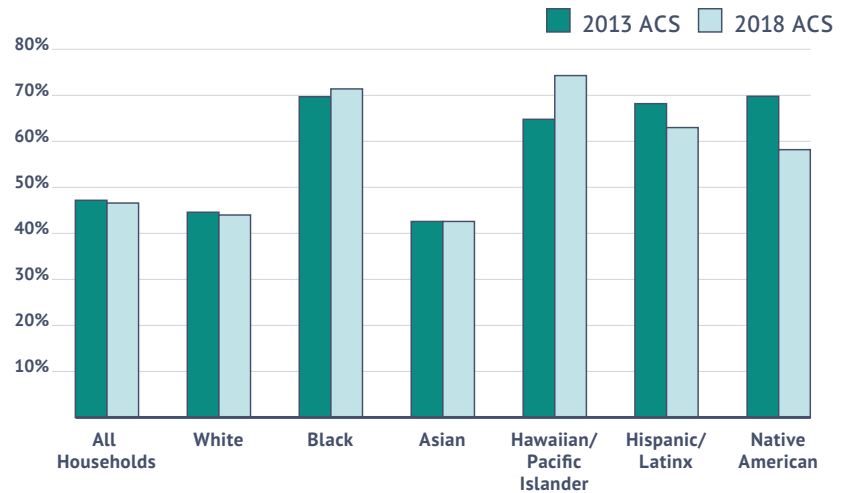
Rentership rates vary by race and ethnicity.

African Americans, Hawaiian-Pacific Islanders, and Native Americans comprise the majority of renter households.

Rentership rates have increased among African American households, while staying the same for white, Asian, and Hawaiian-Pacific Islander households, and decreasing among Hispanic-Latinx and Native American households.

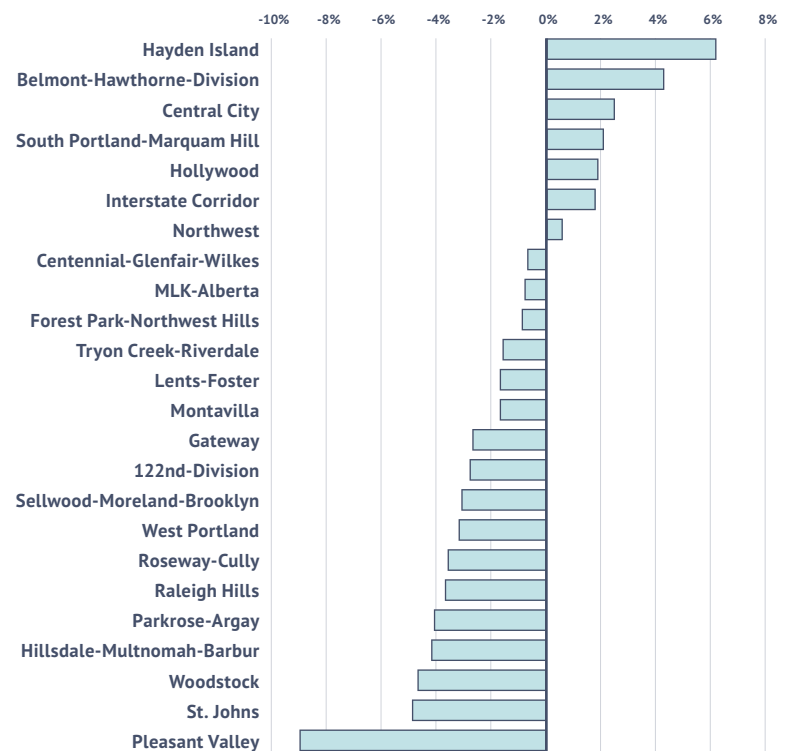
Rentership also varies by location. Central City, Hayden Island-Bridgeton, Belmont-Hawthorne-Division, and Central City showed more than 2.5 percent increases, while Pleasant Valley, St. Johns, Woodstock, Sellwood-Moreland-Brooklyn, and Hillsdale-Multnomah-Barbur showed decreases in rentership between 2014 and 2019.

**Fig 1.07 Rentership by Race and Ethnicity**



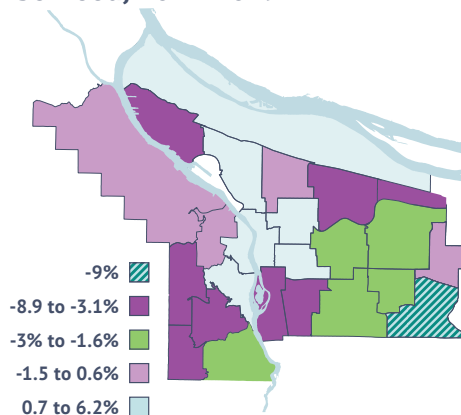
Source: U.S. Census Bureau—2014 5-year ACS Estimates, 2019 5-year ACS Estimates

**Fig 1.08 Change in Rate of Rentership by Neighborhood, 2014-2019**



Source: U.S. Census Bureau—2014 5-year ACS Estimates, 2019 5-year ACS Estimate

**Growth in Rentership by Neighborhood, 2014-2019**



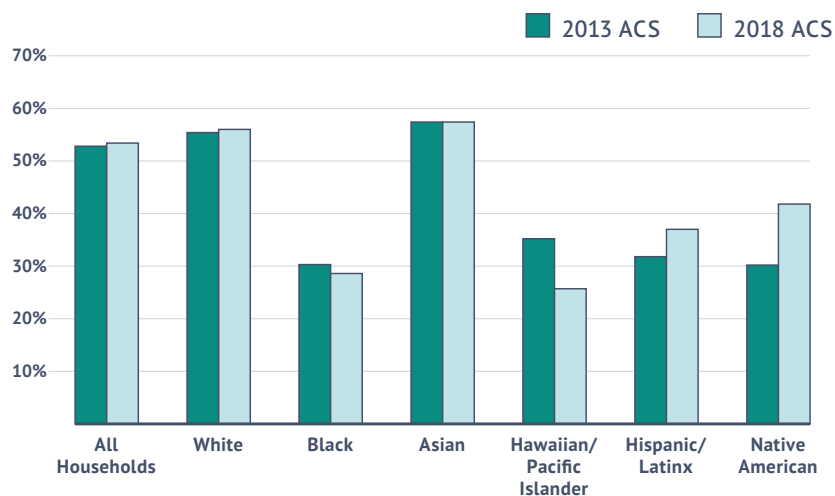
## Homeownership

While overall homeownership rates have increased in the last five years, from 52.8 percent to 53.4 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 56 percent and 57.4 percent respectively. The homeownership rate is significantly lower among all other Communities of Color. However, the combined rate for Communities of Color has increased from 38 percent in 2014 to 40.2 percent in 2019.

Pleasant Valley, St. Johns, Woodstock, Hillsdale-Multnomah-Barbur, and Parkrose-Argay have seen their homeownership rates increase by more than 4 percent from 2014 to 2019. On other hand, Hayden Island-Bridgeton, Belmont-Hawthorne-Division, and the Central City saw a 3 percent decrease during the same period.

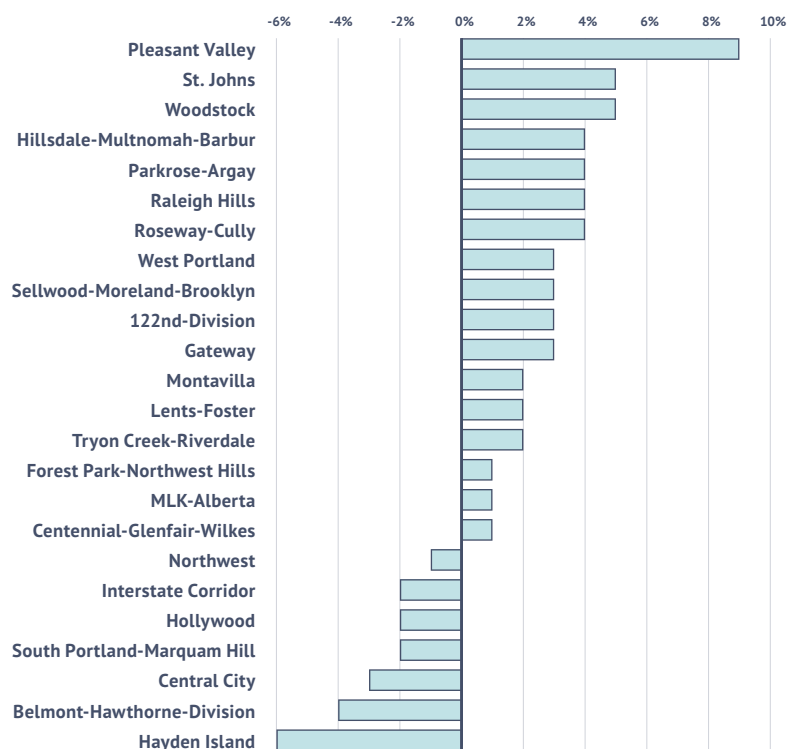
**Fig 1.09 Homeownership Rate by Race and Ethnicity**



Source: U.S. Census Bureau—2014 5-year ACS Estimates, 2019 5-year ACS Estimates

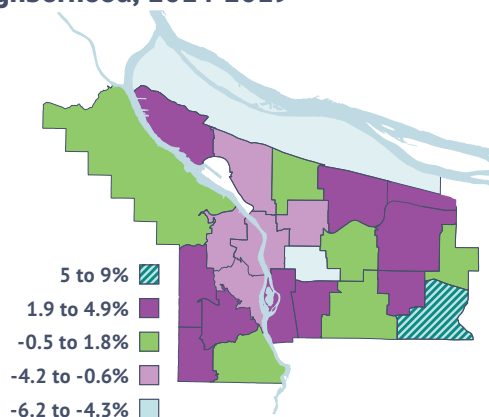
Notes: Race Alone Data, Hispanic-Latinx can be of any race

**Fig 1.10 Change in Rate of Homeownership by Neighborhood, 2014-2019**



Source: U.S. Census Bureau—2014 5-year ACS Estimates, 2019 5-year ACS Estimates

**Change in Homeownership by Neighborhood, 2014-2019**



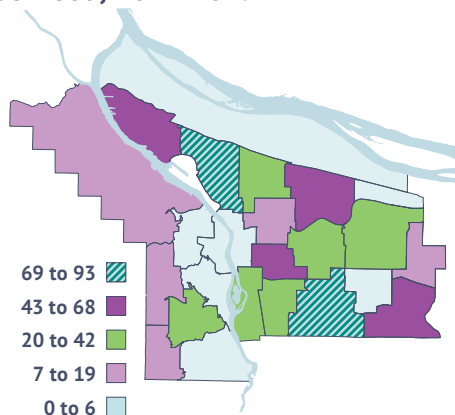
## Racial Diversity

Changes in the proportion of the non-white population measured in all 24 neighborhoods between 2014-2019 illustrate a continued shift to greater diversity in the racial composition of the city. In 2019, all neighborhoods had non-white populations above 10 percent.

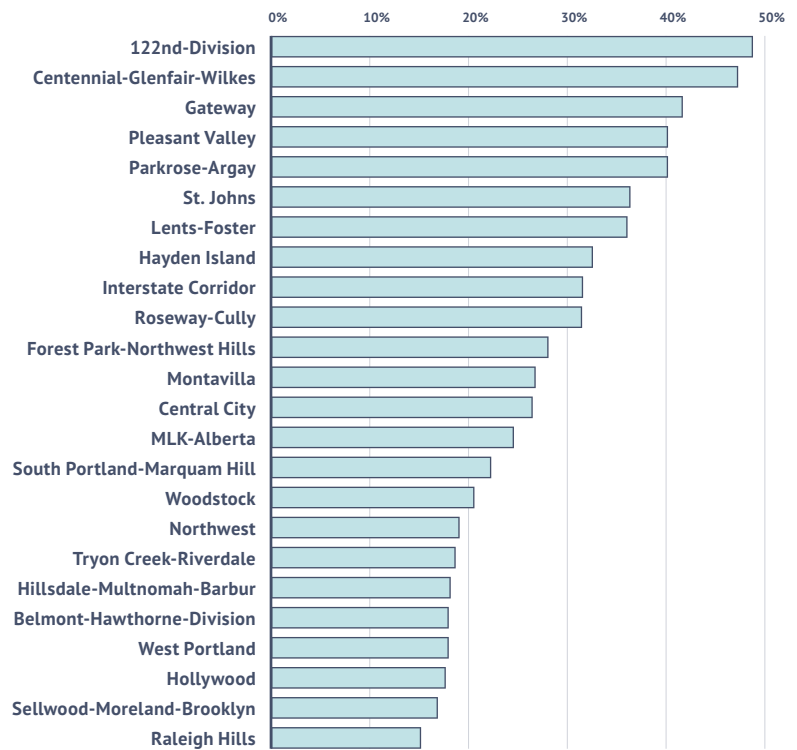
Communities of Color continue to increase in Outer East, Northeast, and Southeast Portland, where the neighborhood composition of Communities of Color in 2019 ranged from 30 percent to nearly 49 percent.

Racial diversity, as measured by the share of Communities of Color, increased in nearly every neighborhood between 2014 and 2019 with the exception of Parkrose-Argay, MLK-Alberta, Roseway-Cully, Interstate-Corridor, St. Johns, Hayden Island-Bridgeton, West Portland, Northwest, and Montavilla, where the proportion of Communities of Color showed slight decreases during this period.

**Change in Racial Diversity by Neighborhood, 2014-2019**

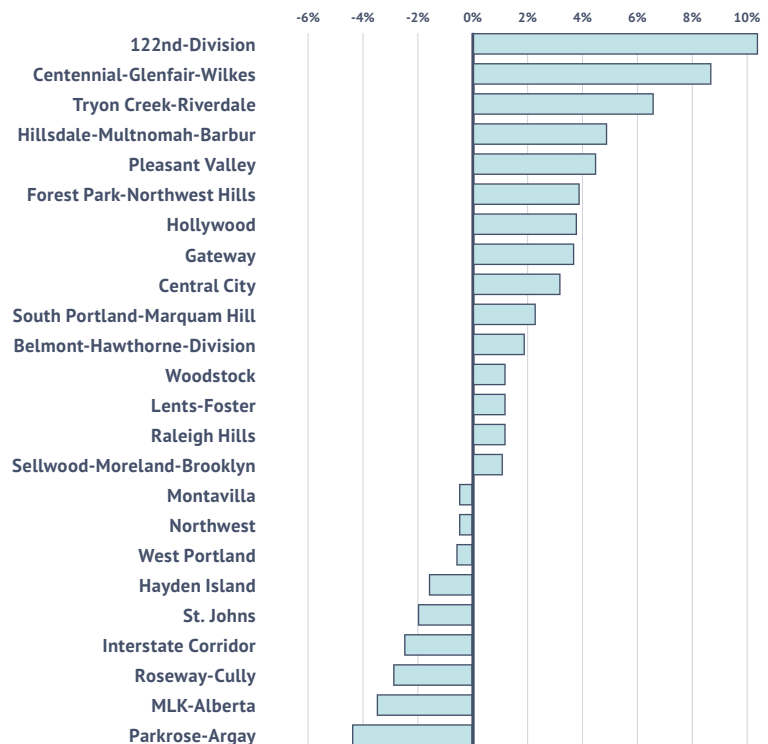


**Fig 1.11 Non-White Population by Neighborhood, 2019**



Source: U.S. Census Bureau—2019 5-year ACS Estimates

**Fig 1.12 Change in Racial Diversity by Neighborhood, 2014-2019\***



Source: U.S. Census Bureau—2019 5-year ACS Estimate

\*Percent change in share of Communities of Color.



# Homelessness

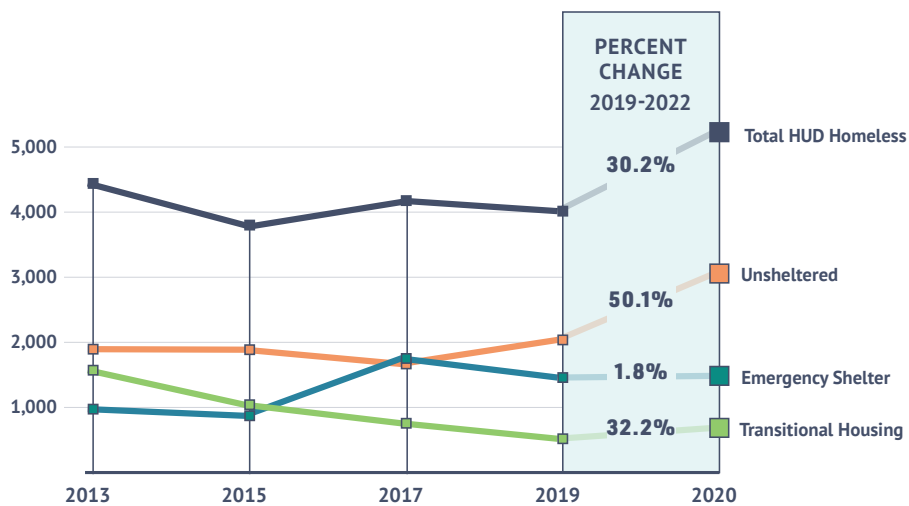
## Point-In-Time (PIT) Count of Homelessness

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. The 2022 PIT Count (postponed from 2021 due to COVID-19) show a new trend in the distribution of people experiencing homeless during the pandemic.

In 2022, 5,228 people were counted as experiencing homelessness in Multnomah County by the PIT Count. The number of HUD Homeless increased by 30 percent since the previous count in 2019, with most of the increase seen in the unsheltered population. Among the unsheltered population, the percentage who were chronically homeless also increased. People experiencing chronic homelessness reported having a range of disabling conditions, including mental health issues, Substance Use Disorders, physical disabilities, and chronic health conditions—all of which were exacerbated by the impacts of the COVID-19 pandemic.

The findings released so far from the latest PIT Count show that people of color continue to experience homelessness at a disproportionately higher rate. In Multnomah County, 40 percent of all those counted were people of color (a more detailed breakdown will be published by the JOHS in the late summer 2022).

**Fig 1.13 People Experiencing Homlessness in 2022**



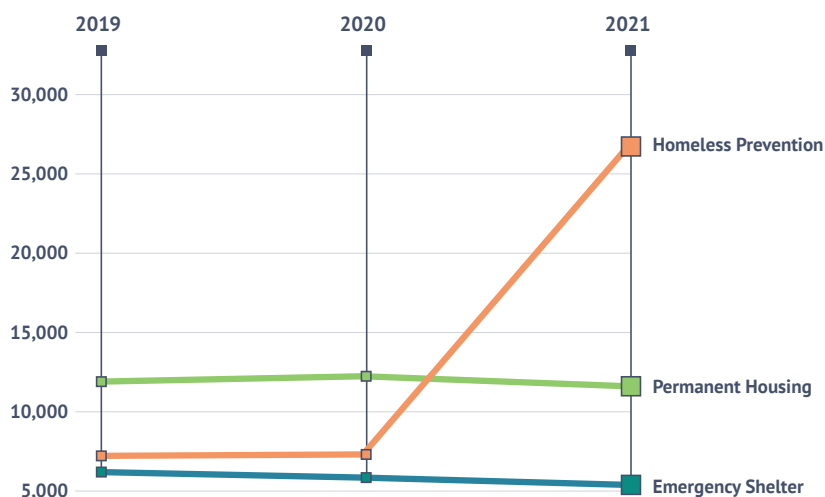
Source: Point-in-Time Count Reports (2013-2022)

## 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 FY22.
- 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.

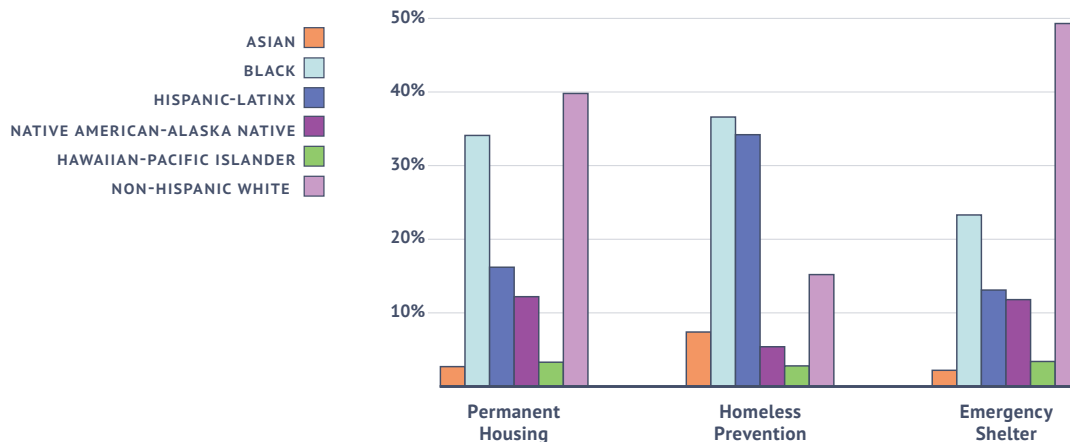
**Fig 1.14 Total People Served in permanent Housing, Homeless Prevention and Emergency Shelter Programs, 2019-2021**



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 2020-2021**



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

Note: Other smaller or unreported groups not shown

## SECTION 2

# Housing Stock and Production

In 2017, annual housing production and permitting levels peaked higher than any point in nearly two decades, as many developers rushed to submit permit applications prior to the February 2017 effective date of the city's new Inclusionary Housing requirements. This was especially true for multifamily housing development, which saw more than 6,000 permits issued—a historic high—and 8,000 units produced that year. Both production and permitting have since declined, with an average of 2,347 multifamily units produced annually in both 2019 and 2020. These declines were not only seen in Portland but also in surrounding cities in Washington and Clackamas counties, due in large part to rising construction and labor costs, and tariff uncertainties, followed by the economic impacts of the COVID-19 pandemic in 2020. While the drop in new construction permits in 2020 to 1,555 seemed to signal an impending slowdown in housing production, permitting levels have

begun to rebound in 2021. While still below pre- COVID levels, the number of permits issued in 2021 has increased to 4,257.

- Most new multi-family units continue to be focused in the Northwest, Central City, Raleigh Hills, and Southeast neighborhoods.
- In 2020, there was a dramatic increase in units produced in Northwest.
- Single-family permits and production have remained consistent with recent years and have not risen to the pre-recessionary level.
- In 2020, single-family units were focused in the Lents-Foster, Pleasant Valley and St. Johns neighborhoods.
- The overall composition of the city's housing stock in 2020 consisted of 155,410 single-family and 142,236 multifamily homes.

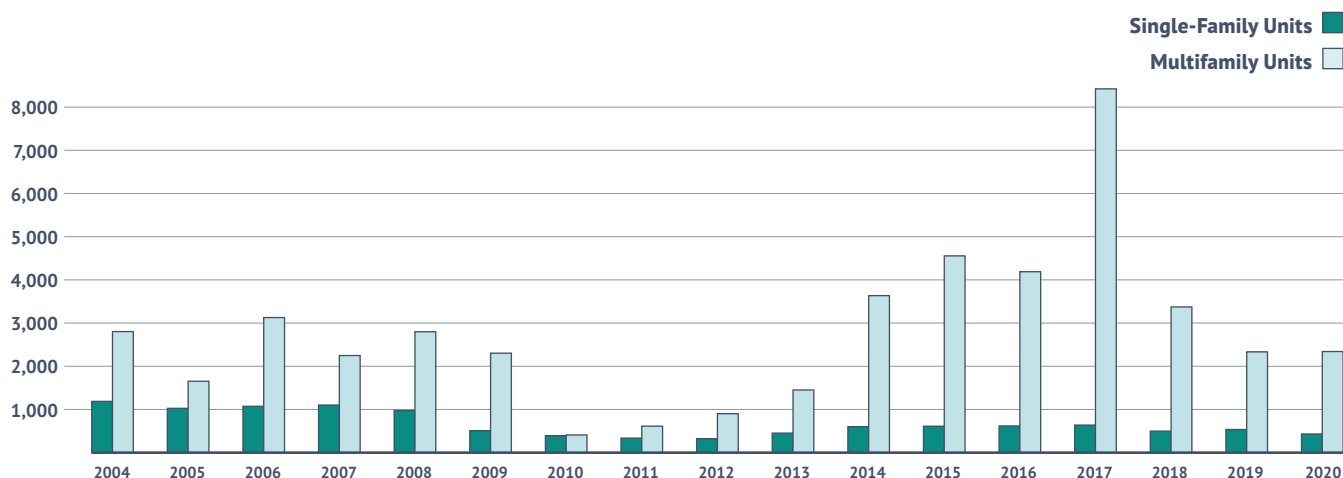


## Production Totals

In 2017, annual production levels were the highest of any point in the last eighteen years; Portland added 9,080 units to the housing stock that year—a 3.25 percent increase from the previous year. In 2018 and 2019, production decreased to 3,891 and 2,889 units respectively (only 1.4 percent and 1 percent increases previous years). In 2020, 2,793 housing units were produced. These declines were seen not only in Portland but also in surrounding cities in Washington and Clackamas counties.

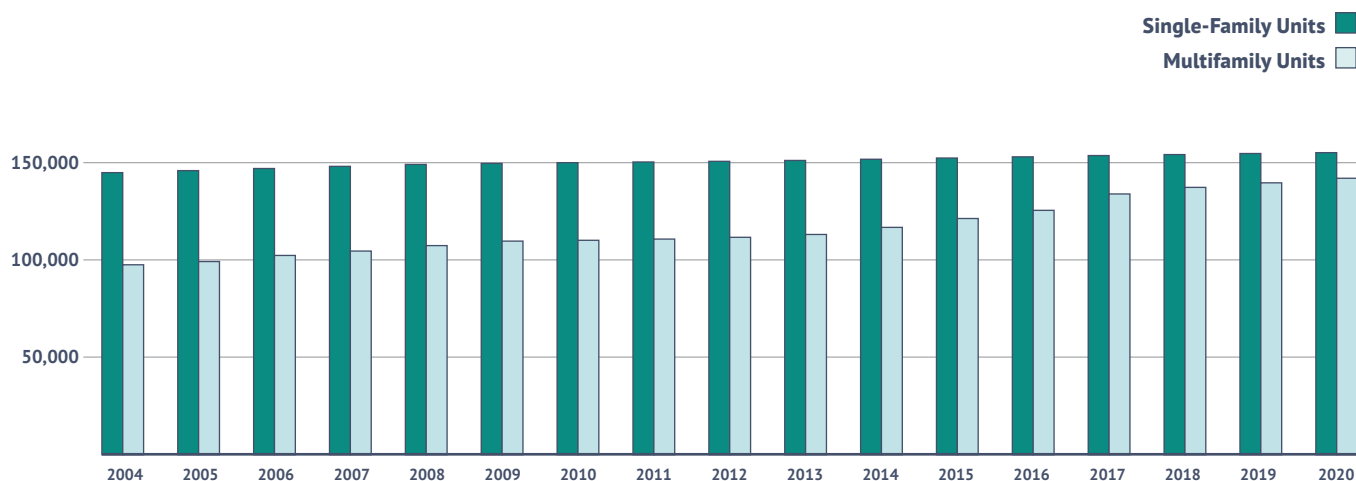
Multifamily unit production in 2020 continues to represent the bulk of new residential development, with approximately 84 percent of all new housing units falling within the multifamily category. In total, the composition of the city's housing stock consists of 297,646 units with 155,410 single family and 142,236 multifamily homes.

**Fig 1.15 Portland Housing Stock Annual Unit Production, 2004-2020**



Source: Multnomah County, Portland Tax Lot Data 2021, and Metro Multifamily Inventory 2021

**Fig 1.16 Portland Housing Stock Total Units, 2004-2020**



Source: Multnomah County, Portland Tax Lot Data 2021, and Metro Multifamily Inventory 2021

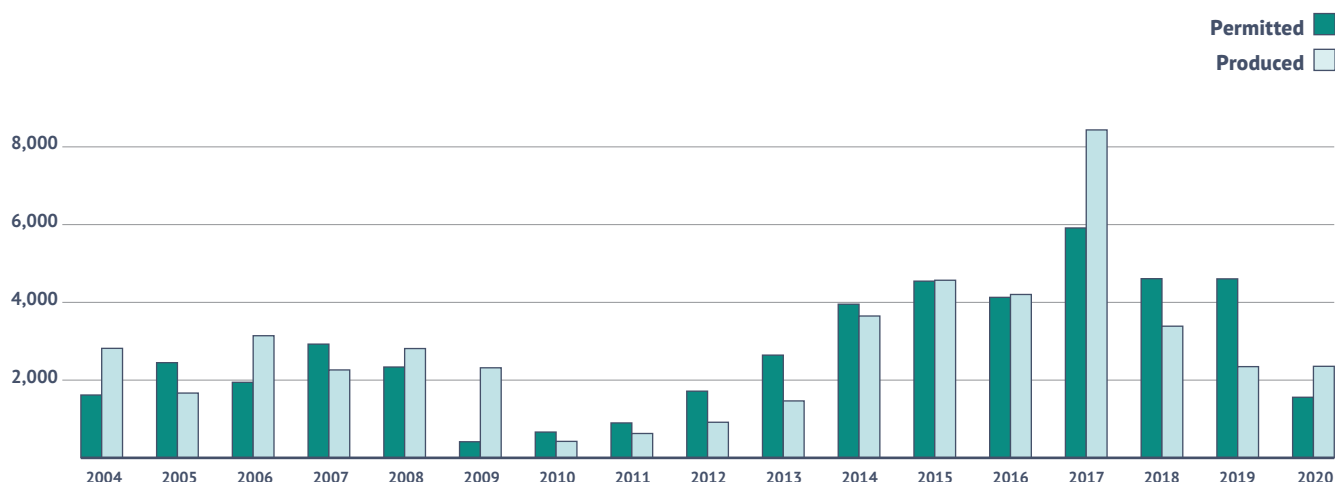
## Multifamily

Updated data shows that multifamily production from 2015 to 2018 continued to exceed pre-recessionary levels of development. As of 2019 and 2020, 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 from 2015-2019, showing that permitting has remained strong up to this point. Nearly 22,922 units were added to the multi-family housing stock during this time.

## Single-Family

The number of single-family housing units added to Portland's housing stock in the post-recession market is leveling. The production of new units has averaged about 554 per year for past five years (2016-2020). Permitting between 2016 and 2020 has remained consistent at around 820 per year, with permits slightly down in 2020 than the previous year.

**Fig 1.17 Multifamily Unit Permits and Production, 2004-2020**



Source: Multnomah County, Portland Tax Lot Data 2021, and Metro Multifamily Inventory 2021, and City of Portland Bureau of Development Services 2021

**Fig 1.18 Single-Family Unit Permits and Production, 2004-2020**



Source: Multnomah County, Portland Tax Lot Data 2021, and Metro Multifamily Inventory 2021, and City of Portland Bureau of Development Services 2021

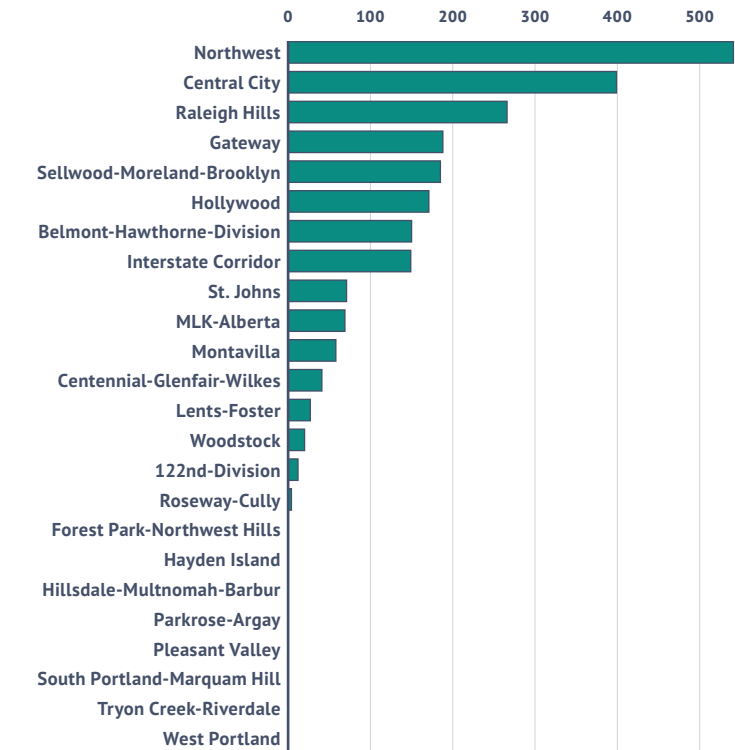
# Production by Neighborhood

## Multifamily

2,351 multifamily units were produced in Portland in 2020. Nearly 75 percent of those were in Forest Park-Northwest Hills, Central City, Raleigh Hills, Gateway, and Sellwood-Moreland-Brooklyn. It was the first year that production dropped dramatically in the Central City, which added only 399 units.

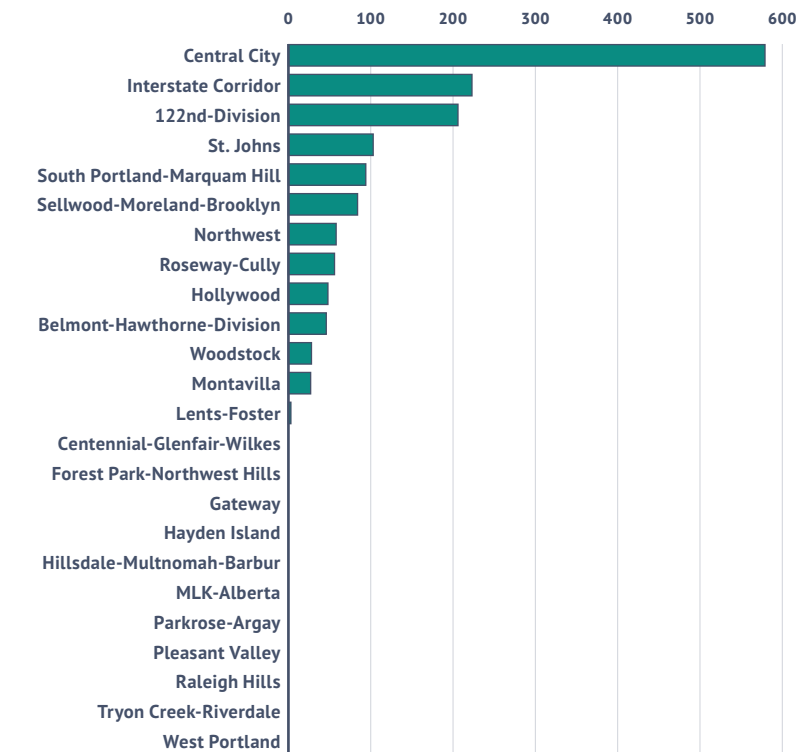
In 2020, the City of Portland issued 1,555 permits for multifamily units. Similar to previous years, multifamily permitting continues to be concentrated in the Central City, Interstate Corridor, and 122nd-Division. These neighborhoods accounted for nearly 75 percent of all multifamily permits.

Fig 1.19 Multifamily Unit Production by Neighborhood, 2020



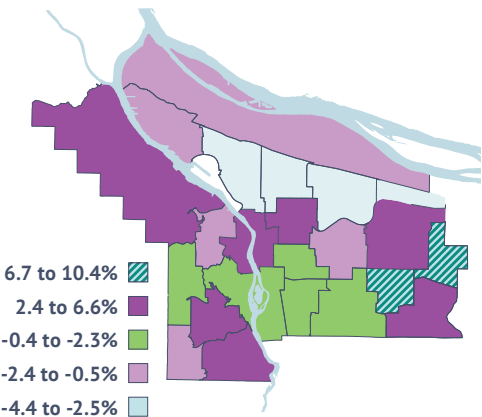
Source: U.S. Census Bureau—2014 5-year ACS Estimates, 2019 5-year ACS Estimates

Fig 1.20 Multifamily Unit Permits by Neighborhood, 2020



Source: U.S. Census Bureau—2014 5-year ACS Estimates, 2019 5-year ACS Estimate  
\*Percent change in share of Communities of Color.

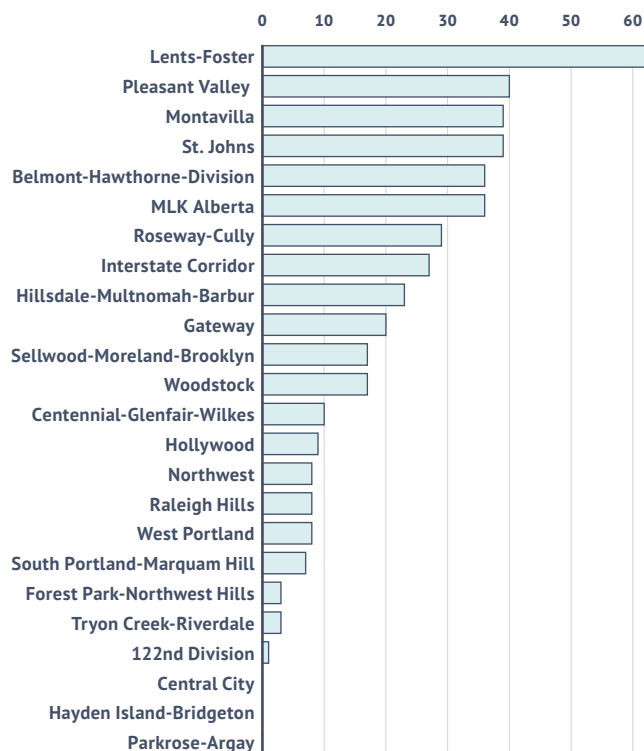
## Multifamily Permitting 2020



## Single-Family

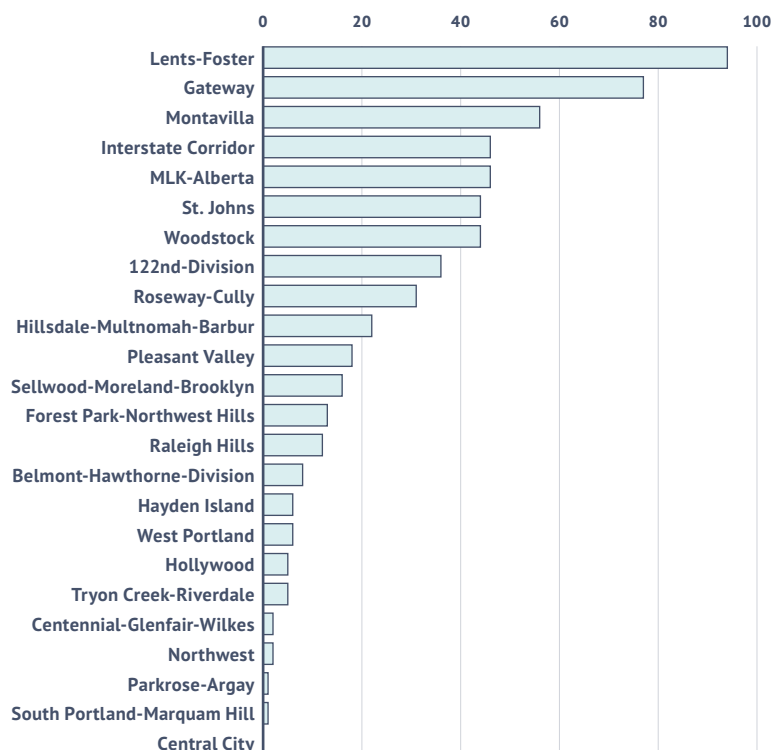
442 single-family homes were produced in Portland in 2020, a 20 percent decrease from 2019. Most of the units produced were in Lents-Foster, Pleasant Valley, MLK-Alberta, St. Johns, Montavilla, and Belmont-Hawthorne-Division, which accounted for 57 percent of all single-family production. These six neighborhoods along with Woodstock and 122nd-Division represent 75 percent of the single-family permits issued in 2020.

**Fig 1.21 Single-Family Unit Production by Neighborhood, 2020**



Source: City of Portland, Bureau of Development Services, 2021

**Fig 1.22 Single-Family Unit Permits by Neighborhood, 2020**



Source: City of Portland, Bureau of Development Services, 2021

## Single-Family Permitting 2020

