



Gateway Urban Renewal Area Base Data and Trends

January 2003

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Portland Development Commission
for the Gateway Housing Strategy Committee**

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Introduction

The purpose of this document is to provide baseline information on the existing conditions in the Gateway Urban Renewal Area (URA) and the surrounding area. This information is intended to inform the Gateway Housing Strategy Committee as they develop a housing strategy for the Gateway URA. This baseline information will be helpful in assessing the housing needs of the Gateway community and in making recommendations for the effective use of the Gateway URA housing dollars.

□ REPORT OUTLINE

This report is divided into three sections:

- **Gateway Area Resident Profile** – This section provides information on who lives in the Gateway Area and makes comparisons to the City of Portland as a whole. The information is from the 1990 and 2000 U.S. Census and the 1996 American Community Survey.
- **Housing Profile** – This section describes the current housing stock in the Gateway Area based on an inventory of existing buildings and other sources.
- **Resident Employment Profile** – This section presents employment data of Gateway Area residents. It uses census data and state employment data.

□ DATA SOURCES

U.S. Census Bureau

The U.S. Census Bureau conducts the Decennial Census and the American Community Survey. The following Census data is used in this report:

- **Decennial Census of Population and Housing Characteristics (1990 Census and 2000 Census)**- The Decennial Census provides the most complete data on resident and housing demographics. This report uses this information at the census tract level (see Map 1). A census tract is a subdivision of a city or county. Census tracts are designed to be relatively homogenous units with respect to population characteristics, economic status and living conditions. Census tracts average about 4,000 people.
- **1996 American Community Survey**- The 1996 American Community Survey data represents a sample of residents in Multnomah County. It asks residents many of the same questions as the Decennial Census and uses similar methodology for reporting the data by census tract, but has a much smaller sample size than the Decennial Census. Therefore, the information must be viewed as an estimate of population and housing characteristics.

Housing Information

- Gateway Housing Inventory- PDC has collected information from a variety of sources on specific housing properties in the Gateway Urban Renewal Area boundary and compiled it into a single database. Data sources for this inventory include the Multnomah County tax assessor records, MetroScan database, and Real Estate Multiple Listing Service database of real estate transactions. In addition, a survey of rental housing property owners was conducted.
- Home Mortgage Disclosure Act Data - Home Mortgage Disclosure Act (HMDA) data provides information on home-purchase and home-improvement loans. The Federal Financial Institutions Examination Council provides the raw data.

Economic Development and Workforce Information

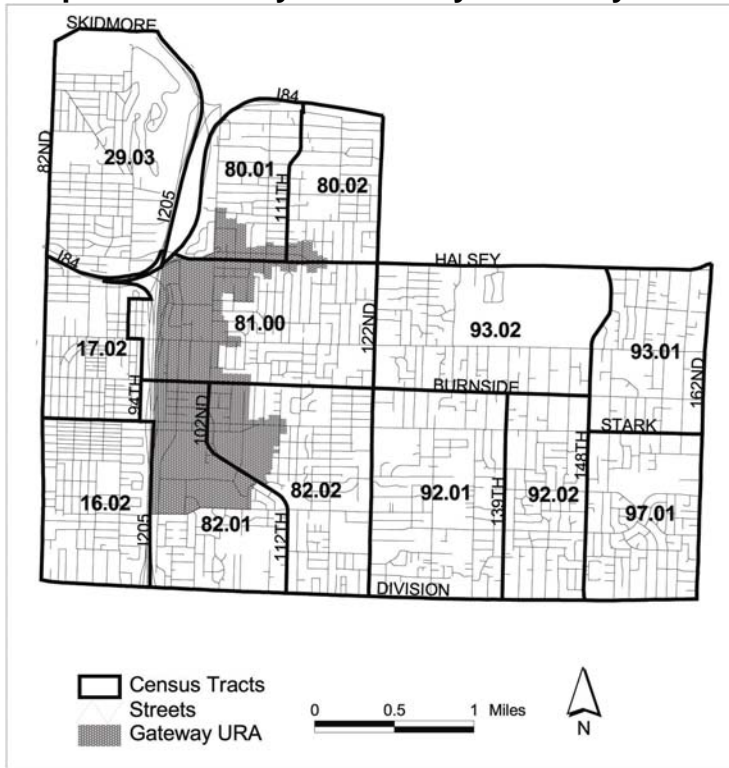
- Oregon Employment Department- Information published in Oregon Covered Employment and Payrolls is based on tax reports submitted quarterly by employers subject to Employment Department law. Information is presented at the aggregate level by SIC code, with boundaries related to state zip codes. Confidentiality law does not allow the reporting of employment, wage or any other data that could be identified with an individual employer.

□ GEOGRAPHIC BOUNDARIES

This report presents information in the context of different geographic boundaries illustrated in Map 1 through Map 3. One reason for multiple boundaries is that geographic areas do not coincide with the boundaries of data sources. Another reason is to accurately represent a housing sub-market. A boundary for housing data analysis that is larger than the Gateway URA is necessary to capture an accurate picture of the housing market in Gateway. The boundary in Map 1 allows for analysis of a sub-market within a regional context for housing. In determining the housing study boundary the following factors were considered:

- neighborhoods and schools;
- proximity to commercial services in the Gateway URA;
- home sales price in relation to area amenities;
- range of home sales prices ;
- rental and ownership housing market;
- transportation (housing in relation to transit and freeways);
- commute patterns; and
- census tract boundary geography.

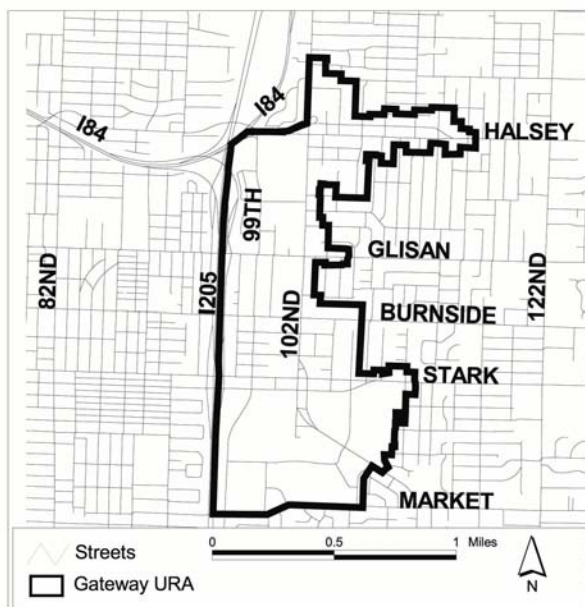
Map 1: Gateway Area Study Boundary with Census Tracts



Throughout this report, the boundary in Map 1 is referred to as the Gateway Area.

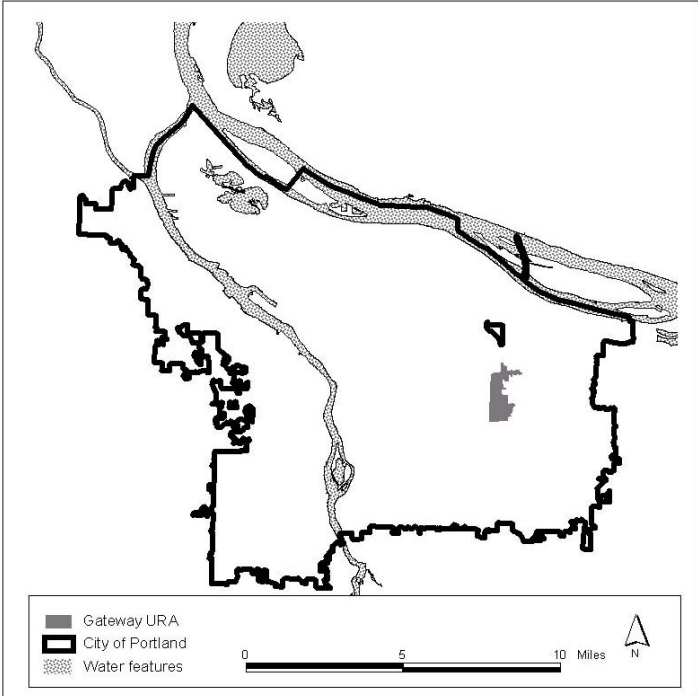
Another boundary used in this report is the Urban Renewal Area boundary. Much of the housing information was collected for the URA boundary. The Gateway URA boundary was adopted by City Council in June, 2001.

Map 2: Gateway Urban Renewal Area Boundary



This report makes several comparisons between the Gateway Area and the City of Portland. The term “City” throughout the report refers to the City of Portland (Map 3).

Map 3: The City of Portland Boundary



Gateway Area Resident Profile

This section provides information on the demographics of residents in the Gateway Area and the City of Portland. The 2000 Census provides the most recent profile of residents. 2000 Census information is provided and compared to 1990 Census information to highlight changes and provide information on emerging trends. In some cases 2000 Census information is not directly comparable to 1990 Census information, therefore, in some of these instances, the 1996 American Community Survey provided the most recent comparison.

All of the information in the “Resident Profile” section was collected by census tract and is reported for the Gateway Area boundary (see Map 1 in the “Introduction”).

□ TOTAL POPULATION

From 1990 to 2000, the Gateway Area saw a net population increase of about 8,000 people, a 16% increase from the 1990 population (Table 1). The Gateway Area’s population growth was slower compared to the growth of the City (a 21% increase) and the Region (a 27% increase) from 1990 to 2000.

Table 1: Total Number of People

	1990	1996	2000	% Change 1990-2000
Gateway Area	50,525	51,250	58,625	16.0%
City	437,398	445,014	529,121	21.0%
Region*	1,412,344	no data	1,789,457	26.7%

Source: 1990 Census, 1996 American Community Survey and 2000 Census

*The Region is defined as Clackamas, Clark, Multnomah and Washington Counties.

□ AGE

In general, the 2000 Census shows the age distribution in the Gateway Area was similar to that of the City. Table 2 through Table 11 provide information on age for the Gateway Area and the City. The Gateway Area had slightly higher percentages than the City of people under 24 years and people 65 years and over. The Gateway Area had slightly lower percentages than the City of its population in the 25 to 64 year old age range. In short, the 2000 Census revealed that the Gateway Area population was composed of higher percentages of the young and the old, but lower percentages of middle aged people than the City as a whole.

The largest percentage changes in the Gateway Area were in the number of people age 45 to 54 years (a 56.4% increase) and in people 85 plus years of age (a 49% increase). From 1990 to 2000, the number of people aged 55 to 64 decreased by about 9% and the number of people aged 65 to 74 years old in Gateway decreased by about 19%.

Table 2: Age 5 Years and Under

	1990		2000		% Change 1990-2000
	# of people	% of total pop.	# of people	% of total pop.	
Gateway Study Area	3,927	8.4%	4821	8.8%	22.8%
	36,045	8.2%	38437	7.3%	6.6%

Source: 1990 Census and 2000 Census

Table 3: Age 6 to 18 Years

	1990		2000		% Change 1990-2000
	# of people	% of total pop.	# of people	% of total pop.	
Gateway Study Area	7,396	15.8%	9479	17.3%	28.2%
	64,858	14.8%	79940	15.1%	23.3%

Source: 1990 Census and 2000 Census

Table 4: Age 19 to 24 Years

	1990		2000		% Change 1990-2000
	# of people	% of total pop.	# of people	% of total pop.	
Gateway Study Area	4,223	9.0%	5140	9.4%	21.7%
	39,675	9.1%	47638	9.0%	20.1%

Source: 1990 Census and 2000 Census

Table 5: Age 25 to 34 Years

	1990		2000		% Change 1990-2000
	# of people	% of total pop.	# of people	% of total pop.	
Gateway Study Area	8,159	17.4%	8283	15.2%	1.5%
	82,200	18.8%	97000	18.3%	18.0%

Source: 1990 Census and 2000 Census

Table 6: Age 35 to 44 Years

	1990		2000		% Change 1990-2000
	# of people	% of total pop.	# of people	% of total pop.	
Gateway Study Area	69,711	14.9%	8167	14.9%	17.2%
	77,615	17.7%	86604	16.4%	11.6%

Source: 1990 Census and 2000 Census

Table 7: Age 45 to 54 Years

	1990		2000		% Change 1990-2000
	# of people	% of total pop.	# of people	% of total pop.	
Gateway Study Area	4,331	9.2%	6772	12.4%	56.4%
	40,587	9.3%	78367	14.8%	93.1%

Source: 1990 Census and 2000 Census

Table 8: Age 55 to 64 Years

	1990		2000		% Change 1990-2000
	# of people	% of total pop.	# of people	% of total pop.	
Gateway Study Area	4,385	9.4%	3984	7.3%	-9.1%
	32,682	7.5%	39972	7.6%	22.3%

Source: 1990 Census and 2000 Census

Table 9: Age 65 to 74 Years

	1990		2000		% Change 1990-2000
	# of people	% of total pop.	# of people	% of total pop.	
Gateway Study Area	4,417	9.4%	3569	6.5%	-19.2%
City	34,048	7.8%	28215	5.3%	-17.1%

Source: 1990 Census and 2000 Census

Table 10: Age 75 to 84 Years

	1990		2000		% Change 1990-2000
	# of people	% of total pop.	# of people	% of total pop.	
Gateway Study Area	2,252	4.8%	3220	5.9%	43.0%
City	22,058	5.0%	23829	4.5%	8.0%

Source: 1990 Census and 2000 Census

Table 11: Age 85 Years and Over

	1990		2000		% Change 1990-2000
	# of people	% of total pop.	# of people	% of total pop.	
Gateway Study Area	821	1.8%	1223	2.2%	49.0%
City	7,551	1.7%	9,119	1.7%	20.8%

Source: 1990 Census and 2000 Census

□ HOUSEHOLDS

A household includes all of the people who occupy a housing unit. The Census defines “housing unit” as a house, apartment, mobile home, or group of rooms as separate living quarters.

The number of households in the Gateway Area grew by 9% from 1990 to 2000 (Table 12). The number of households in the City increased by 20% and the region’s households grew by 26%. The fact that, in the Gateway Area the population increased by 16% from 1990 to 2000 and the number of households increased by 9% indicates that the household size increased as well.

Table 12: Number of Households

	1990	2000	% Change 1990 - 2000
	Gateway Area	20,004	21,861
City	187,262	223,737	19.5%
Region*	553,107	696,669	26.0%

Source: 1990 Census and 2000 Census

*The Region is defined as Clackamas, Clark, Multnomah and Washington Counties.

Household Size

The Census reports information on household size in terms of the number of people in the household and the average household size within a given geographic area (census tracts are used within this report).

From 1990 to 2000, households with five or more people grew by 50% in the Gateway Area (Table 13), however, this household size was the smallest proportion in 2000 in the Gateway Area at 12% (Chart 1). The increase in 5 person or more households was 22% for the City.

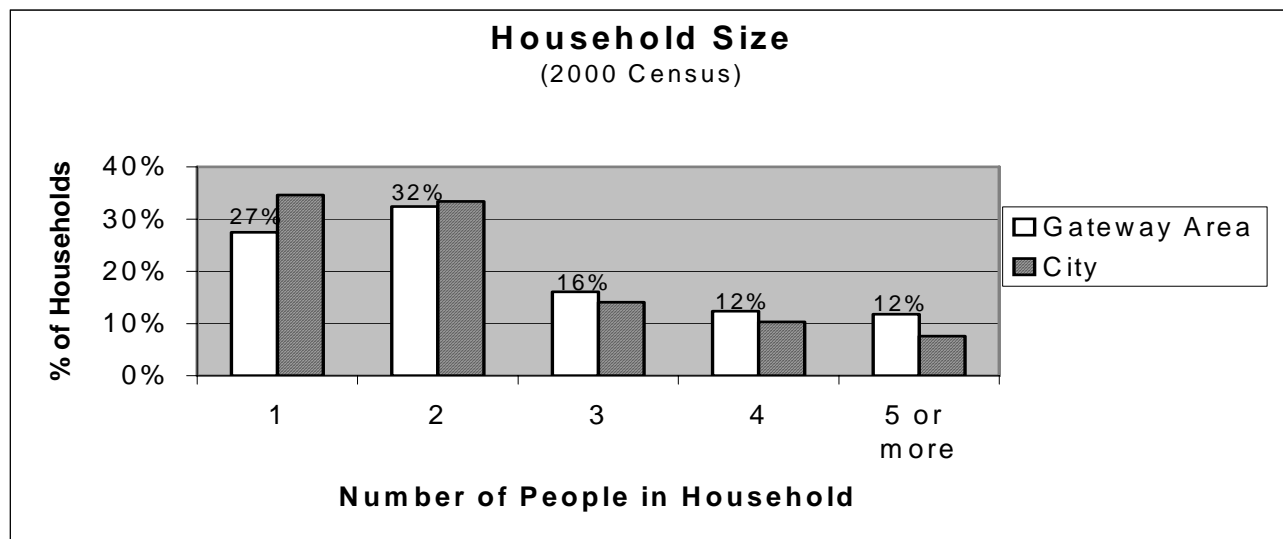
Table 13: Household Size Distribution

Household Size	Gateway Area			City
	1990	2000	% change 1990 - 2000	% change 1990 - 2000
1 person	5,383	5,997	11.4%	18.7%
2 person	7,136	7,087	-0.7%	21.7%
3 person	3,259	3,513	7.8%	19.4%
4 person	2,631	2,694	2.4%	13.4%
5 person or more	1,711	2,570	50.2%	22.4%

Source: 1990 Census and 2000 Census

In the 2000 Census, the proportions of household sizes in the Gateway Area were similar to those of the City (Chart 1). However, the Gateway Area had slightly lower percentages of smaller households and slightly higher percentages of larger households than the City. In the Gateway Area in 2000, almost 60% of the households consisted of one or two people and 40% were three or more person households.

CHART 1: HOUSEHOLD SIZE DISTRIBUTION



In both 1990 and 2000, the Gateway Area had an average household sizes greater than that of the City. In 2000, the average household size for the Gateway Area was 2.60 compared to the City's average at 2.30 (Table 14).

Table 14: Average Household Size

	1990	2000
	Avg. # of People	Avg. # of People
Gateway Area	2.45	2.60
City	2.27	2.30

Source: 1990 Census and 2000 Census

Tables 15 and 16 highlight the way in which household size changed in Gateway among renter and owner units over the decade. The Gateway Area experienced a decrease in 2-person owner households, while the City increased by 24%. Although they constitute a small portion of total housing units, larger renter and owner households (6 and 7-person) grew dramatically in Gateway, but only moderately in the City.

Table 15: Owner Units and Household Size (Housing Units)

	Gateway Area					City				
	1990	% of Total	2000	% of Total	% Change	1990	% of Total	2000	% of Total	% Change
Total Housing Units	20,004		21,861		9%	187,268		223,737		19%
Owner occupied:	11,980	60%	12,872	59%	7%	99,206	53%	124,767	56%	26%
1-person HH	2,655	13%	3,178	15%	20%	24,752	13%	32,602	15%	32%
2-person HH	4,650	23%	4,555	21%	-2%	37,559	20%	46,663	21%	24%
3 & 4 person HH	3,609	18%	3,620	17%	0%	28,726	15%	34,854	16%	21%
5-person HH	663	3%	791	4%	19%	5,086	3%	6,208	3%	22%
6-person HH	230	1%	370	2%	61%	1,835	1%	2,386	1%	30%
7-or-more person HH	173	1%	358	2%	107%	1,248	1%	2,054	1%	65%

Note: HH=households

Source: 1990 Census and 2000 Census

Table 16: Renter Units and Household Size (Housing Units)

	Gateway Area					City				
	1990	% of Total	2000	% of Total	% Change	1990	% of Total	2000	% of Total	% Change
Total Housing Units	16,048		17,978			176,124		197,940		
Renter occupied:	8,024	40%	8,989	41%	12%	88,062	47%	98,970	44%	12%
1-person HH	2,724	14%	2,819	13%	3%	40,611	22%	44,734	20%	10%
2-person HH	2,459	12%	2,532	12%	3%	24,274	13%	27,955	12%	15%
3 & 4-person HH	2,263	12%	2,587	13%	14%	17,763	9%	19,679	9%	11%
5-person HH	377	2%	570	3%	51%	3,113	2%	3,699	2%	19%
6-person HH	128	1%	263	1%	105%	1,305	1%	1,572	1%	20%
7-or-more person HH	73	0%	218	1%	199%	996	1%	1,331	1%	34%

Note: HH =households

Source: 1990 Census and 2000 Census

□ FAMILIES

The Census distinguishes between family and non-family households. A family includes a householder and one or more people living in the same household who are related by birth, marriage, or adoption. A non-family household is a person living alone or with non-relatives. This section reports information on the number of families, family type (married couples with and without children, unmarried males and females with and without children), and family member type (spouse, children, etc.).

In the Gateway Area, the number of families increased by about 4% from 1990 to 2000 (17). The City's percentage increase in families was greater at 13%. Over the same time period, the number of people in families in the Gateway Area increased by 14%, consistent with the increase at the City level (see Table 19). Therefore, not only did the number of families in the Gateway Area increase but the number of people in those families increased as well. In 1990, the average number of people in families was 3 and in 2000 it was 3.3.

Table 17: Number of Families

	1990	2000	% Change 1990 - 2000
	# of Families	# of Families	
Gateway Area	13,379	13,931	4.1%
City	104,992	118,447	12.8%

Source: 1990 Census and 2000 Census

FAMILY TYPE

The Gateway Area had almost no increase in the number of married-couples-with-children families from 1990 to 2000, while the City had an increase of nearly 300% (Table 18). In 2000, however, nearly one-third of the families in both the Gateway Area and the City were married-couples-with-children (Chart 2). From 1990 to 2000, Gateway saw a decline in the number of married-couples-without-children and an increase in the number of families of unmarried-males-with-children. These trends were consistent with the City's trends.

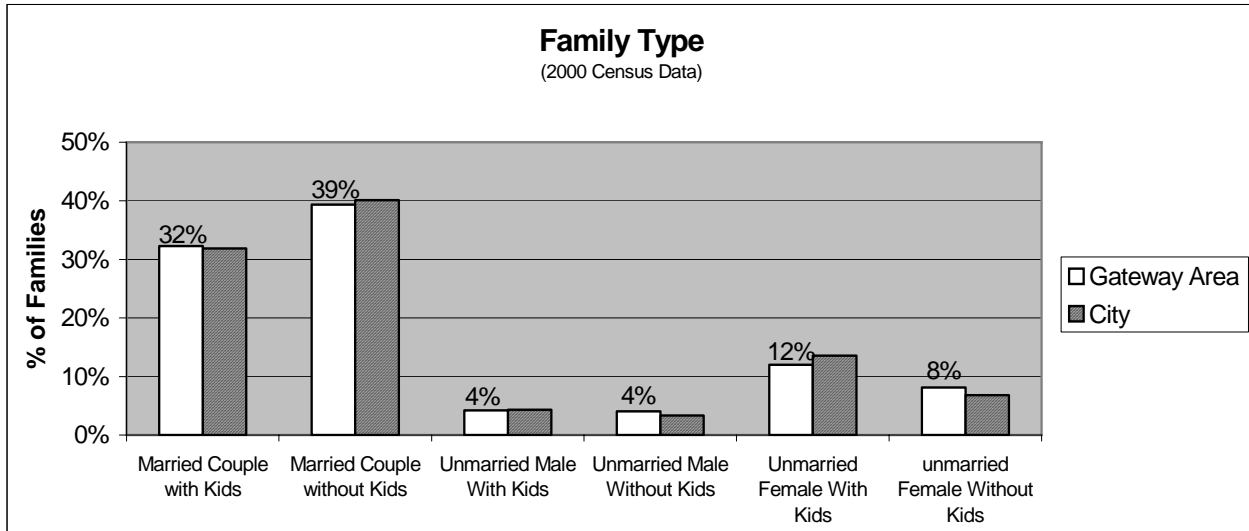
As illustrated in Table 18, in the 2000 Census, a quarter of the families in the Gateway Area with children were unmarried female families. Although the number of unmarried male families with children grew by 90% from 1990 to 2000, the proportion of this family type to all families remains small in the Gateway Area (4% of all families).

Table 18: Family Type

	Gateway Area			City		
	1990 Families	2000 Families	% Change 90 - 00	1990 Families	2000 Families	% Change 90 - 00
Married Couples	10,564	9,977	-5.6%	78,690	85,277	8.4%
With Children	4,422	4,493	1.6%	10,216	37,741	296.4%
Without Children	6,142	5,484	-10.7%	68,474	47,536	-30.6%
Unmarried Male	708	1,152	62.7%	6,403	9,068	41.6%
With Children	310	590	90.3%	1,440	5,113	255.1%
Without Children	398	562	41.2%	4,963	3,955	-20.3%
Unmarried Female	2,107	2,802	33.0%	19,899	24,102	21.1%
With Children	1,184	1,669	41.0%	6,990	16,058	129.7%
Without Children	923	1,133	22.8%	12,909	8,044	-37.7%

Source: 1990 Census and 2000 Census

Chart 2: Family Types



Source: 2000 Census

Family Member Type

From 1990 to 2000, the Gateway Area saw large increases in the number of “other relatives” (134% change) and the number of non-relatives (74% change) in family households (Table 19). The City as a whole also saw large increases in these populations. Another population increasing in the same 10-year period was the number of grandchildren in family households. In the Gateway Area the number of grandchildren in family households increased by 50%.

Table 19: Family Member Type

	1990	2000	% change	City
	# of people	# of people	1990 - 2000	% change 1990 - 2000
People in Families	40,661	46,170	13.5%	15.3%
Householder	13,379	13,931	4.1%	12.8%
Spouse	10,532	9,977	-5.3%	8.0%
Child	13,706	16,360	19.4%	13.7%
Grandchild	569	855	50.3%	23.2%
Other Relative	1,202	2,835	135.9%	69.8%
Non-Relative	1,273	2,212	73.8%	49.9%
Persons in Non-Family Households	8,552	10,688	25.0%	37.2%
Persons in Group Quarters	1,312	1,857	41.5%	32.4%

Source: 1990 Census and 2000 Census

□ RACE AND ETHNICITY

In 1990 and 1996, the Census Bureau collected and reported race and ethnicity data differently than in the 2000 Census. The change in the data collection (with the exception of Hispanic)

makes it difficult to compare past data with the updated 2000 Census. The 2000 Census allowed people to report more than one race while the 1990 Census and the 1996 American Community Survey did not. Therefore, the following section presents the 1990 Census and the 1996 American Community Survey separate from the 2000 Census.

2000 Race Categories

In the 2000 Census, the Gateway Area and the City had almost the same percentage of Whites in the population (Table 20 and Chart 3). The Gateway Area had a smaller percentage of Blacks and a higher percentage of Asian/Pacific Islanders than the City. The Gateway Area also had a higher percentage of Hispanics than the City.

The 1990 Census and the 2000 Census data for Hispanics are comparable. From 1990 to 2000 the Hispanic population increased by 214% (the increase for the City was 175%).

Table 20: 2000 RACE CATEGORIES

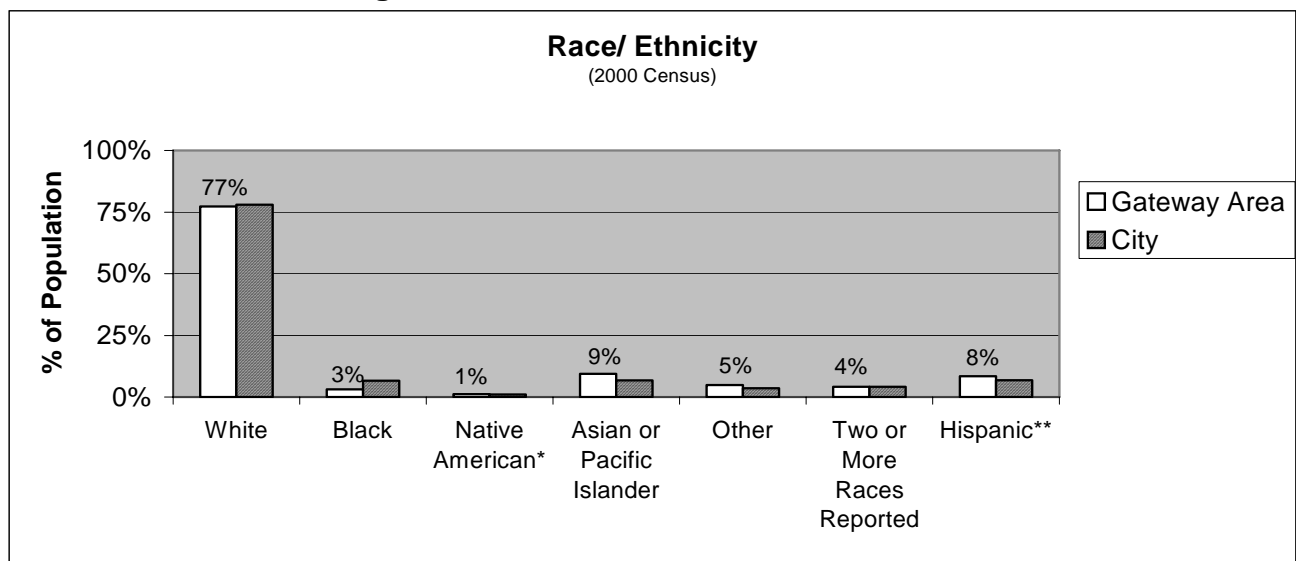
	Gateway Area		City	
	2000	% of Population	2000	% of Population
White	45,300	77.3%	412,241	77.9%
Black	1,827	3.1%	35,115	6.6%
Native American*	649	1.1%	5,587	1.1%
Asian or Pacific Islander	5,534	9.4%	35,463	6.7%
Other	2,836	4.8%	18,760	3.5%
Two or More Races Reported	2,479	4.2%	21,955	4.1%
Hispanic**	4,972	8.5%	36,058	6.8%

* American Indian, Eskimo or Aleut

Source: 2000 Census

** US Census calculates Race and Hispanic origin separately. The numbers of people of Hispanic origin are "double counted" in the other categories for race.

Chart 3: 2000 Race Categories



* American Indian, Eskimo and Aleut

** The US Census counts race and ethnicity separately. The numbers of people of Hispanic origin are "double counted" in the other race categories.

1990 and 1996 Race Categories

Table 21 contains 1990 and 1996 race and ethnicity information. The Gateway Area had a slightly higher percentage of Whites (88%) in 1996 than the City (82%). The race category with the greatest increase from 1990 to 1996 was Black (an 80% increase), although the Gateway Area Black population was only 2% of the population in 1996 while the City's was 9% (Chart 4). The Gateway Area's second largest racial group in 1996 was Asian/ Pacific Islander at 7%.

Table 21: 1990 and 1996 Race Categories

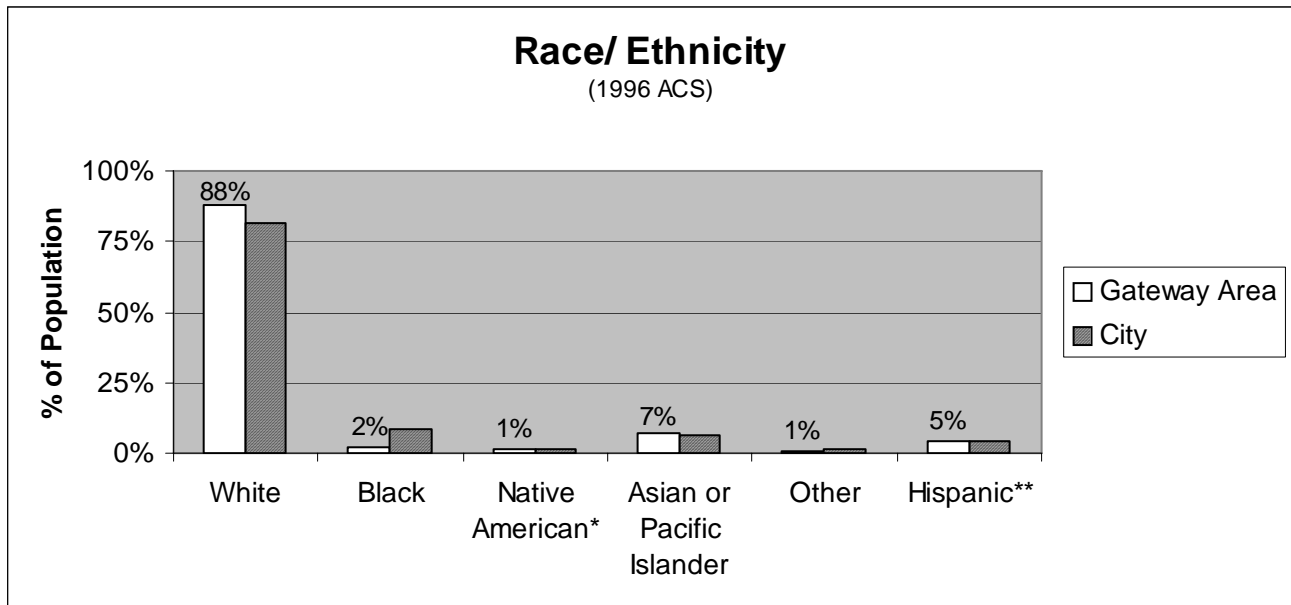
	Gateway Area			City		
	1990	1996	% Change 90- 96	1990	1996	% Change 90- 96
White	46,260	45,243	-2%	371,123	364,515	-1.8%
Black	650	1,169	80%	33,132	38,809	17.1%
Native American*	424	658	55%	5,845	5,272	-9.8%
Asian or Pacific Islander	2,688	3,665	36%	22,894	28,575	24.8%
Other	503	515	2%	4,404	7,843	78.1%
Hispanic**	1,579	2,307	46%	13,125	18,940	44.3%

* American Indian, Eskimo, or Aleut

Source: 1990 Census and 1996 American Community Survey

** The US Census counts race and ethnicity separately. The numbers of people of Hispanic origin are also "double counted" in the other race categories.

CHART 4: 1990- 1996 RACE CATEGORIES



* American Indian, Eskimo and Aleut

** The US Census counts race and ethnicity separately. The numbers of people of Hispanic origin are also "double counted" in the other race categories.

❑ RESIDENTS WITH DISABILITIES

The Census Bureau defines a disability as “a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a

person from being able to go to work at a job or business.” Table 22 provides information on the number and percentage of people with a disability. The question about disabilities was asked differently in 1990 than in 2000, therefore, the years are not comparable and only 2000 Census information is report here.

In 2000, 39% of the population 65 years and over had a disability; 2% less than the City. Twenty percent of the Gateway Area population 16 to 64 years of age reported having a disability (slightly more than the City percentage of 18%).

Table 22: 2000 Residents with Disabilities

	Gateway Area		City	
	# of work disabled	% of pop.*	# of work disabled	% of pop.
Age 16 - 64 years	7,576	20.4%	64,305	17.5%
Age 65 and over	3,318	38.9%	25,025	40.9%

* Percentages are within each age group.

Source: 2000 Census

□ INCOME

Median Household Income

The median income is the income at which half of the responses were below and half of the responses were above. The median is the middle value of all the responses. Unfortunately, the way in which the data was compiled by the Census Bureau prohibits aggregating it to the Gateway Area boundary level and, therefore, is presented at the tract level in Map 4.

In 2000, six of the Gateway Area census tracts had a median household income equal to or greater than the City median household income (\$40,146). Map 4 shows what percentage each census tract’s median household income is of the City of Portland’s median household income. The Gateway Area median household income by tract varied from \$29,730 to \$50,596 in 2000. In 1996, all but 2 of the census tracts had median incomes equal to or higher than the City’s median income.

Map 4: Percentage of Portland's 2000 Median Household Income

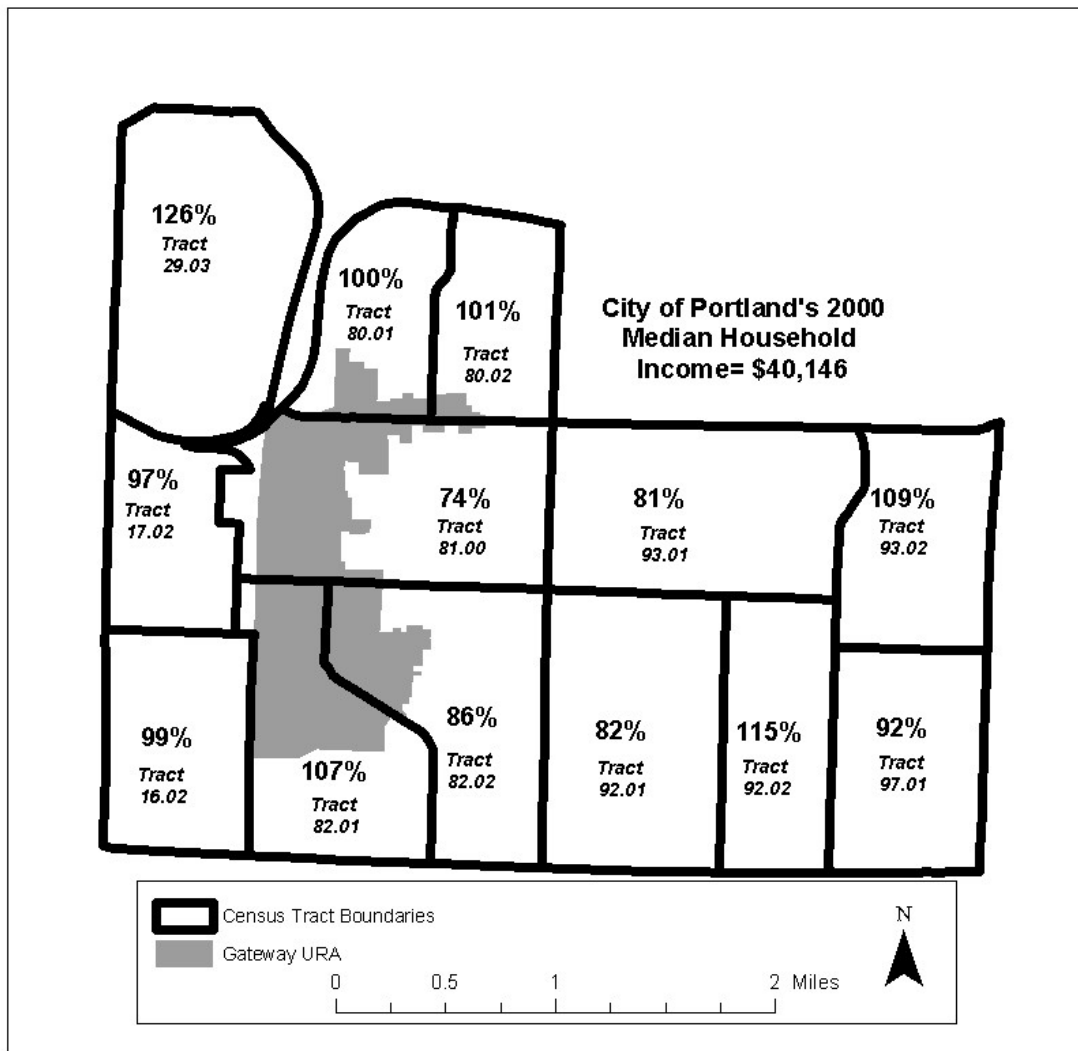


Table 23 reports household income within ranges in order to show the distribution of households by income range. The Gateway Area income distribution was similar to that of the City in 2000. The 2000 Census information on income shows that almost one in seven of the Gateway Area households earned less than \$15,000. In 2000, the City percentage of households earning \$75,000 or more was 19% while the Gateway Area was lower at 12%. The 1990 and 2000 Census information is not adjusted for inflation, therefore comparisons across years are distorted. This information is most useful when comparing the Gateway Area to the City within each year.

TABLE 23: HOUSEHOLD INCOME RANGE

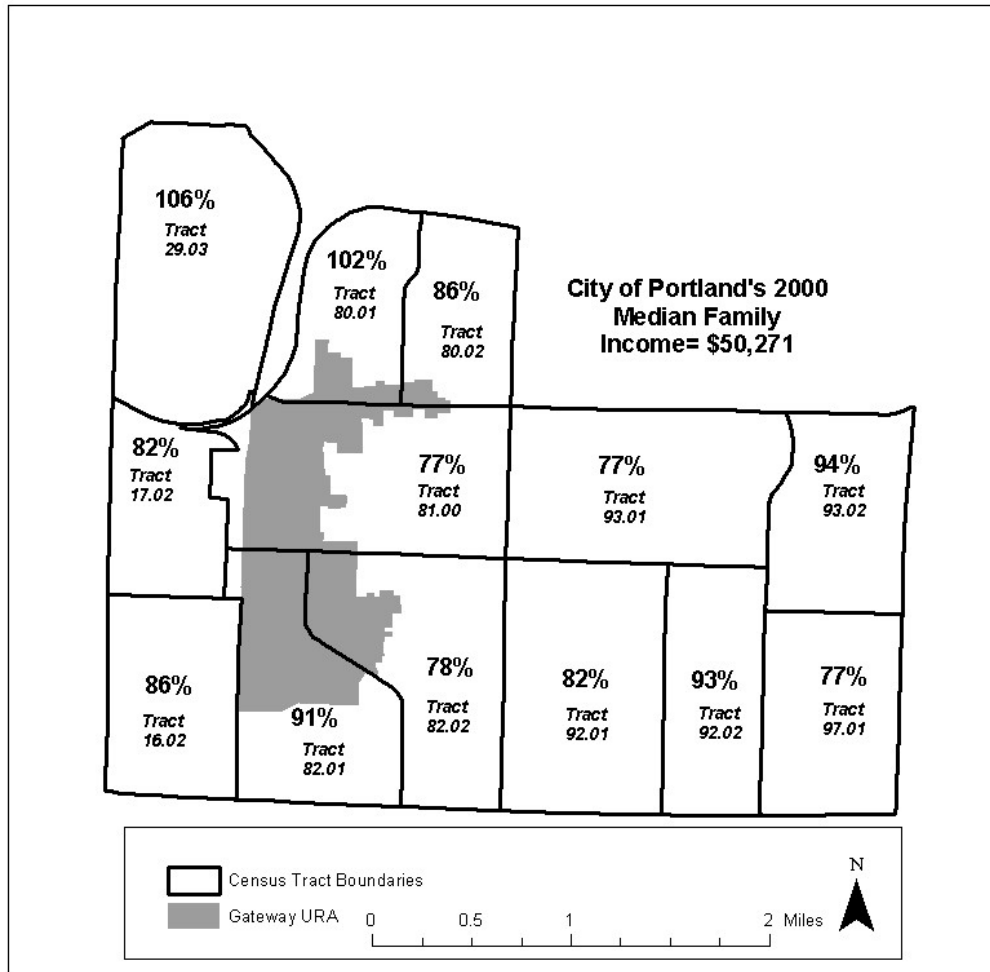
	Gateway Area				City	
	1990		2000		1990	2000
	# of Households	% of Total Households	# of Households	% of Total Households	% of Total Households	% of Total Households
Less than \$15,000	4,427	22.1%	3,139	14.4%	28.0%	16.2%
\$15,000 - \$24,999	4,766	23.7%	3,142	14.4%	20.9%	13.3%
\$25,000 - \$34,999	4,074	20.3%	3,663	16.8%	17.3%	13.9%
\$35,000 - \$49,999	4,060	20.2%	4,240	19.4%	16.5%	17.3%
\$50,000 - \$74,999	2,119	10.6%	5,019	23.0%	11.2%	19.9%
\$75,000 - \$99,999	455	2.3%	1,625	7.4%	3.2%	9.2%
\$100,000 - \$149,999	172	0.9%	771	3.5%	1.8%	6.6%
\$150,000 and greater	47	0.2%	320	1.5%	1.2%	3.6%

Source: 1990 Census and 2000 Census

Median Family Income

Map 5 and Table 24 report median family income for 2000. All but two of the census tracts in the Gateway Area had a lower family median income than the City's family median income in 2000. The family median income range for the Gateway Area was \$38,657 to \$53,500. The City's family median income was \$50,271 in 2000.

Map 5: Percentage of Portland's 2000 Median Family Income



In 2000, 15% of the families in the Gateway Area had incomes at \$75,000 or above compared to the City which had 27% at this income level (Table 24). In 2000, 10% of the Gateway Area families had incomes of \$15,000 or less (similar to the City).

Table 24: Family Income Range

	Gateway Area				City	
	1990 # of Families	% of Total Families	2000 # of Families	% of Total Families	1990 % of Total Families	2000 % of Total Families
Less than \$15,000	1,859	13.9%	1,340	9.6%	16.9%	9.3%
\$15,000 - \$24,999	3,050	22.8%	1,693	12.2%	18.7%	10.3%
\$25,000 - \$34,999	2,854	21.3%	2,324	16.7%	18.9%	12.5%
\$35,000 - \$49,999	3,324	24.8%	2,912	20.9%	21.4%	18.1%
\$50,000 - \$74,999	1,785	13.3%	3,709	26.6%	15.1%	24.4%
\$75,000 - \$99,999	372	2.8%	1,290	9.3%	4.6%	12.0%
\$100,000 - \$149,999	106	0.8%	545	3.9%	2.6%	9.1%
\$150,000 and greater	29	0.2%	266	1.9%	1.8%	5.4%

Source: 1990 Census and 2000 Census

Income Sources

Table 25 illustrates from what income sources Gateway Area residents received their income. In 2000, the Gateway Area had a higher percentage of households receiving income from Retirement and/or Social Security (45%) than the City as a whole (36%). In the Gateway Area, 9% of the households received public assistance in 2000, which was an 85% increase from 1990. Public assistance includes supplementary security income payments to low-income seniors and disabled persons, aid to families with dependent children, and general assistance.

Table 25: Income Sources

	Gateway Area				City	
	1990		2000		1990	2000
	# of households	% total of households*	# of households	% total of households	% total of households	% total of households
Wage and Salary	15,353	76.3%	16,728	76.3%	75.7%	78.8%
Public Assistance	1,016	5.0%	1,875	8.6%	6.9%	8.2%
Retirement	3,964	19.7%	3,790	17.3%	15.5%	13.9%
Social Security	6,147	30.6%	6,069	27.7%	26.6%	21.8%

* Percentages total to more than 100% because households were able to report more than one income source.

Source: 1990 Census and 2000 Census

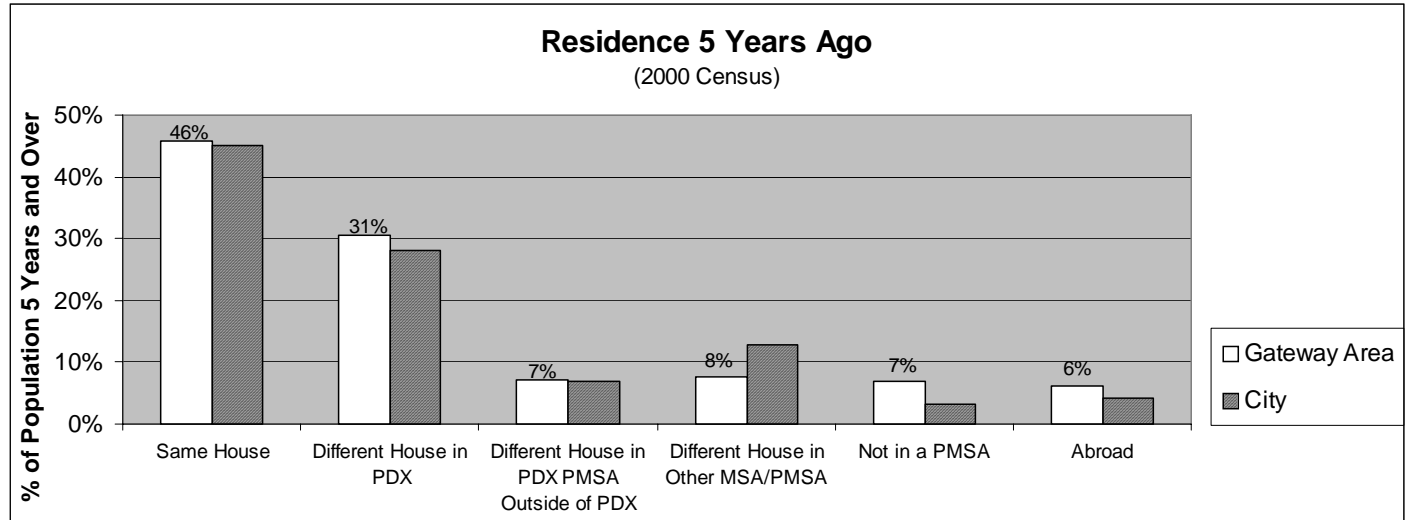
□ RESIDENCE FIVE YEARS AGO

The census asks citizens where they lived five years previous to completing the form. The information in this section describes citizens' former residences in relation to the Portland/Vancouver Primary Metropolitan Statistical Area (PMSA)¹.

In 2000, 46% of the people in the Gateway Area lived in the same house the previous five years; about the same proportion as that of the City (Chart 5 and Table 26). The Gateway Area had the same percentage as the City of people living within the Portland/Vancouver PMSA but outside the City of Portland five years previously (7%). The City's percentage (13%) of people previously living in a different PMSA was higher than the Gateway Area's percentage (8%). The percentage of people living abroad was 6% in the Gateway Area and 4% in the City. From 1990 to 2000 in the Gateway Area this number more than tripled from 1,000 to 3,300.

¹ The Portland/Vancouver Primary Metropolitan Statistical Area is a geographic entity consisting of Clackamas, Clark, Columbia, Multnomah, Washington, and Yamhill counties.

Chart 5: Residence 5 Years Ago (in relation to the PMSA*)



* The Portland/ Vancouver Primary Metropolitan Statistical Area (PMSA).

Table 26: Residence 5 Years Ago (in relation to the PMSA*)

	Gateway Area				City	
	1990 # of People	1990 % of Pop. 5 Years and Over	2000 # of People	2000 % of Pop. 5 Years and Over	1990 % of Pop. 5 Years and Over	2000 % of Pop. 5 Years and Over
Same House	23,715	50.5%	24,921	45.8%	46.0%	45.0%
Different House in City of Portland	10,557	22.5%	16,587	30.5%	27.9%	28.0%
Different House Outside of City of Portland but in the PMSA	5,559	11.8%	3,837	7.1%	7.5%	6.9%
Different House in Another PMSA	4,142	8.8%	4,172	7.7%	11.7%	12.8%
Outside of any PMSA	1,934	4.1%	1,564	2.9%	4.4%	3.1%
Abroad	1,093	2.3%	3,329	6.1%	2.6%	4.2%

* The Portland/ Vancouver Primary Metropolitan Statistical Area (PMSA).

Source: 1990 Census and 2000 Census

□ EDUCATION

Chart 6: Education

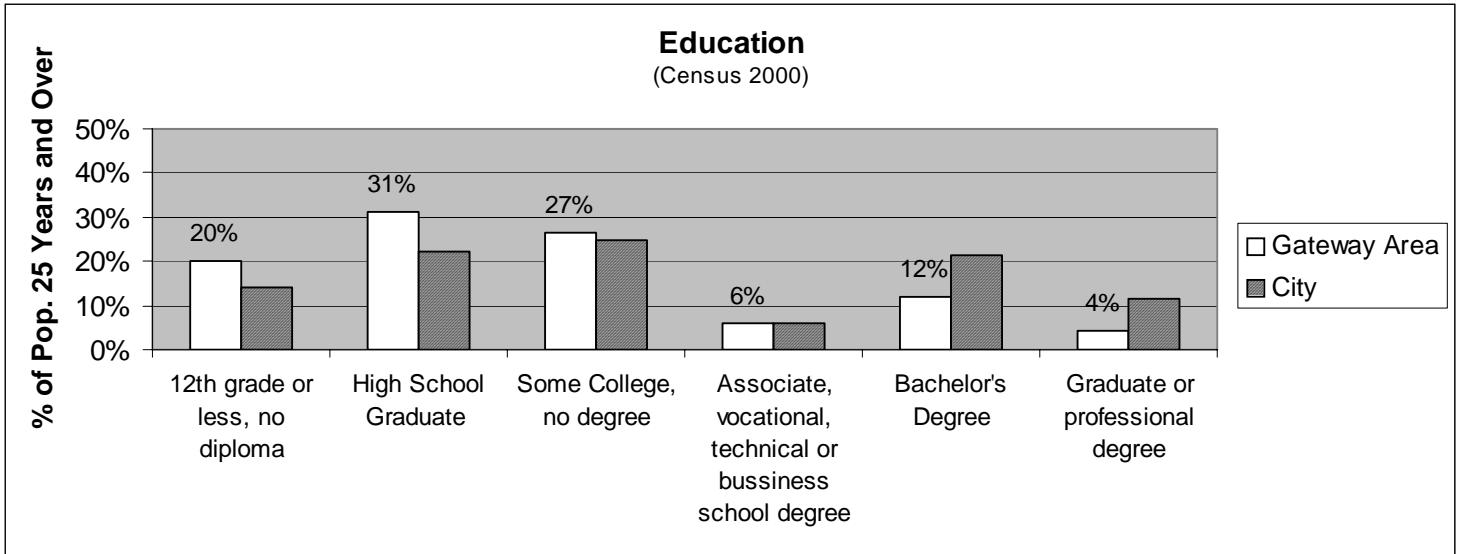


Chart 6 illustrates the educational attainments of Gateway Area residents and City residents. In 2000, half (51%) of the people over 25 years of age in the Gateway Area had a high school degree or less (for the City the percentage was 37%). In terms of higher education, in 2000, 16% of the Gateway Area's population over 25 years had earned a bachelor's degree or a graduate or professional degree. In contrast, a third of the City's population had a bachelor's degree or a graduate or professional degree in 2000.

□ RESIDENT PROFILE KEY FINDINGS

Population

- Population increased by 16% in the Gateway Area from 1990 to 2000 (over the same time period the City's population increased by 21%).

Age

- In 2000, the Gateway Area had a higher percentage than the City of people 18 years old or younger and people 65 or older.

Households

- The average household size in the Gateway Area is 2.60 people (higher than the City's average of 2.30).
- Compared to the City, the Gateway Area had a higher percentage of large households and a lower percentage of smaller households in 2000.

Families

- The Gateway Area's number of families increased at a much slower rate than the City's, however, in 2000 the Gateway Area and the City had about the same proportions of family households.
- From 1990 to 2000, the Gateway Area had a 14% increase in the number of people in family households.
- In 2000, one-third of the Gateway Area families were married couples with children. From 1990 to 2000, the number of married couples without children decreased and the number of single parent families increased. In 2000, a quarter of the families with children were unmarried female families.

Race/ Ethnicity

- In 2000, 77% of the Gateway Area population was White, 9% was Asian or Pacific Islander and 3% was Black. The Hispanic population was 9% in 2000 and had increased by 214% from 1990.

Income

- The family median income for the Gateway Area census tracts ranged from \$38,657 to \$53,500 in 2000. The City's family median income was \$50,271 in 2000.
- Forty-five percent of the Gateway Area households received income from retirement and/or Social Security and 9% received income from public assistance in 2000.

Education

- In 2000, half of the Gateway population 16 years of age or older had a high school degree or less and 16% had a bachelor's degree or more.

Housing Profile

This section provides information on the housing stock, the cost of housing and mortgage activity.

The Gateway URA housing consists of single family houses as well as multifamily buildings. In order to collect detailed information on rental housing in the URA, PDC developed a rental housing survey and mailed it to all owners of rental property within the URA (*note: the inventory information was collected for the URA and not the Housing Study boundary*). The survey collected information on the number of units, the bedroom types, size of the unit, the rent, utility costs as well as information on amenities and fees collected. Other information sources for this inventory included Multnomah County tax assessor data, Metroscan and a windshield survey of the Gateway URA conducted by PDC in the summer of 2001. According to Multnomah County Tax Assessor information and information collected through the survey, the Gateway URA has 83 multifamily rental buildings and 80 single family home rentals, 63 owner-occupied multifamily units (condominiums and townhouses), and about 150 owner-occupied single family homes.

Each survey represented one building of rental housing. Eighty-seven surveys were returned for a response rate of 53% (see Table 27). Of the single family rental houses surveyed, surveys were returned for 49% and of the multifamily buildings surveyed, 58% of the surveys were returned. In terms of the number of units (see Table 28), the survey effort collected information on 1,596 housing units of the 2,135 housing units in the Gateway URA; therefore, the inventory contains information on 75% of the units in the Gateway URA.² Of those surveys returned, not all included complete information. In terms of rent, information was collected on 1,595 units or 74% of the rental single family and multifamily total units in Gateway.

Table 27: Rental Buildings Surveyed

	Multi- family	Single Family	Total
Buildings Surveyed	83	80	163
Surveys* Returned	48	39	87
% of Surveys Returned	58%	49%	53%

*Each survey represents one building or house. Source: Housing Inventory

Table 28: Rental Units Count

	Multi- family	Single Family	Total
Total # of Units in District	2048	87	2135
# of Units in Returned Surveys	1554	42*	1596
% of Total Units in Returned Surveys	76%	48%	75%

Source: Housing Inventory

* This number is larger than the number of surveys returned for single family homes because 3 lots recorded as single family homes had two homes on one lot. Therefore this increased the number of homes by three.

² These numbers do not include the assisted living units of which we received information on 99 units in one building. This analysis excludes these assisted living units because they are not directly comparable to the non-assisted living rental units. The rent for assisted living units can generally include meals and other special services beyond the rent and utilities. The unit configuration of these 99 units is the following: 63 studios, 29 one-bedrooms and 7 two-bedrooms.

□ RENTAL UNIT INFORMATION

Number of Rental Units

Unit information was collected on 1,596 housing units in 83 buildings (single family and multifamily). Table 29 summarizes the number-of-units information collected from returned surveys from multifamily buildings and single family homes. About one-third of the units were in 3 buildings with 100 or more units. Slightly less than one-third were in 8 buildings with 55 to 90 units.

Table 29: Single Family and Multifamily Number of Rentals

	# of Units	% of Total Units	# of Buildings
Single Family	42	3%	42
2 -4	19	1%	7
5 - 9	29	2%	4
10 - 19	112	7%	7
20 - 49	360	23%	12
50 - 99	495	31%	8
100+	539	34%	3
Total	1596	100%	83

Source: Housing Inventory

Rental Unit Size

Ten percent of the single family rentals were one-bedroom homes. Forty-five percent of the single family rental units were two-bedroom homes and 46% were three-bedroom or larger homes.

Table 30: Single Family Unit Sizes

	Number of Homes	% of Homes
Studio	-	-
1 bedroom	4	10%
2 bedroom	19	45%
3 bedroom	15	36%
4+ bedroom	4	10%
Total	42	100%

Source: Housing Inventory

Of the multifamily rentals just over a third were one-bedroom units and half were two-bedroom units. There were few studio and large (four-bedroom) units.

Table 31: Multifamily Unit Sizes

	Number of Apts.	% of Apts.
Studio	42	3%
1 bedroom	564	36%
2 bedroom	769	49%
3 bedroom	169	11%
4+ bedroom	10	1%
Total	1554	100%

Source: Housing Inventory

□ MEDIAN RENT AND AFFORDABILITY

Median³ Rent

Information on rent for single family units was collect for 41 units. For single family rentals, the median rent by number of bedrooms ranged from \$615 per month for a one-bedroom house to \$979 per month for a four-bedroom or larger house. Overall the median rent for a single family home was \$836 per month. These rent figures include an estimate of tenant-paid utility costs.

Information on rent for multifamily units was collected for 1,326 units. The median rent by number of bedrooms for a unit in a multifamily building ranged from \$456 per month for a studio apartment to \$858 per month for a three-bedroom unit (the median rent for the 10 four-bedroom buildings was \$757 and all 10 are in a non-profit owned development). Overall the median rent for an apartment was \$699 per month. Fifteen buildings reported that they accept Section 8 certificates.

Table 32: Rent Information By Bedroom Size (Excluding Senior Restricted Units⁴)

	Median Rent*	# of Units	Rent Range	
			Min	Max
Single Family				
Studio	-	-	-	-
1 bedroom	\$615	4	\$400	\$ 819
2 bedroom	\$802	19	\$493	\$1,034
3 bedroom	\$862	15	\$171	\$1,174
4+ bedroom	\$979	3	\$891	\$1,279
<i>Total- Single Family</i>	<i>\$839</i>	<i>41</i>	<i>\$171</i>	<i>\$1,279</i>
Multifamily				
Studio	\$456	10	\$407	\$556
1 bedroom	\$649	496	\$419	\$819
2 bedroom	\$739	668	\$399	\$1,084
3 bedroom	\$858	169	\$443	\$1,178
4+ bedroom	\$757	10	\$615	\$ 829
<i>Total- Multifamily</i>	<i>\$699</i>	<i>1326</i>	<i>\$399</i>	<i>\$1,084</i>

Source: Housing Inventory

* Rent figures in this analysis include utility cost estimates where these costs are not included in the rent.

³ The median rent is the rent at which half of the responses were below and half of the responses were above. The median is the middle value of all the responses.

⁴ Senior housing rent information collected by the survey is not directly comparable to the other rent information collected because the rent for these seniors units includes amenities above and beyond the rent. Therefore, the Table 26 does not include the rent information for the senior units. The rent charged for the senior units varied from \$1,350 to \$3,890 per month.

Affordability

PDC generally uses the definition of affordability provided by the Housing and Urban Development (HUD) department that states that housing is affordable if a household pays no more than 30% of their income on their housing costs. The housing inventory was used to categorize units by income level based on imputing an income level from rents, not actual tenants' income data. Since actual household size information is not available, the number of people was assumed by number of bedrooms. Every year HUD releases new standards of median income for the Portland metropolitan area. PDC is required to use this HUD table on the median family income and to plan for and distribute affordable housing funding⁵.

Table 33 through Table 35 translate the rent information into affordability. For each housing type there is a table showing the number of units in the Gateway URA that are affordable at different median family income (MFI) levels. This information is reported only for those surveys returned (1595 units or 75% of all the rental units in the URA).

Table 33 presents the number of rental units (single family and multifamily combined) affordable to the various income levels and by the number of bedrooms. Seventy-three percent of the rental units in the Gateway URA were affordable to households earning between 51% to 80% of the Portland MFI. Most (64%) of the 51% to 60% MFI units were two-bedroom units and most (52%) of the 61% to 80% MFI units were one-bedroom units.

Table 33: Rental Housing Affordability

	Number of Bedrooms					Total	% of Total
	0	1	2	3	4		
0-30%	5					5	0%
31-50%	7	32	57	25	10	131	8%
51-60%	3	137	371	68	2	581	36%
61-80%	304		194	86	1	585	37%
81-100%	65					65	4%
101-120%	12					12	1%
121-150%	32	71	45			148	9%
150% +	24		44			68	4%

Source: Housing Inventory

⁵ The following table shows the maximum rent by median family income used to calculate the affordability tables for the Gateway URA.

2002 Housing Affordability: Maximum Monthly Rent Including Utilities by Median Family Income With a Housing Burden of 30%								
# of Bedrooms	Household Size	30%	50%	60%	80%	100%	120%	150%
0	1	300	500	600	801	1,001	1,201	1,501
1	1.5	322	536	643	858	1,073	1,287	1,609
2	3	386	644	773	1,030	1,288	1,545	1,930
3	4.5	446	744	892	1,189	1,488	1,785	2,231
4	6	498	830	995	1,328	1,659	1,990	2,489
5	7.5	549	915	1,098	1,464	1,831	2,196	2,746

(Based on the HUD Portland Area Median Income as of December 10, 2001: \$57,200 for a family of four. Figures are rounded to the nearest \$1.00).

Table 34 consists of only the single family rental units reporting rent information. Forty-six percent of these units were affordable to people at 61% to 80% MFI and half of these units were four-bedroom homes. There were no surveys returned for rental homes reporting rents affordable to people at 81% and above.

Table 34: Single Family Rental Affordability

	Number of Bedrooms				Total	% of Total
	1	2	3	4		
0-30%			2		2	5%
31-50%	1	5	2		8	20%
51-60%	1	3	5	2	11	27%
61-80%	2	10	6	1	19	46%
81-100%		1			1	2%

Source: Housing Inventory

Table 35 includes multifamily units only. Seventy-three percent of the units were affordable to people at 51% to 80% MFI. All the units above 81% were two-bedrooms or smaller.

Table 35: Multifamily Rental Affordability

	Number of Bedrooms					Total	% of Total
	0	1	2	3	4		
0-30%				3		3	0%
31-50%	7	31	52	23	10	123	8%
51-60%	3	136	368	63		570	37%
61-80%		302	184	80		566	36%
81-100%			64			64	4%
101-120%			12			12	1%
121-150%	32	71	45			148	10%
150% +		24	44			68	4%

Source: Housing Inventory

□ VACANCY

Table 36 shows in 2000, the vacancy rate in the Gateway Area (5%) was nearly the same as the City’s vacancy rate (6%). From 1990 to 2000 the Gateway Area vacancy rate increased slightly (from 4% to 5%) while the City’s remained stable at about 6%. Table 37 shows that the number of vacant units in the Gateway Area increased by 62% from 1990 to 2000.

Table 36: Vacancy Rate

	% of Total Households	
	1990	2000
Gateway Area	3.6%	5.3%
City	5.6%	5.7%

Source: 1990 Census and 2000 Census

Table 37: Occupied/ Vacant Units

	Gateway Area			City
	1990	2000	% Change 1990 - 2000	% Change 1990 - 2000
Occupied Units	20,085	21,861	8.8%	19.5%
Vacant Units	750	1,218	62.4%	22.3%

Source: 1990 Census and 2000 Census

□ **TENURE**

Table 38 shows from 1990 to 2000, homeownership in the Gateway Area increased by 7% and the number of renter households increased by 11%.

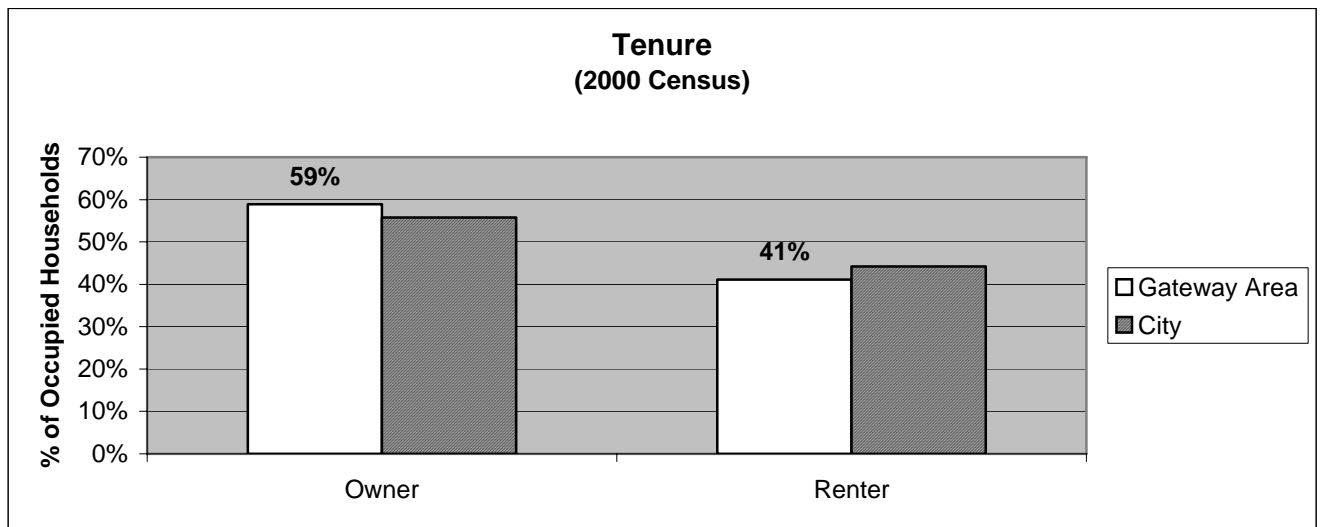
Table 38: Tenure

	Gateway Area			City
	1990	2000	% Change 1990 - 2000	% Change 1990 - 2000
Owner	12,007	12,872	7.2%	25.7%
Renter	8,078	8,989	11.3%	12.5%

Source: 1990 Census and 2000 Census

The proportions of renters and owners for the Gateway Area and the City are provided in Chart 7. The Gateway Area had a slightly higher percentage of owners compared to the City.

Chart 7: 2000 Tenure



□ **POPULATION AND TENURE**

Table 39: Population in Housing Units

	Gateway Area			City		
	1990	2000	% change	1990	2000	% change
Total	49,081	56,858	15.8%	425,830	514,129	20.7%
Owner occupied	30,516	33,959	11.3%	245,287	308,131	25.6%
Renter occupied	18,565	22,899	23.3%	180,543	205,998	14.1%

Source: 1990 Census and 2000 Census

Between 1990 and 2000 the population living in housing units in both Gateway and the City grew. Table 39 shows changes in the population living in housing units in the Gateway Area and the City. The population in owner occupied units grew at a more rapid pace in the City (26% versus 11% within Gateway). The opposite was true of renter occupied units where population in renter occupied units within Gateway increased by 23% compared to 14 % in the City.

The larger household size within Gateway and the increase in the number of larger households accounts for the population increase within rental and ownership households. The actual number of households within Gateway grew by only 9% compared to a 20% increase in the City within the decade.

□ **TENURE AND AGE OF HOUSEHOLDER**

The Census records information concerning the distribution of housing units by age of householders (head of household) and by the unit tenure. Tables 40 and 41 show the number of housing units by the age of the householder in owner and renter occupied stock. The greatest percentage increase in owner units over the 1990 to 2000 period in the Gateway area were householders aged 45 to 54. Although the change in the 45 to 54 year old category was the greatest in Gateway, the City's change was almost double that, increasing by 106%. The Gateway Area experienced a more rapid rate of growth in owner units where the householder was 75 years and over compared with the City. The Gateway area experienced a decrease in owner units where the householder was 25 to 34 years of age. The Gateway area also experienced a decrease in both 55 to 64 year old ownership householders and 65 to 74 year old ownership householders.

Table 40: Housing Units by Age of Owner Householder

	Gateway Area					City				
	1990	% of Total	2000	% of Total	% change	1990	% of Total	2000	% of Total	% change
Total:	20,004		21,861		9.3%	187,268		223,737		19.5%
Owner occupied:	11,980	60%	12,872	59%	7.4%	99,206	53%	124,767	56%	25.8%
15 to 24 years	145	1%	188	1%	29.7%	980	1%	1,278	1%	30.4%
25 to 34 years	1,548	8%	1,534	7%	-0.9%	13,101	7%	17,063	8%	30.2%
35 to 44 years	2,487	12%	2,712	12%	9.0%	25,164	13%	28,275	13%	12.4%
45 to 54 years	1,858	9%	2,882	13%	55.1%	15,494	8%	31,948	14%	106.2%
55 to 64 years	2,149	11%	1,777	8%	-17.3%	14,044	7%	17,360	8%	23.6%
65 to 74 years	2,435	12%	1,796	8%	-26.2%	16,534	9%	13,246	6%	-19.9%
75 years and over	1,358	7%	1,983	9%	46.0%	13,889	7%	15,597	7%	12.3%

Source: 1990 Census and 2000 Census

Renter units underwent similar changes in the Gateway Area. Percentages of renter householders aged 25 to 34 years decreased in the Gateway Area, while increasing in the City. While the number of 35 to 44 year old renter householders grew within the Gateway Area, the City decreased in renter households in this age range. Both the City and Gateway experienced strong growth in renters aged 45 to 54 years old—57% increase in Gateway and 68% increase in the City. Like their owner cohorts, the increase in renter units where the householder was 75 years or over outpaced the growth in the City. The Gateway Area experienced a 25% increase in the number of renter units where the householder was 75 years or over, while renters of this age dropped by 3% within the City.

Table 41: Housing Units by Age of Renter Householder

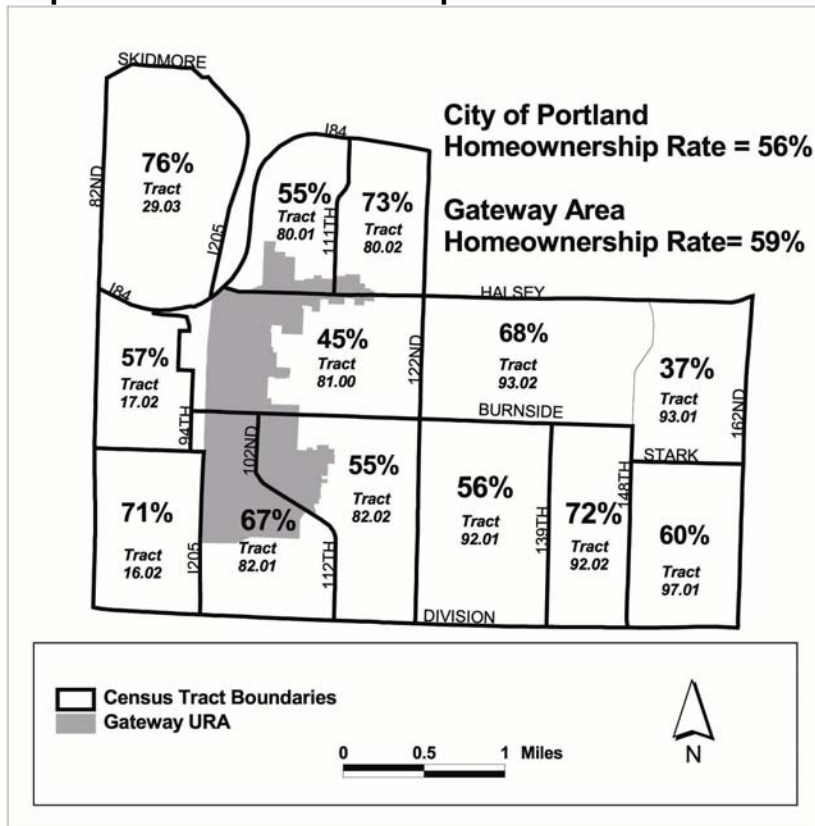
	Gateway Area					City				
	1990	% of Total	2000	% of Total	% change	1990	% of Total	2000	% of Total	% change
Total:	20,004		21,861		8.6%	187,268		223,737		19.5%
Renter occupied:	8,024	40%	8,989	41%	12.0%	88,062	47%	98,970	44%	12.4%
15 to 24 years	1,048	5%	1,235	6%	17.8%	11,682	6%	13,808	6%	18.2%
25 to 34 years	2,618	13%	2,493	11%	-4.8%	28,741	15%	31,138	14%	8.3%
35 to 44 years	1,775	9%	2,079	10%	17.1%	20,450	11%	20,268	9%	-0.9%
45 to 54 years	859	4%	1,352	6%	57.4%	9,059	5%	15,229	7%	68.1%
55 to 64 years	600	3%	682	3%	13.7%	5,882	3%	7,491	3%	27.4%
65 to 74 years	574	3%	461	2%	-19.7%	5,811	3%	4,799	2%	-17.4%
75 years and over	550	3%	687	3%	24.9%	6,437	3%	6,237	3%	-3.1%

Source: 1990 Census and 2000 Census

□ HOMEOWNERSHIP

In 2000, 59% of the households in the Gateway Area were owner-occupied; the City’s homeownership rate was 56%. Map 6 shows the homeownership rates by census tract for the Gateway Area. In 2000, 9 of the 13 census tracts in the boundary had homeownership rates above or equaling the City’s homeownership rate. The homeownership rates by census tract in the Gateway Area ranged from 37% to 73%.

Map 5: 2000 Homeownership Rate



Homeownership by Race

As noted in the Resident Profile section of this report, in 1990 and 1996, the Census Bureau collected and reported race and ethnicity data differently than in the 2000 Census. The change in their data collection (with the exception of Hispanic) makes it difficult to compare past data with the updated 2000 Census. The 2000 Census allowed people to report more than one race while the 1990 Census and the 1996 American Community Survey did not. Therefore, the following section presents the 1990 Census and the 1996 American Community Survey information separate from the 2000 Census information.

1990 and 1996 Homeownership by Race

From 1990 to 1996, the number of households owning their home increased for all minority groups in the Gateway Area faster than for the City as a whole with one exception (Table 42). The growth in Hispanic homeowners was slower in the Gateway Area than for the City.

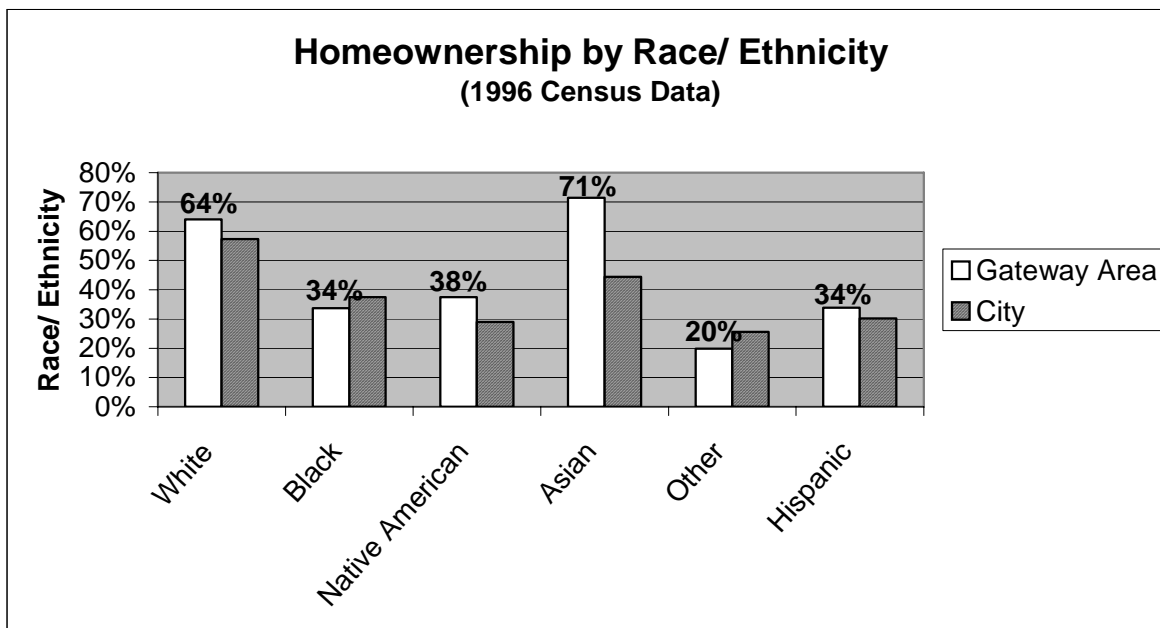
Table 42: Homeownership by Race, 1990 and 1996

	Gateway Area		City
	Number of Households		% Change
	1990	1996	% Change
White	11,361	12,060	6.2%
Black	69	137	98.6%
American Indian, Eskimo, or Aleut	82	120	46.3%
Asian or Pacific Islander	480	702	46.3%
Other Race	15	25	66.7%
Hispanic	212	218	2.8%

Source: 1990 Census and 1996 American Community Survey

In 1996, the homeownership rate among Blacks in the Gateway Area was slightly lower than the rate for Blacks in the City (Chart 8), however, the number of Black homeowners in the Gateway Area nearly doubled from 1990 to 1996. In 1996, the Gateway Area had a significantly higher homeownership rate among Asians than the City (71% in the Gateway Area and 44% in the City). The Gateway Area homeownership rate in 1996 for American Indians, Eskimos and Aleuts was slightly higher than the City's (38% in the Gateway Area and 29% in the City).

Chart 8: 1996 Homeownership by Race/ Ethnicity

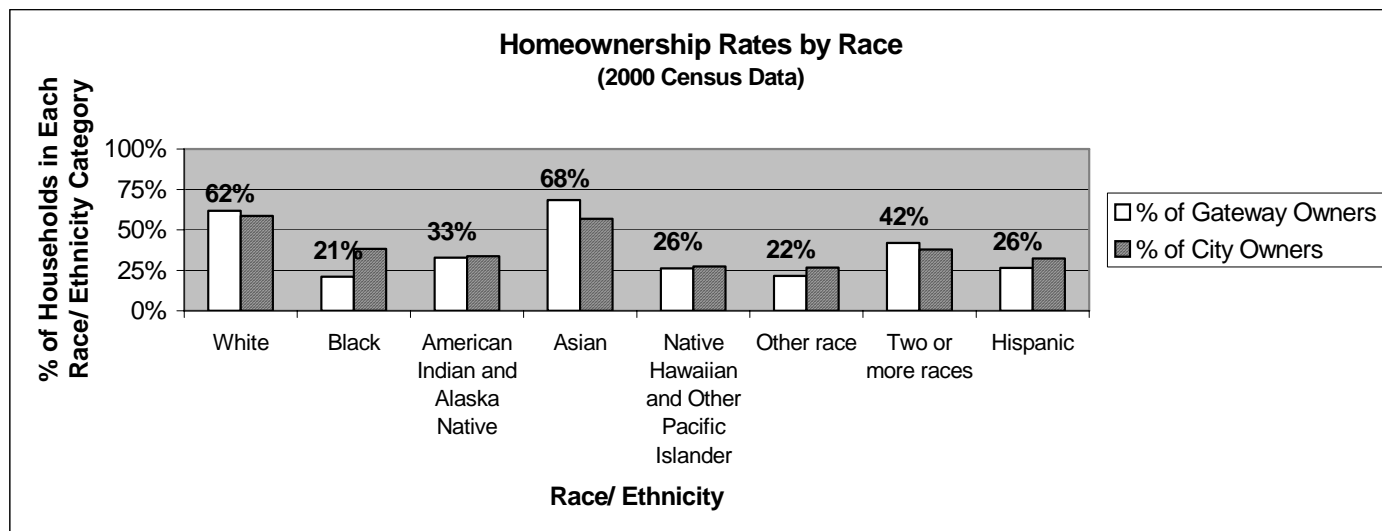


Source: 1996 American Community Survey

2000 Homeownership by Race

Chart 9 shows that in 2000, Asians households in the Gateway Area were homeowners at a higher percentage than for the City (68% in the Gateway Area compared to 57% for the City). The Gateway Area had fewer Black households that were homeowners (21%) than the City (38%). All the other percentages of minority homeowners in the Gateway Area were similar the City’s percentages. The Gateway Area also had a slightly lower percentage of Hispanic households (27%) that were homeowners than the City (32%).

Chart 9: 2000 Homeownership by Race/ Ethnicity



Source: 2000 Census

□ HOUSING COSTS

Monthly Homeowner Costs

A standard measure of affordability in housing is the percent of gross income a household spends on housing. A household spending 30% or less of their gross income on housing is considered to have housing that is affordable to them. The standard is the same for rental and homeowner households. Tables 43 and 44 show the cost of housing as a percentage of gross income for homeowners and renters.

In 2000, about a quarter of the homeowners in the Gateway Area paid more than 30% of their income for housing, almost the same proportion as for the City as a whole (Table 43). From 1990 to 2000, the Gateway Area saw a 96% increase in the percentage of homeowners paying more than 30% of their income for housing (from 14% to 26%). Approximately 8% of the homeowners in the Gateway Area paid 50% or more for housing in 2000 (this figure is consistent with the City's percentage).

Table 43: Monthly Home Owner Costs

	1990		2000			
	Owner Costs 30% and More of Income	% of Total Owner Units	Owner Costs 30% and More of Income	% of Total Owner Units	Owner Costs 50% and More of Income	% of Total Owner Units
Gateway Area	1,705	14.2%	3,343	26.0%	1,005	7.8%
City		18.8%		25.0%		8.2%

Source: 1990 Census and 2000 Census

Monthly Rental Housing Costs

In 2000, 44% of the renters in the Gateway Area paid 30% or more of their monthly income in rent (the City's proportion was slightly lower at 41%). Twenty-two percent of the renters in the Gateway Area paid 50% or more of their monthly income in rent (Table 44).

Table 44: Rent as a Percentage of Household Income

	1990		2000			
	30% and More of Income	% of Total Renter Units	30% and More of Income	% of Total Renter Units	50% and More of Income	% of Total Renter Units
Gateway Area	3,209	39.7%	3,954	44.0%	1,951	21.7%
City		40.2%		41.3%		19.7%

Source: 1990 Census and 2000 Census

□ GROUP QUARTERS

The Census classifies all people not living in households as living in group quarters. There are two types of group quarters, institutional and non-institutional. The institutionalized population includes people under formal authorized supervised care or custody in institutions.

Table 45 shows the number of people in Gateway in each of the group quarters categories. The second column in the table provides the percentage of the City's population that is in the Gateway Area for each category. For example, 12% of the City's institutionalized population is in the Gateway Area. The interesting findings are that 25% of the City's nursing home population is in the Gateway Area and 16% of the City's college dormitories are in the Gateway Area. Also, 15% of the City's group home population is in the Gateway Area.

Table 45: Gateway Area Population in Group Quarters, 2000

	Number of People	% in Each Category of the City's Population in Each Category
Institutionalized persons:	658	12.1%
Correctional Institutions	0	0.0%
Nursing Homes	643	25.0%
Juvenile Institutions	0	0.0%
Other Institutions	15	3.7%
Other persons in group quarters:	1199	12.6%
College Dormitories	722	15.5%
Group Home	217	14.9%
Other Non-Institutional Group Quarters	260	5.3%
Total	1,857	12.4%

Source: 2000 Census

□ SALES INFORMATION

The following home sales information was acquired through the Realtors Multiple Listing Service for the time period from March 2001 to March 2002. In that year, within the *Gateway Area* boundary 743 single family homes were sold at a median sales price of \$135,800 and 25 condos or townhouses were sold at a median sales price of \$93,000. Within the *Gateway URA* boundary, 14 single-family homes were sold at a median sales prices of \$133,000 and 3 condos were sold at a median sales price of \$73,500. The median sales price for 2001 for the Portland metropolitan area was \$168,000.

□ HOME PURCHASES

2000 Home Purchases

In 2000, 801 home purchase loans were made in the Gateway Area. The average loan amount in the Gateway Area was \$110,910. The average loan amount for the City was \$143,260. Forty percent of the loans in the Gateway Area were made to people with incomes at 80% or below of the area median family income in 2000; in the City this proportion was 26%.

Table 46 provides information on home loans made in the Gateway Area by race. In 2000, the Gateway Area had a larger percentage of loans (10%) to Asians or Pacific Islanders than the City (5%) and smaller percentage of home loans to Whites (70%) than the City (76%).

Table 46: 2000 Home Loans by Race/ Ethnicity

	Gateway Area Percentage of Home Loans	City Percentage of Home Loans
American Indian or Alaska Native	0.4%	0.5%
Asian or Pacific Islander	10.3%	5.1%
Black	2.0%	2.1%
White	70.0%	76.2%
Other	2.1%	1.0%
Hispanic	6.5%	4.0%
No Information on Race/ Ethnicity Provided	8.8%	11.2%

Source: Home Mortgage Disclosure Act Data- Federal Financial Institutions Examination Council

□ HOUSING PROFILE KEY FINDINGS

Rental Unit Information

- About one-third of the units were in 3 buildings with 100 or more units.
- Slightly less than one-third were in 8 buildings with 55 to 90 units.
- Of the multifamily rentals, just over one-third were one-bedroom units and half were two-bedroom units.
- There were few studio and large (four or more bedroom) units.

Median Rent and Affordability

- For single family rentals, the median rent by number of bedrooms ranged from \$615 per month for a one-bedroom house to \$979 per month for a four-bedroom or larger house.
- Overall the median rent for a single family home was \$836 per month.
- The median rent by number of bedrooms for a unit in a multifamily building ranged from \$456 per month for a studio apartment to \$858 per month for a three-bedroom unit (the median rent for the 10 four-bedroom buildings was \$757 and all 10 are in a non-profit owned development).
- Overall the median rent for an apartment was \$699 per month
- Seventy-three percent of the rental units in the Gateway URA were affordable to households earning between 51% to 80% of the Portland MFI.
- Most (64%) of the 51% to 60% MFI units were two-bedroom units and most (52%) of the 61% to 80% MFI units were one-bedroom units.

Vacancy

- The Gateway Area had a vacancy rate of 5.3% in 2000 which was very similar to the City’s rate of 5.6%. A vacancy rate of 5% is considered healthy for the housing market.

Tenure

- In 2000, the households in the Gateway Area’s were 59% homeowners and 41% renters. The Gateway Area had a slightly higher proportion of homeowners than the City.

Homeownership

- The 2000 homeownership rate in the Gateway Area was 59%, slightly higher than that of the City's rate which was 56%. From 1990 to 2000 the number of owners in the Gateway Area increased by 7% and the number of renters increased by 11%.
- In 2000, in terms of homeownership by race, the homeownership rate among Asians was the highest at 68% which was higher than the City's percentage of homeowners among Asian at 57%. Whites had a homeownership rate of 62%. The Hispanic homeownership rate was 26%.

Housing Costs

- In 2000, 26% of the homeowners in the Gateway Area paid more than 30% of their gross income for housing (the City's percentage was 25%). In the same year, 44% of the renters paid more than 30 of their gross income on housing (the City's percentage was 41%).

Group Quarters

- The Gateway Area has a large share of the City's nursing home population. Twenty-five percent of the City's nursing home population lives in the Gateway Area. In addition, 16% of the City's group home population is in the Gateway Area.

Recent Home Sales

- Sales data for homes sold in the Gateway Area was pulled for the time period March 2001- March 2002. For that year, within the Gateway Area, 743 single family homes were sold at a median sales price of \$135,800 and 25 condominiums and townhomes were sold at a median sales price of \$73,500.
- The median sales price for the year 2001 for the Portland metropolitan area was \$168,000.

RESIDENT EMPLOYMENT PROFILE

From 1990 to 2000, the Gateway Area percentage of unemployed residents decreased slightly, and was consistent with the City's percentage of unemployed residents (4.5%). In 2000, the percentage of people not in the labor force was slightly higher in the Gateway Area (36%) than for the City (31%). Therefore, the percentage of people employed in the Gateway Area (60%) was slightly lower than the City percentage (64%).

Table 47: Employment Status

	Gateway Area				City	
	1990		2000		1990	2000
	# of People	% of Population 16 Years and Over	# of People	% of Population 16 Years and Over	% of Population 16 Years and Over	% of Population 16 Years and Over
Employed*	24,617	61.5%	27,297	59.7%	62.5%	64.3%
Unemployed*	1,374	3.4%	2,053	4.5%	4.1%	4.5%
Not in Labor Force	13,988	35.0%	16,324	35.7%	33.3%	31.2%

* Does not include Armed Services

Sources: 1990 Census and 2000 Census

Hours Worked Per Week

In 1990 and 2000, slightly more than half (53%) of the employed residents in the Gateway Area worked 35 or more hours/week, similar to the City's percentage (57%). The Gateway Area and the City had similar percentages of residents working part-time (1 to 35 hours/week). The Gateway Area had more people in the "no work" category (32%) than the City (26%); this is related to the larger number of retired people in Gateway compared to the City.

Table 48: Hours Worked Per Week

	Gateway Area				City	
	1990		2000		1990	2000
	# of People	% of Population 16 Years and Over	# of People	% of Population 16 Years and Over	% of Population 16 Years and Over	% of Population 16 Years and Over
35 Hours or More	21,252	53.1%	24,099	52.7%	55.4%	57.1%
1 to 34 Hours	6,511	16.3%	7,134	15.6%	16.6%	17.0%
No Work	12,258	30.6%	14,456	31.6%	28.0%	25.9%

Source: 1990 Census and 2000 Census

Employment Location

Table 49 shows that from 1990 to 2000, the Gateway Area saw a slight increase in the number of employed residents who worked in the City of Portland. In 2000, 72% of the Gateway Area's employed residents and 74% of the City's employed residents worked in the City. In 2000, a quarter of the Gateway Area residents worked within the PMSA but not in the City of Portland. This percentage was similar for the City. Only 1% of the Gateway Area residents worked outside the PMSA, consistent with the City's percentage.

Table 49: Employment Location

	Gateway Area				City	
	1990		2000		1990	2000
	# of People	% of Employed Pop. 16 Years and Over	# of People	% of Employed Pop. 16 Years and Over	% of Employed Pop. 16 Years and Over	% of Employed Pop. 16 Years and Over
Work in Portland	16,172	65.7%	19,705	72.2%	74.8%	74.0%
Work in PMSA* but outside Portland)	7,030	28.6%	6,780	24.8%	19.9%	22.6%
Work Outside PSMA	826	3.4%	345	1.3%	3.2%	1.6%

Source: 1990 Census and 2000 Census

* The Portland/ Vancouver Primary Metropolitan Statistical Area (PMSA) is a geographic entity consisting of Clackamas, Clark, Columbia, Multnomah, Washington, and Yamhill counties.

Transportation to Work

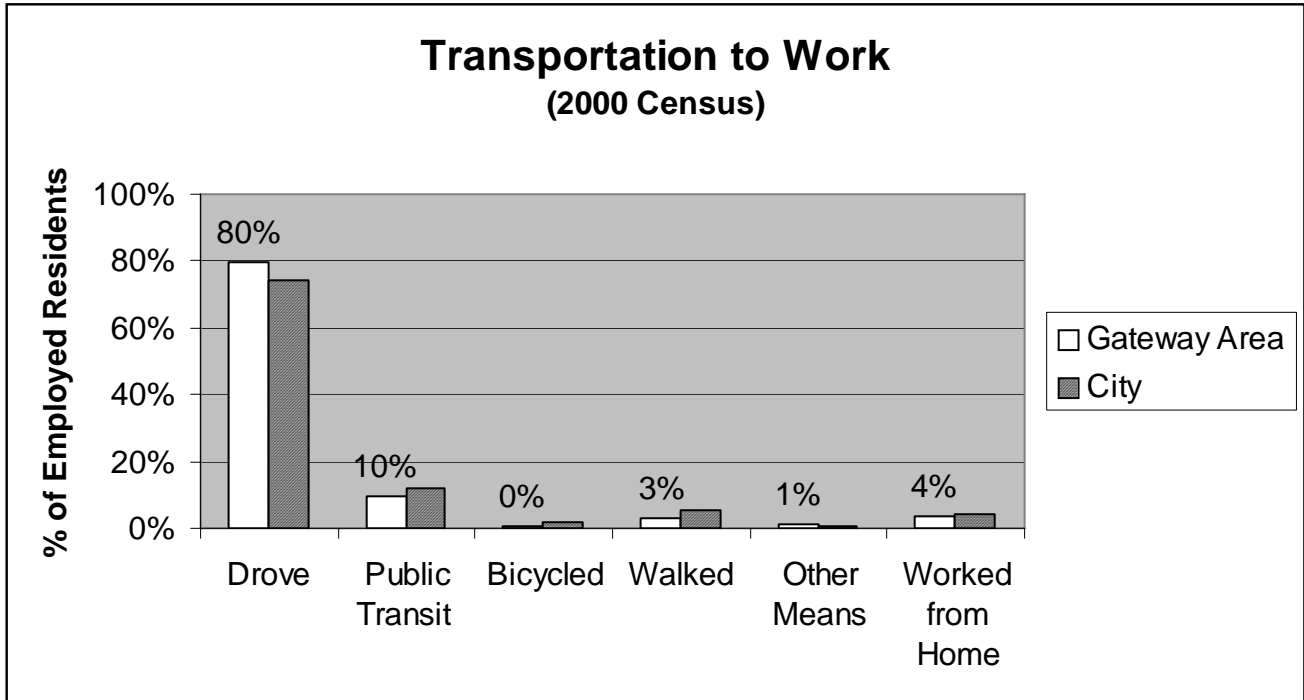
The number of people in the Gateway Area driving to work was stable from 1990 to 2000 (Table 40). Chart 10 shows that in 2000, a higher percentage of employed Gateway Area residents drove to work (80%) than the City percentage of workers driving to work (74%). In 2000, 12% of City's employed residents took public transit to work while a slightly lower percentage of the Gateway Area's employed residents took public transit to work (10%). However, from 1990 to 2000 the number of Gateway Area residents taking transit to work increased by 31% (over 600 people).

Table 50: Transportation To Work

	Gateway Area			City		
	1990 # of People	2000 # of People	% Change	1990 # of People	2000 # of People	% Change
Drove (car, truck, van, motorcycle)	20,058	21,771	8.5%	167,772	205,168	22.3%
Public Transit (bus, trolley, subway, railroad)	2,034	2,661	30.8%	23,465	33,172	41.4%
Bicycle	92	133	50.0%	2,453	4,775	94.7%
Walked	793	817	3.0%	12,058	14,192	17.7%
Other Means	146	405	177.4%	1,269	1,909	50.4%
Worked at Home	897	1,043	16.3%	7,243	11,780	62.6%

Source: 1990 Census and 2000 Census

Chart 10: Transportation to Work



Occupation

The Census information on occupation for 1990 and 1996 was collected for different categories than the 2000 Census, therefore, the 2000 Census numbers for occupation are not comparable to 1990 and 1996. Table 51 compared 1990 and 1996 occupations and Table 51 contains 2000 Census occupation information for the Gateway Area compared to the City.

Table 51: Occupation 1990 and 1996 (Number of People)

	Gateway Area			City		
	1990	1996	% Change	1990	1996	% Change
Executive, administrative, and managerial	2,615	2,623	0.3%	27,532	33,001	19.9%
Professional specialty	2,260	2,236	-1.1%	63,404	42,855	17.7%
Technicians and related support	703	678	-3.6%	7,579	7,308	-3.6%
Sales	2,948	2,979	1.1%	25,145	27,961	11.2%
Administrative support, including clerical	4,649	4,063	-12.6%	37,349	35,029	-6.2%
Service occupations: private household	3,944	3,884	-1.5%	30,333	31,026	2.3%
Farming, forestry, and fishing	316	255	-19.3%	2,378	2,083	-12.4%
Precision production, craft, and repair	2,985	3,076	3.0%	20,468	20,084	-1.9%
Machine operators, assemblers, and inspectors	1,769	2,111	19.3%	14,094	13,428	-4.7%
Transportation and material moving	1,354	1,302	-3.8%	8,510	8,130	-4.5%
Handlers, equipment cleaners, helpers, and laborers	1,074	1,478	37.6%	8,958	10,063	12.3%

Source: 1990 Census and 1996 American Community Survey

In 2000, the occupation in Gateway with the highest proportion (17%) of people was *sales and office* (includes sales and related occupations and office and administrative support occupations). This was consistent with the City's percentage of the population in this category. The Gateway Area had a lower proportion (8%) of people in *professional* jobs than the City (15%). Professional jobs include occupations related to computers, architecture, engineering, social sciences, law, education, social services, art and design, media and healthcare. Gateway also had a lower percentage (6%) than the City (9%) of its population in *management, business and financial operations* jobs. Gateway had a higher percentage (12%) of its population in *production, transportation and material moving* jobs than the City (9%). These jobs include occupations related to production, transportation, aircraft and traffic control, material moving, and motor vehicle operators.

Table 52: 2000 Occupations

	Gateway Area		City	
	Number of People	% Employed Pop. Age 16 Years and Over	Number of People	% Employed Pop. Age 16 Years and Over
Management, Business and Financial Operations	2,642	5.8%	37,498	8.7%
Professional and Related	3,562	7.8%	65,262	15.2%
Service	5,012	11.0%	41,441	9.6%
Sales and Office	7,741	16.9%	73,250	17.1%
Farming, Fishing and Forestry	123	0.3%	679	0.2%
Construction, Extraction and Maintenance	2,540	5.6%	19,405	4.5%
Production, Transportation and Material Moving	5,677	12.4%	38,546	9.0%

Source: 2000 Census

Job Class

In 2000, the Gateway Area had a higher percentage of private, for-profit wage and salary worker residents (77%) than the City (70%). In 2000, the percentage of the Gateway Area residents that were private not-for-profit wage and salary workers (8%) was lower than the City percentage (10%). All other job class percentages were similar for the Gateway Area compared to the City.

Table 53: Class of Job

	Gateway Area		City	
	1990	2000	1990	2000
	% Employed pop. 16 years and over	% Employed pop. 16 years and over	% Employed pop. 16 years and over	% Employed pop. 16 years and over
Private for profit wage and salary workers	75.0%	76.6%	69.8%	70.2%
Private not-for-profit wage and salary workers	7.3%	7.6%	9.2%	10.0%
Local government workers	5.5%	5.4%	6.3%	6.4%
State government workers	2.0%	2.4%	3.7%	3.4%
Federal government workers	2.7%	1.8%	2.9%	2.1%
Self-employed workers	7.2%	6.0%	7.7%	7.6%
Unpaid family workers	0.4%	0.2%	0.3%	0.3%

Source: 1990 Census and 2000 Census

Industry Classification

The North American Industry Classification System (NAICS) is a national system used for grouping business and industry types into broad categories for analysis. The classification system was changed since 1996 so the 2000 Census information is not comparable to the 1990 Census or 1996 American Community Survey information. Table 54 contains a breakdown of the industries and the percentage of people who worked in each for 2000.

Table 54: 2000 Industry Classifications

	Gateway Area		City	
	Number	% of Employed Residents	Number	% of Employed Residents
Agriculture, forestry, fishing and hunting	118	0.4%	1,008	0.4%
Mining	23	0.1%	92	0.0%
Construction	1,871	6.9%	14,965	5.4%
Manufacturing	4,126	15.1%	34,513	12.5%
Wholesale trade	1,458	5.3%	12,768	4.6%
Retail trade	3,494	12.8%	31,708	11.5%
Transportation and warehousing, and utilities:	1,806	6.6%	15,318	5.5%
Information	569	2.1%	8,740	3.2%
Finance, insurance, real estate and rental and leasing:	1,753	6.4%	19,033	6.9%
Services	9,470	34.7%	113,420	41.1%
Other services (except public administration)	1,802	6.6%	15,119	5.5%
Public administration	807	3.0%	9,397	3.4%

Source: 2000 Census

❑ RESIDENT EMPLOYMENT PROFILE KEY FINDINGS

Employment Status

- In 2000, 4.5% of the Gateway Area residents were unemployed (consistent with the City's unemployment rate).
- In 2000, the percentage of Gateway Area residents "not in the labor force" (36%) was higher than the City's (31%).

Employment Location

- 72% of the Gateway Area residents worked in the City of Portland in 2000 (similar to the City's percentage).
- In 2000, a quarter of the Gateway Area residents worked within the PMSA and outside the City of Portland.

Transportation to Work

- The number of people in the Gateway Area driving to work was stable from 1990 to 2000 (80% in 2000). For the City the percentage of workers driving to work was 74%.
- In 2000, 10% of employed Gateway Area residents took public transit to work (an increase for 31% from 1990).

Occupation

- The Gateway Area had a lower percentage (8%) of its employed residents in professional jobs than the City's percentage (15%).
- The Gateway Area had a lower percentage (6%) of its employed residents in management, business or financial operations jobs than the City's percentage (9%).
- 17% of the Gateway Area employed residents were in sales and office jobs (similar to the City's percentage in this occupation category).

Industry Classification

- 35% of the Gateway Area employed residents worked in Services (for the City the percentage was 40%).
- 15 % of the Gateway Area employed residents worked in Manufacturing (for the City the percentage was 13%).
- 13% of the Gateway Area employed residents worked in Retail.

NEXT STEPS

The information presented in this report is intended to inform the Gateway Urban Renewal Area housing strategy process. The Gateway Housing Committee will review this information and determine how the data can best be used and interpreted in developing the Gateway Housing Strategy in the coming months.