

Central Eastside Urban Renewal Area Baseline Report

December 30, 2002

**Prepared by:
Portland Development Commission
for the Central Eastside Housing Strategy Committee**

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Introduction

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

□ REPORT OUTLINE

This report is divided into three sections:

- **CES Area Resident Profile** – This section provides information on who lives in the CES Area and makes comparisons to the rest of Inner Southeast Portland (Inner SE) and to the City of Portland as a whole. The information is from the 1990 and 2000 U.S. Census.
- **Housing Profile** – This section describes the current housing stock in the CES URA based on the 2002 Central City Housing Inventory and the CES Area, Inner SE, and the City of Portland based on the 1990 and 2000 U.S. Census.
- **Employment Profile** – This section presents data on businesses and employees within the CES URA as well as employment information on CES Area residents. It contains census data and state employment data.

□ DATA SOURCES

U.S. Census Bureau

- The U.S. Census Bureau conducts the 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 Census information at the census block group level (see Map 1). A block group is a subdivision of a census tract and is the smallest geographic unit for which the Census Bureau tabulates sample data. A block group consists of all the blocks within a census tract with the same beginning number. 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.

Housing Information

- 2002 Central City Housing Inventory- an inventory of all the residential units in the Central City, conducted and compiled to facilitate better understanding of the overall housing availability, housing types, and housing affordability in the Central City. This document divides information about housing units in the Central City into

several subdistricts, one of which is the Central Eastside. The Central Eastside's boundaries used in the Housing Inventory and other Central City Plan Area documents are the same boundaries used for the CES URA.

Employment Data

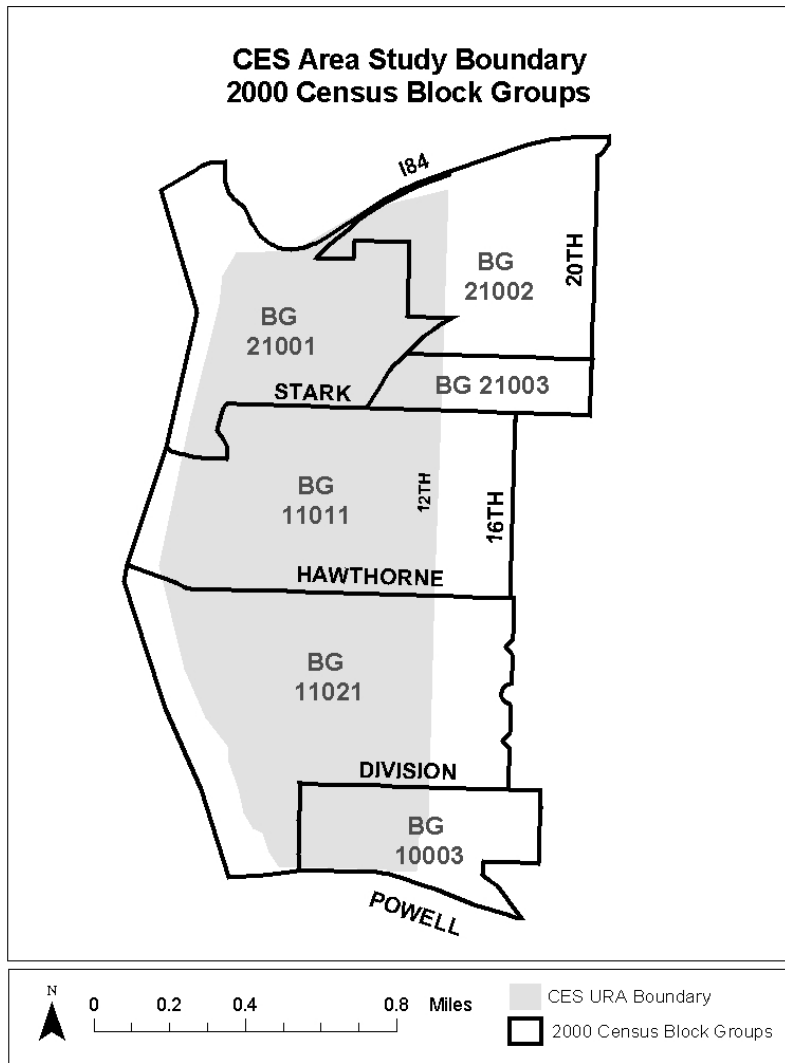
- Oregon Employment Department- Information published in Oregon Covered Employment and Payrolls is based on tax reports submitted quarterly by employers subject to Employment Department law. Information is presented at the aggregate level by Standard Industrial Classification code. Confidentiality law 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 4. 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. The boundary in Map 1 allows for analysis of a sub-market within a regional context for housing.

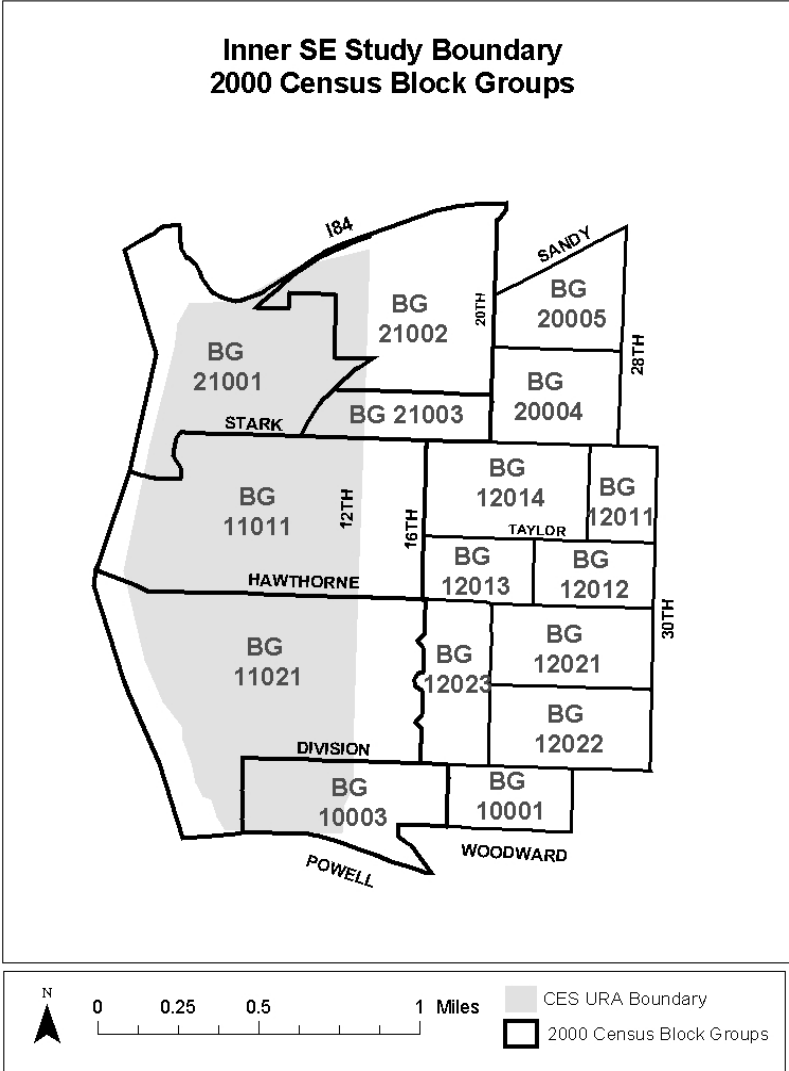
The map below represents the boundary for which Census data was collected by block group. This is the closest boundary to the CES Urban Renewal Boundary for which Census data is available. Throughout this document, the boundary in Map 1 is referred to as the “CES Area”.

Map 1: CES Area Study Boundary



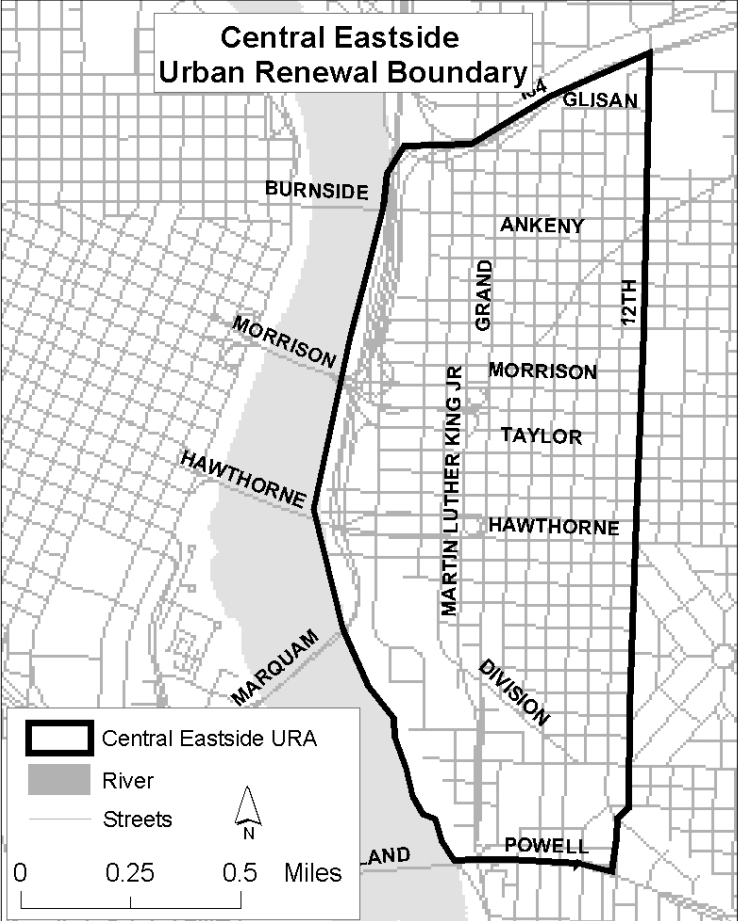
In order to give the information in this report an additional context, much information was also collect for a larger area than the CES Area. The Inner Southeast area boundary was determined by compiling the census block groups that most closely matched the boundaries for the Kerns, Buckman, and Hosford-Abernethy neighborhoods. Throughout this document, the boundary in Map 2 is referred to as “Inner SE”.

Map 2: Inner SE Study Boundaries with Census Block Groups



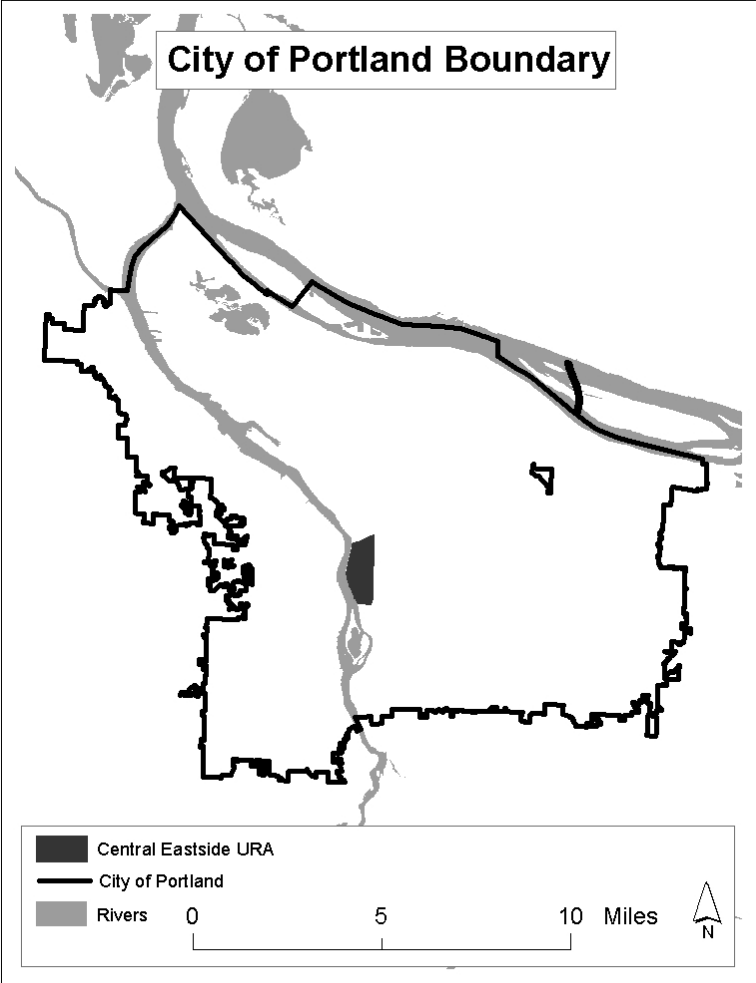
Another boundary used in this report is the Urban Renewal Area boundary (Map 3). Much of the housing information and the employment/business data were collected for the URA boundary. The CES URA was adopted by City Council in August, 1986.

Map 3: CES Urban Renewal Area Boundary



This report makes several comparisons between the CES Area and the City of Portland. The term “City” throughout the report refers to the City of Portland (Map 4).

Map 4: The City of Portland Boundary



Resident Profile

□ TOTAL POPULATION

The CES Area, Inner SE and the city all grew between 1990 and 2000 (see Table 1). While the city grew at a much higher rate (21%) than either subarea, the CES Area grew at a higher rate (4%) than Inner SE (which remained stable).

Table 1: Persons

Geographic Area	Number of Persons		Change 1990-2000	
	1990	2000	#	%
CES Area	5,768	6,041	273	4.7%
Inner SE	16,914	16,934	20	0.1%
City of Portland	437,398	529,121	91,723	21.0%

Source: 1990 Census and 2000 Census

□ AGE

In 2000, the age distribution for the CES Area and Inner SE was similar. The city's percentage shares were different than those of the subareas for most age groups. The CES Area's and Inner SE's percentages were similar to the city's only for the 35-54 years and 55-64 years age groups (Tables 4 & 5); the percentages were stable between the years in these areas. The fact that these age groups stayed stable while the 65 years and older group decreased (Table 6) suggests that residents are not aging in place in these neighborhoods. The subareas had lower percentage shares than the city of the under 18 years (Table 2) and over 65 years age groups, and the percentages of these age groups decreased in all three areas. The 18-34 years age group (Table 3) is the only one in which the percentages increased in the subareas compared to the city. This age group's percentage share increased in both subareas while remaining stable in the city.

Table 2: Age Under 18 Years

Geographic area	1990		2000	
	Total #	% of Total Pop.	Total #	% of Total Pop.
CES Area	826	14.3%	604	10.0%
Inner SE	2,617	15.5%	1,928	11.4%
City of Portland	96,079	22.0%	111,454	21.1%

Source: 1990 Census and 2000 Census

Table 3: Age 18-34 Years

Geographic area	1990		2000	
	Total #	% of Total Pop.	Total #	% of Total Pop.
CES Area	2,229	38.6%	2,734	45.3%
Inner SE	6,338	37.5%	7,478	44.2%
City of Portland	126,440	28.9%	151,561	28.6%

Source: 1990 Census and 2000 Census

Table 4: Age 35-54 Years

Geographic area	1990		2000	
	Total #	% of Total Pop.	Total #	% of Total Pop.
CES Area	1,783	30.9%	1,964	32.5%
Inner SE	4,994	29.5%	5,281	31.2%
City of Portland	119,339	27.3%	166,565	31.5%

Source: 1990 Census and 2000 Census

Table 5: Age 55-64 Years

Geographic area	1990		2000	
	Total #	% of Total Pop.	Total #	% of Total Pop.
CES Area	371	6.4%	344	5.7%
Inner SE	998	5.9%	1,017	6.0%
City of Portland	32,109	7.3%	38,969	7.4%

Source: 1990 Census and 2000 Census

Table 6: Age 65 Years and over

Geographic area	1990		2000	
	Total #	% of Total Pop.	Total #	% of Total Pop.
CES Area	559	9.7%	395	6.5%
Inner SE	1,967	11.6%	1,230	7.3%
City of Portland	63,341	14.5%	61,163	11.6%

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 increased between 1990 and 2000 in the CES Area, Inner SE, and the City of Portland, but at noticeably different rates in each area (Table 7). The city’s growth rate for households was three times that of the CES Area, which was about two-and-one-half times Inner SE’s growth rate. In the CES Area and Inner SE, households grew at a greater rate than population. In the city, the opposite effect occurred. This indicates that household size is decreasing in the CES Area and Inner SE while increasing citywide.

Table 7: Households

Geographic area	Number of Households		Change 1990-2000	
	1990	2000	#	%
CES Area	3,070	3,265	195	6.4%
Inner SE	8,749	8,978	229	2.6%
City of Portland	187,262	223,737	36,475	19.5%

Source: 1990 Census and 2000 Census

Household Size

The 1990-2000 rates of change for different household sizes demonstrate diverging trends between the CES Area, Inner SE, and the city (Table 8). The exception was in 2 person households, which grew at a similar rate in every area (19%- 22%). Both the CES Area and Inner SE saw declines in 5+ person households, while the city saw a 22% increase in this household size. The CES Area also had a significant decline in 3 person households (-12%), while the city's households of this size increased by 19%. The CES Area had slower growth in 1 and 4 person households than the city.

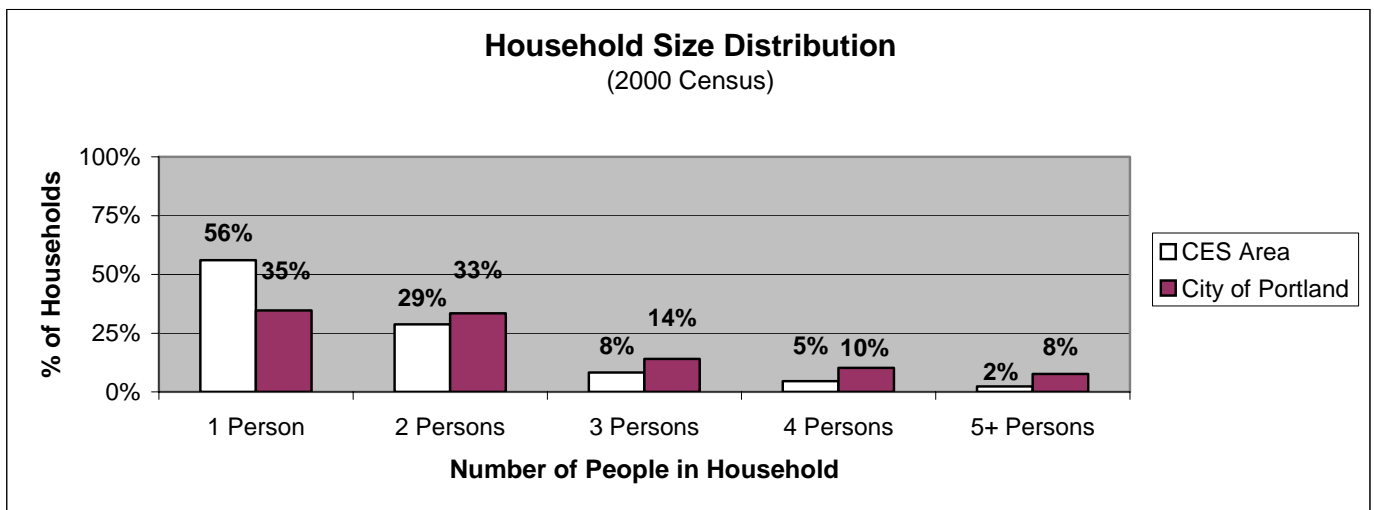
Table 8: Household Size

Household size	CES Area			Inner SE			City of Portland		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
1 Person	1,718	1,831	6.6%	4,467	4,401	-1.5%	65,154	77,336	18.7%
2 Persons	784	938	19.6%	2,511	2,989	19.0%	61,328	74,618	21.7%
3 Persons	309	272	-12.0%	904	886	-2.0%	26,456	31,590	19.4%
4 Persons	142	149	4.9%	508	456	-10.2%	20,230	22,943	13.4%
5+ Persons	117	75	-35.9%	359	246	-31.5%	14,094	17,250	22.4%

Source: 1990 Census and 2000 Census

In the percentage shares for household size categories, the city percentages were different from the CES Area in 1990 and 2000 (Chart 1). Over half of the CES Area's households were 1 person households, while only a third of the city's households were 1 person households. In 2000, for 2 person households, the proportion of the population in the city was about 1/3 of the households while the proportion was slightly lower in the CES Area. Percentages for three person and more households were all higher in the city than in the CES Area.

Chart 1: Household Size Distribution



□ 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.).

The number of families (Table 9) declined in both the CES Area (-17%) and Inner SE (-13%), while the percentage increased in the city (13%).

Table 9: Families

Geographic Area	Number of families		Change 1990-2000	
	1990	2000	#	%
CES Area	910	753	-157	-17.3%
Inner SE	2,990	2,612	-378	-12.6%
City of Portland	104,992	118,447	13,455	12.8%

Source: 1990 Census and 2000 Census

Family Type

Between the subareas and the city, the percentage changes for different family types generally reflected the same trends with some exceptions (Table 10). Married couples decreased in the subareas but grew in the city. When divided into the two subcategories of married couples with and without children, all three areas saw increases in “married couples with children” and decreases in “married couples without children.” Unmarried adults with children increased their numbers, but at a higher rate in the city than in the subareas. However, note that the raw numbers for the CES Area are small. Over one-third of families with children in the CES Area in 2000 were families headed by an unmarried female (117 out of 329), and almost one-half of families with children in the CES Area in 2000 were headed by an unmarried adult (155 out of 329).

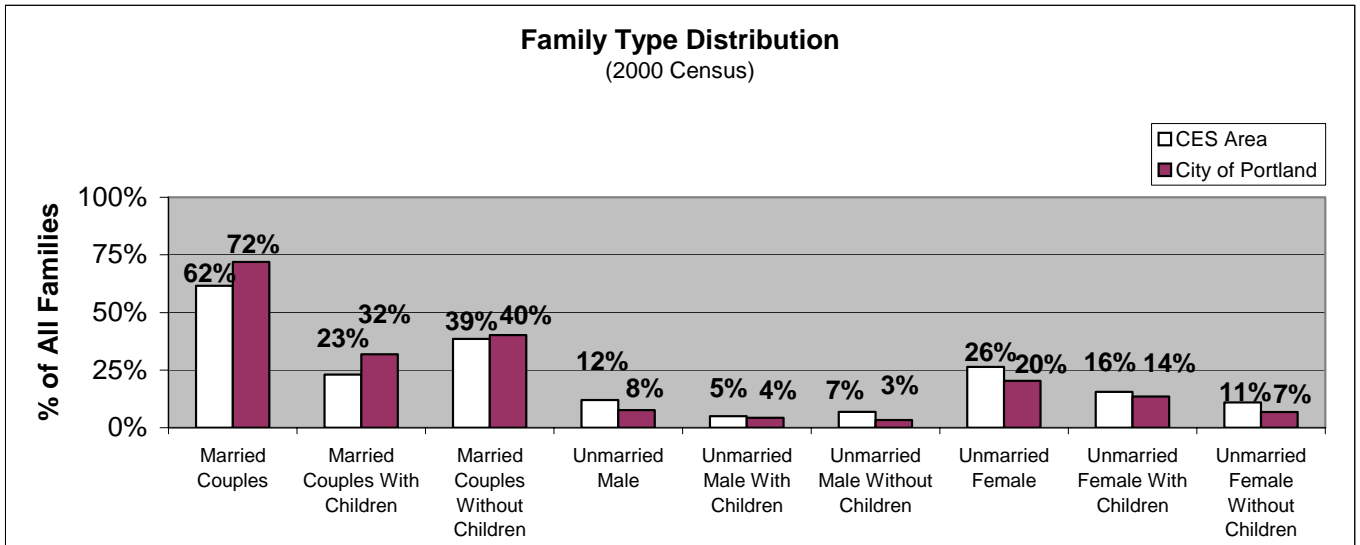
Table 10: Family type

Family Type	CES Area			Inner SE			City of Portland		
	1990 Families	2000 Families	90-00% Change	1990 Families	2000 Families	90-00% Change	1990 Families	2000 Families	90-00% Change
Married Couples	621	464	-25.3%	2,039	1,691	-17.1%	78,960	85,277	8.4%
With Children	60	174	190.0%	252	608	141.3%	10,216	37,741	269.4%
Without Children	561	290	-48.3%	1,787	1,083	-39.4%	68,474	47,536	-30.6%
Unmarried Male	103	90	-12.6%	252	267	6.0%	6,403	9,068	41.6%
With Children	14	38	171.4%	58	123	112.1%	1,440	5,113	255.1%
Without Children	89	52	-41.6%	194	144	-25.8%	4,963	3,955	-20.3%
Unmarried Female	219	199	-9.1%	697	654	-6.2%	19,899	24,102	21.1%
With Children	74	117	58.1%	264	373	41.3%	6,990	16,058	129.7%
Without Children	145	82	-43.4%	433	281	-35.1%	12,909	8,044	-37.7%

Source: 1990 Census and 2000 Census

Compared to the city, the CES Area had a lower percentage of married couples and a higher percentage of unmarried adults in 2000 (Chart 2).

Chart 2: Family Type Distribution 2000



Family Member Type

Trends in the categories of family member type differed substantially for the subareas compared to the city (Table 11). The number of people in non-family households grew in both subareas though not as much as in the city, while in the CES Area the number of people living in group quarters increased by almost half. Despite the increase in families with children, the number of children decreased in the CES Area and Inner SE, and increased in the city at a rate much less than the increase in the number of families with children. This phenomenon suggests that, in 2000, families with children in all the areas had fewer children than in 1990. While the number of *families* with children increased in the CES Area as they did in every area, the number of *people in families* decreased overall in the CES Area by 22%, compared to a 15% increase in the city.

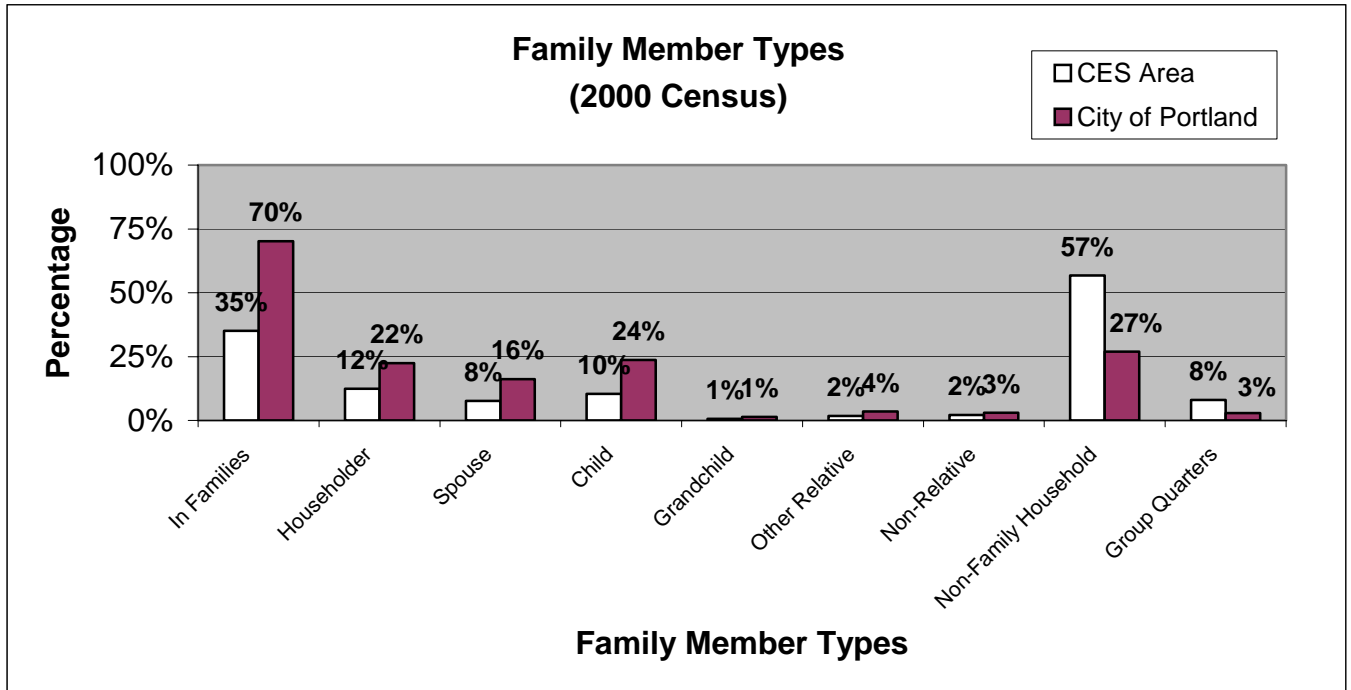
Table 11: Family Member Type

	CES Area			Inner SE			City of Portland		
	1990 people	2000 people	90-00 % change	1990 people	2000 people	90-00 % change	1990 people	2000 people	90-00 % change
In Families	2,719	2,122	-22.0%	8,913	7,292	-18.2%	322,040	371,350	15.3%
Householder	910	753	-17.3%	2,990	2,612	-12.6%	104,992	118,447	12.8%
Spouse	538	464	-13.8%	1,928	1,691	-12.3%	78,940	85,277	8.0%
Child	921	632	-31.4%	2,946	2,115	-28.2%	110,443	125,522	13.7%
Grandchild	33	35	6.1%	127	103	-18.9%	5,861	7,221	23.2%
Other Relative	152	109	-28.3%	493	398	-19.3%	11,060	18,780	69.8%
Non-Relative	165	129	-21.8%	429	373	-13.1%	10,744	16,103	49.9%
In Non-Family Household	2,721	3,431	26.1%	7,409	8,937	20.6%	104,033	142,779	37.2%
In Group Quarters	328	488	48.8%	592	705	19.1%	11,325	14,992	32.4%

Source: 1990 Census and 2000 Census

Chart 3 shows, in 2000, 8% of people in the CES Area were living in group quarters; this was more than twice that of the city’s population living in group quarters in 2000.

Chart 3: Family Member Type Distribution 2000



□ GROUP QUARTERS

The Census Bureau defines group quarters as “a place where people live or stay other than the usual house, apartment, or mobile home.” The bureau definition includes two types of group quarters: institutional (i.e. mental institutions, prisons, hospitals, nursing homes) and non-institutional (i.e. dorms, barracks, group homes, missions, shelters).

Table 12 shows the proportion of each type of group quarter population residing in the CES Area in 2000. Keep in mind that the CES Area population is 1% of the City’s total population. In 2000, 8% of the CES Area’s population was in group quarters (1% in institutional and 7% in non-institutional). In the same year the city had 3% of its population in group quarters (1% institutional and 2% in non-institutional).

Table 12: Group Quarters (2000)

	CES Area		City	
	# of People	% of Total Pop.	# of People	% of Total Pop.
Institutionalized population:	52	1%	5,454	1%
Correctional institutions	1	0%	2,481	0%
Nursing homes	0	0%	2,569	0%
Other institutions	51	1%	404	0%
Non-institutionalized population:	436	7%	9,538	2%
College dormitories (includes college quarters off campus)	0	0%	4,657	1%
Group Homes	45	1%	1,454	0%
Military quarters	0	0%	-	0%
Other non-institutional group quarters	391	6%	3,427	1%
Total:	488	8%	14,992	3%

Source: 2000 Census

❑ RACE & ETHNICITY

In 1990, 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 did not. Therefore, the following section presents the 1990 Census separate from the 2000 Census.

2000 Race & Ethnicity

In 2000, the CES Area and Inner SE had a higher percentage of whites than the City of Portland as a whole (Table 13). The percentage of blacks was lower in the CES Area and in Inner SE than in the city. There were fewer Asians in the subareas than in the city. The subareas had almost the same percentage of Hispanics as the city.

Table 13: 2000 Race and Ethnicity

Race	CES Area		Inner SE		City of Portland	
	# of People	% of Pop.	# of People	% of Pop.	# of People	% of Pop.
White	4,961	83.5%	14,212	84.5%	412,241	77.9%
Black	292	4.9%	767	4.6%	35,115	6.6%
Native American*	67	1.1%	143	0.9%	5,587	1.1%
Asian or Pacific Islander	165	2.8%	728	4.3%	35,463	6.7%
Other Race	104	1.8%	335	2.0%	18,760	3.5%
Two or More Races	350	5.9%	624	3.7%	21,955	4.1%
Hispanic**	361	6.1%	892	5.3%	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 also “double counted” in the other categories for race.

1990 Race and Ethnicity

The percentages of Hispanics in the CES Area and Inner SE have grown alongside the city's percentage of Hispanics. In 1990, the percentage of whites in all three areas was similar (Table 14). Blacks in both subareas constituted a smaller percentage of the population than in the city. The CES Area and Inner SE had a higher percentage of Asians than the city.

Table 14: 1990 Race and Ethnicity

Race	CES Area		Inner SE		City of Portland	
	# of People	% of Population	# of People	% of Population	# of People	% of Population
White	4,998	85.5%	14,381	85.6%	371,123	84.8%
Black	272	4.7%	712	4.2%	33,132	7.6%
Native American*	62	1.1%	256	1.5%	5,845	1.3%
Asian or Pacific Islander	469	8.0%	1,285	7.6%	22,894	5.2%
Other Race	43	0.7%	171	1.0%	4,404	1.0%
Hispanic **	187	3.2%	648	3.9%	13,125	3.0%

* American Indian, Eskimo or Aleut

Source: 1999 Census

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

❑ RESIDENTS WITH DISABILITIES

The percentages of people with disabilities in the CES Area were very similar to the city's percentages, while Inner SE had slightly lower percentages (Table 15).

Table 15: Disabilities

People With a Disability 2000	CES Area		Inner SE		City of Portland	
	People with disabilities	% of population*	People with disabilities	% of population*	People with disabilities	% of population*
Age 16 to 64	870	17.0%	2,184	15.6%	64,305	17.6%
Age 65 & Over	135	41.7%	415	37.4%	25,025	42.5%
All 16 & Over	1,005	18.5%	2,599	17.2%	89,330	18.2%

* Percentages are within each age group.

Source: 2000 Census

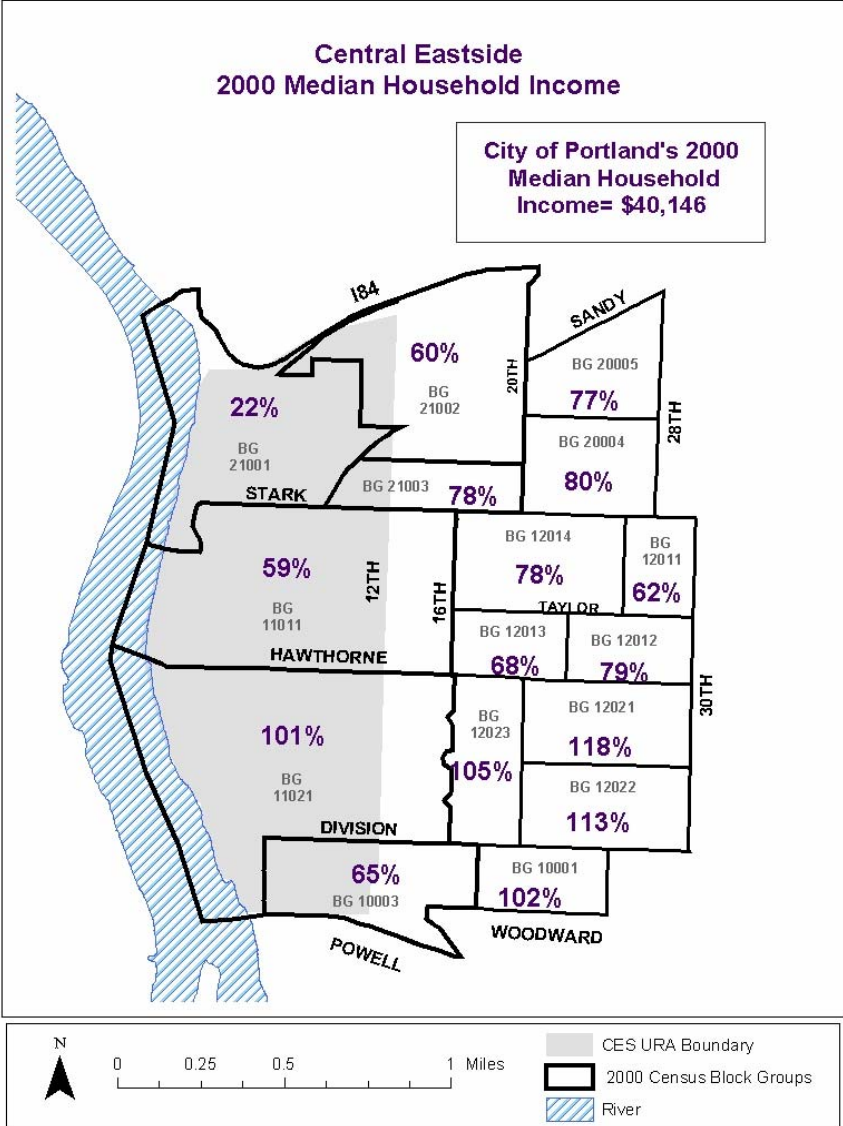
❑ INCOME

Household Median Income

The median income is the income at which half of the responses are below and half of the responses are above. The median is the middle value of all the responses. Unfortunately, the way in which the census data was accessed prohibits aggregating it to either subarea at the study boundary level and, therefore, is presented only at the block group level in Map 5 below.

In 2000, there was much variation among median household incomes in the CES and the Inner SE area in relation to the city's median income. The range of median incomes among the block groups ranged from \$8,800 to \$47,353. Five of the six block groups of the Hosford-Abernathy neighborhood all had at least a slightly higher median income than the rest of the city. This neighborhood is comprised of the block groups south of Hawthorne Blvd. The only block group with all (or for that matter the majority) of its residential tax lots in the CES URA (Block Group 21001) had a median household income that is only 22% of the city's. With 502 people, this is the second smallest block group among the 16 that make up the area. The median household income figure for this block group could be reflective of the difference between the CES URA and the areas surrounding it; unfortunately the other block groups that include parts of the CES URA mainly consist demographically of the more heavily residential areas just east of the URA. In any given part of the map, block groups generally tend to get poorer as one goes north and west.

Map 5: Median Household Income



Household Income Range

In 2000, there were major discrepancies in the household income distribution between the CES Area and the city as a whole (Table 16). The percentage of CES Area households making less than \$15,000 per year was almost twice the percentage of city households at the same income level. The CES Area and Inner SE also had a greater percentage of residents making \$15,000-\$34,999 than the city, although the city's proportions were higher than the subareas' proportions for every income group above \$35,000. The percentage of the city's households (19.4%) making over \$75,000 per year was more than twice that of the CES Area (8.0%).

Table 16: Household Income Range

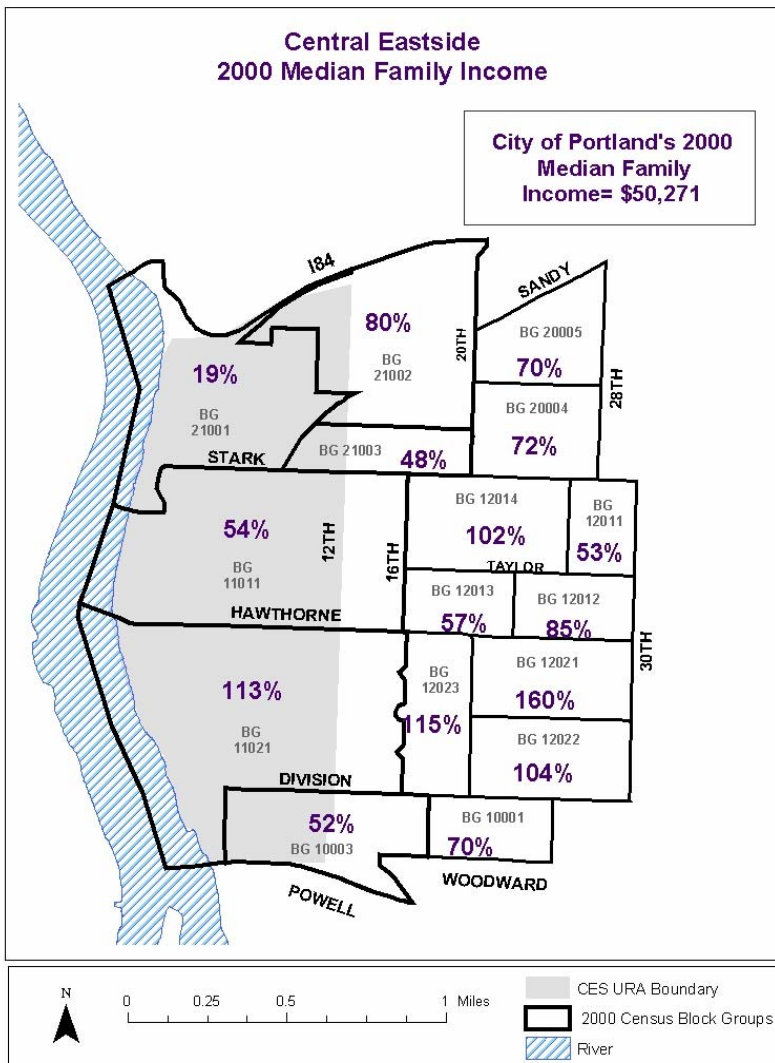
	CES				Inner SE				City of Portland	
	1990		2000		1990		2000		1990	2000
	# of Households	% of Total	# of Households	% of Total	# of Households	% of Total	# of Households	% of Total	% of Total Households	
Less than \$15,000	1386	44.5%	983	30.2%	3470	39.6%	1971	21.9%	28.0%	16.2%
\$15,000-\$24,999	828	26.6%	600	18.4%	2203	25.1%	1532	17.0%	20.9%	13.3%
\$25,000-\$34,999	391	12.5%	508	15.6%	1309	14.9%	1625	18.1%	17.3%	13.9%
\$35,000-\$49,999	282	9.0%	432	13.3%	977	11.1%	1511	16.8%	16.5%	17.3%
\$50,000-\$74,999	191	6.1%	472	14.5%	632	7.2%	1353	15.0%	11.2%	19.9%
\$75,000-\$99,999	25	0.8%	161	4.9%	101	1.2%	515	5.7%	3.2%	9.2%
\$100,000-\$149,999	14	0.4%	64	2.0%	61	0.7%	309	3.4%	1.8%	6.6%
\$150,000 +	0	0.0%	35	1.1%	15	0.2%	179	2.0%	1.2%	3.6%

Source: 1990 Census and 2000 Census

Family Median Income

Inner SE block groups' median family incomes ranged from \$9,750 to \$80,234 (Map 6). In 2000, Block Group 10001's median family income was much lower than the city's while its median household income was higher than the city's. In Block Group 12014 (central Buckman) the opposite was the case. Five out of the 16 block groups had median family incomes above the city's. All of these lie south of Stark Street. Block Group 21001, the only block group with most of its residential tax lots within the CES URA, had a median family income of only 19% of the city's median family income. The block group with the highest median family income, 12021, has a median that is 160% that of the city. The block groups show quite a range of discrepancy in comparison to the city's median family income. As with median household income, the block groups towards the south and east sides of the study area had overall higher medians than those to the north and west.

Map 6: Median Family Income



Family Income Range

In 2000, the percentage of families in each income range was similar in the CES Area and the city as a whole. In 2000, 15% of the family households in the CES Area had incomes of \$75,000 or more compared with 17% of the city’s families. In the same year, 17% of the CES families had incomes of less then \$15,000 compared to 13% of the city’s families.

Table 17: Family Income Range

	CES Area				Inner SE				City	
	1990		2000		1990		2000		1990	2000
	# of Families	% of Total Families	# of Families	% of Total Families	# of Families	% of Total Families	# of Families	% of Total Families	% of Total Families	% of Total Families
Less than \$15,000	302	32.0%	123	16.5%	717	24.0%	353	13.0%	16.9%	13.1%
\$15,000-\$24,999	213	22.6%	149	20.0%	671	22.5%	357	13.1%	18.7%	14.3%
\$25,000-\$34,999	129	13.7%	88	11.8%	487	16.3%	344	12.6%	18.9%	14.8%
\$35,000-\$49,999	144	15.3%	107	14.4%	576	19.3%	536	19.7%	21.4%	20.4%
\$50,000-\$74,999	122	12.9%	169	22.7%	375	12.6%	579	21.3%	15.1%	20.3%
\$75,000-\$99,999	19	2.0%	56	7.5%	95	3.2%	229	8.4%	4.6%	8.6%
\$100,000-\$149,999	14	1.5%	35	4.7%	52	1.7%	200	7.3%	2.6%	5.4%
\$150,000 and greater	0	0.0%	18	2.4%	15	0.5%	125	4.6%	1.8%	3.1%

Source: 1990 and 2000 Census

Income Sources

In 2000, the percentage of households receiving wage and salary income was similar in the CES Area, Inner SE, and the city (Table 18). The percentages of households receiving public assistance went down in all three areas between 1990 and 2000. In 2000, the CES Area’s percentage share of people on public assistance was about the same as the city’s. In 2000, both the CES Area and Inner SE had less than half the percentage of households with retirement income than the city, and slightly more than half of the city’s percentage of households receiving social security income. This is likely, to some extent, due to the subareas’ smaller percentage of people 65 and older compared to the city.

Table 18: Income Sources

Source of Income	CES Area		Inner SE		City of Portland	
	1990	2000	1990	2000	1990	2000
Wage & Salary	77.5%	79.9%	78.6%	83.7%	75.7%	78.8%
Public Assistance	8.9%	4.1%	8.0%	2.6%	6.9%	4.3%
Retirement	8.4%	5.9%	9.3%	6.6%	15.5%	13.9%
Social Security	19.2%	12.0%	19.5%	12.2%	26.6%	21.8%

Source: 1990 Census and 2000 Census

❑ RESIDENCE FIVE YEARS AGO

The number of people living in the same house increased by 20% in the city between 1990 and 2000 but decreased by almost the same amount in the CES Area (Table 19). People moving from another house in Portland grew in number in the CES Area, although not as much as in the city. The CES area saw much more growth than the city in the number of residents moving from another metro area and a greater decline than the city in the number of people moving from non-metropolitan areas. Inner SE and especially CES saw a decrease in the number of recent immigrants living in the neighborhoods while citywide this number doubled.

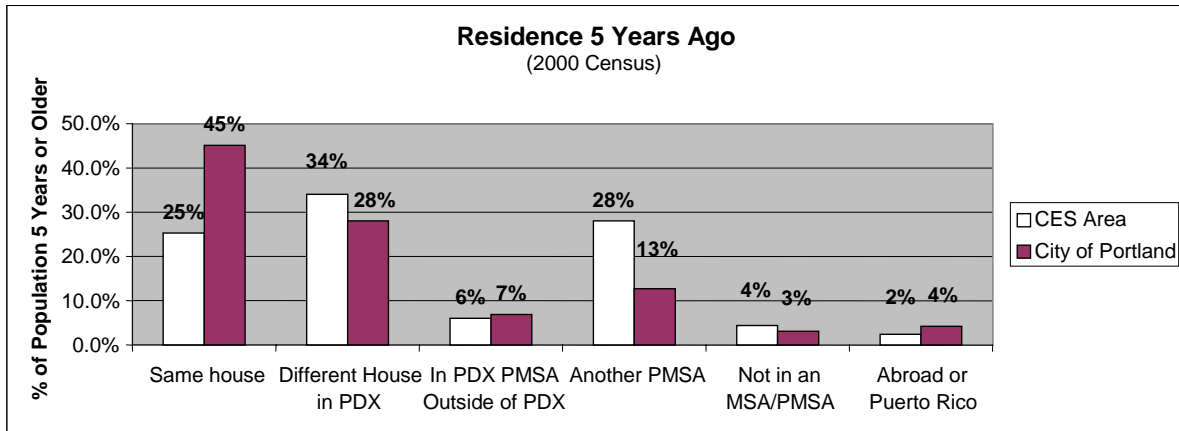
Table 19: Residence Five Years Ago

Residence Five Yrs. Ago	CES Area			Inner SE			City of Portland		
	1990 People	2000 People	90-00 % Change	1990 People	2000 People	90-00 % Change	1990 People	2000 People	90-00 % Change
Same house	1,795	1,454	-19.0%	6,037	5,500	-8.9%	187,204	223,916	19.6%
Different House in City of Portland	1,729	1,963	13.5%	5,200	5,063	-2.6%	113,470	139,186	22.7%
In Portland PMSA but not in City of Portland	384	344	-10.4%	1,100	748	-32.0%	30,699	34,366	11.9%
Another PMSA	992	1,617	63.0%	2,151	3,925	82.5%	47,471	63,555	33.9%
Not in an MSA/PMSA	430	249	-42.1%	966	668	-30.8%	17,769	15,224	-14.3%
Out of the U.S. or in Puerto Rico	185	137	-25.9%	481	387	-19.5%	10,383	20,809	100.4%

Source: 1990 Census and 2000 Census

In 2000, almost half of city residents lived in the same house five years prior, compared to a quarter of CES Area residents and a third of Inner SE residents (Chart 4). In 2000, therefore, the CES Area had a less stable population than the city with 25% of residents living in the same house five years ago compared to 45% for the city. More of the CES Area's population moved from the suburbs in the last five years than Inner SE's population. Immigrants' share of the population total decreased in the CES Area and Inner SE while increasing in the city, however this share of the population was still a small percentage everywhere (4% in the city compared to 2% in each subarea).

Chart 4: Residence 5 Years Ago



□ EDUCATION

In 2000, the CES Area was, overall, a slightly more educated area than the City of Portland (Table 20). From 1990-2000, the percentage of people with high school diplomas or less decreased slightly more in the CES Area and in Inner SE than in the city, with both subareas having a lower percentage of their population in these categories than the city. Eighty-nine percent of the CES Area and Inner SE residents had at least a high school diploma, compared to about 86% citywide. Thirty-nine percent of CES Area and Inner SE residents had at least a Bachelor's degree, compared to 33% for the city.

Table 20: Educational Attainment (persons 25 and older)

	CES				Inner SE				City of Portland			
	1990		2000		1990		2000		1990		2000	
Highest Level of Educational Attainment	# of People	% of Total Pop.	# of People	% of Total Pop.	# of People	% of Total Pop.	# of People	% of Total Pop.	# of People	% of Total Pop.	# of People	% of Total Pop.
Less than 9 th grade	282	6.6%	179	4.0%	755	6.2%	425	3.4%	16,721	5.6%	18,744	5.2%
9 th to 12th grade, no diploma	512	12.0%	337	7.5%	1289	10.5%	805	6.3%	34,199	11.5%	33,382	9.2%
High school graduate (includes equivalency)	964	22.7%	793	17.6%	2559	20.9%	1825	14.4%	74,134	24.9%	80,947	22.2%
Some college, no degree	1138	26.7%	1223	27.2%	3457	28.2%	3352	26.4%	76,551	25.7%	90,825	25.0%
Associate degree	257	6.0%	237	5.3%	682	5.6%	777	6.1%	18,872	6.3%	21,255	5.8%
Bachelor's degree	745	17.5%	1,280	28.4%	2,405	19.6%	3,898	30.7%	50,212	16.9%	77,321	21.3%
Graduate or professional degree	358	8.4%	454	10.1%	1,103	9.0%	1604	12.6%	27,047	9.1%	41,377	11.4%

Source: 1990 and 2000 Census

□ POVERTY

The U.S. Census Bureau calculates the poverty level based on the average food costs for households, based on household type and size, and household income. It is set by the federal government annually for the Portland-Vancouver area. The poverty rate represents the percentage of the total population living in households with incomes below the established poverty level.

The CES Area's poverty rate was almost double that of the city in 2000 (Table 21). In all three areas, poverty rates stayed stable from 1990 to 2000.

Table 21: Poverty

Geographic Area	1990		2000	
	Persons Below Poverty Level	Poverty Rate	Persons Below Poverty Level	Poverty Rate
CES Area	1,300	22.5%	1,443	24.4%
Inner SE	2,992	18.1%	3,013	18.1%
City of Portland	62,058	12.9%	67,481	13.1%

Source: 1990 Census and 2000 Census

Family Households

The poverty rates for family households showed many similarities between the CES Area and the city, with a few differences (Table 22). Overall, family poverty, married couples' poverty, and single female poverty decreased in both the subareas and in the city between 1990 and 2000. Over a third of the CES Area's *single women with children* lived in poverty in 2000, a rate just above the corresponding rate in the city. However, poverty for *families with children* decreased overall in the CES Area and Inner SE but increased in the city. In 2000, *families with children* in the CES Area had a poverty rate higher than that of their counterparts citywide in 2000. The biggest difference in 2000 between the city's poverty rate and the CES Area's poverty rate for any one category was the poverty rate for *single men without children*, which at 30% is almost five times higher than it is in the city. This is likely partially caused by the relatively large SRO and shelter populations in the CES URA. However, the base numbers for poverty were small in the family sub-categories.

Table 22: Family Poverty

Family Type	CES				Inner SE				City of Portland			
	1990		2000		1990		2000		1990		2000	
	# in Poverty	Pov. Rate	# in Poverty	Pov. Rate	# in Poverty	Pov. Rate	# in Poverty	Pov. Rate	# in Poverty	Pov. Rate	# in Poverty	Pov. Rate
Married Couples												
With Children	42	14.0%	15	10.7%	77	8.7%	41	6.2%	2,556	7.3%	2,503	6.3%
Without Children	37	9.7%	10	4.0%	84	7.3%	28	2.7%	1,277	2.9%	1,333	2.8%
Single Male												
With Children	54	100.0%	7	9.0%	61	51.2%	27	14.0%	664	19.2%	701	13.9%
Without Children	0	0.0%	14	29.8%	7	5.3%	27	15.0%	236	8.0%	238	6.0%
Single Female												
With Children	49	36.8%	55	35.5%	142	35.1%	141	32.3%	4,893	37.7%	4,773	31.1%
Without Children	14	16.3%	5	6.4%	23	7.9%	30	13.2%	610	8.8%	587	7.4%
All Families	196	19.4%	106	14.2%	394	13.2%	294	10.8%	10,236	9.7%	10,135	8.5%
All Families with Children	145	30.5%	77	20.6%	280	19.8%	209	16.2%	8,113	7.7%	7,977	13.2%

❑ RESIDENT PROFILE KEY FINDINGS

Population

- The City's population grew at a higher rate (21%) than the CES Area's population (5%) between 1990 and 2000.

Age

- The CES Area in 2000 had a higher percentage (45%) of 18-34 year old residents than the City (29%).
- The CES Area in 2000 had lower percentages than the City of people under 18 years (14% compared to 22%) and people 65 years and over (7% compared to 12%).

Households

- The number of households in the CES Area grew less (6%) between 1990 and 2000 than the number in the city (20%).
- The CES Area had a greater percentage of one-person households (56%) than the city (35%) in 2000.

Families

- The number of families declined between 1990 and 2000 by 17% in the CES Area while increasing 13% in the City.
- Thirty-eight percent of families were headed by an unmarried adult in the CES Area in 2000 compared to 28% in the City.
- The percentage of people living in group quarters in the CES was almost three times that of the City's percentage in 2000.

Race

- The CES Area had a higher percentage of whites in 2000 (84%) than the City had (78%).
- The CES Area in 2000 had lower percentages of blacks (5%) and people of Asian or Pacific Islander background (3%) compared to the City, in which both groups comprised 7% of the population each.

Income

- Median household income and median family income tended to be higher in 2000 in the southern and eastern parts of the Inner SE area than in its northern and western parts.
- The only 2000 block group (21001) with its residential tax lots exclusively within the CES URA had a median household income only 22% that of the city and a median family income 19% that of the city.
- The CES Area had almost twice (30%) the percentage of households making less than \$15,000 per year than the City had (16%) in 2000.
- The CES Area had less than half the percentage (6%) of the city's percentage (14%) of households receiving retirement income in 2000.

Residence 5 years ago

- In 2000, only 25% of the CES Area's population claimed to have been living in the same house five years prior compared to 45% of the City's population.
- In 2000, 28% of the CES Area's population had been living in another metropolitan area five years prior compared to 13% of the City's population.

Poverty

- In 2000, the poverty rate in the CES Area was 24% compared to the City's 13%.
- The poverty rate for single men without children in the CES Area was 30% in 2000, yet this rate was only 6% in the city.

Employment Profile

□ EMPLOYMENT STATUS

Employment status in the CES Area showed a negative trend compared to the city as a whole (Table 23). The unemployment rate was stable in the city, increased somewhat in Inner SE, and more than doubled in the CES Area between 1990 and 2000. By 2000, this rate in the CES Area was almost double the city's rate, despite its similarity to the city's rate in 1990.

Table 23: Employment Status

Geographic Area	1990				2000			
	Employed	Unemp.	Not in Labor Force	Unemp. Rate	Employed	Unemp.	Not in Labor Force	Unemp. Rate
CES Area	3,459	199	1448	5.4%	3,783	525	1,161	12.2%
Inner SE	10,124	592	3747	5.5%	11,140	975	3,091	8.0%
City of Portland	218,750	14,379	116,504	6.2%	276,081	19,344	133,927	6.5%

Source: 1990 Census and 2000 Census

□ HOURS WORKED

In all the areas, there were slight increases in the percentages of people working more than 35 hours a week and in the percentages of people working 1-35 hours a week (Table 24). There were corresponding decreases in the percentage of the population not working. The city had a higher percentage of the population not working than either the CES Area or Inner SE in both censuses, despite the higher unemployment rates in the neighborhoods. This could be due to the higher percentages of people 65 and older in the city.

Table 24: Hours Worked

	CES Area				Inner SE				City of Portland			
	1990		2000		1990		2000		1990		2000	
Hours Worked	# of People	% of Pop.	# of People	% of Pop.	# of People	% of Pop.	# of People	% of Pop.	# of People	% of Pop.	# of People	% of Pop.
35 Hours or More	3039	59.5%	3417	62.5%	8338	57.6%	9560	62.9%	193,891	55.4%	245,219	57.1%
1 to 34 Hours	915	17.9%	1062	19.4%	2759	19.1%	3180	20.9%	58,033	16.6%	72,853	17.0%
No Work	1152	22.6%	990	18.1%	3385	23.4%	2466	16.2%	98,124	28.0%	111,456	25.9%

Source: 1990 Census and 2000 Census

❑ EMPLOYMENT LOCATION

The CES Area had a slightly higher percentage than the city of people working in the city in both 1990 and 2000, while the opposite was the case for the percentages of people working in the rest of the region outside of the city (Table 25).

Table 25: Employment Location

Geographic Area	1990						2000					
	Working in Portland		Working in Region (Not Ptl'd)		Working Outside of Region		Working in Portland		Working in Region (Not Ptl'd)		Working Outside of Region	
	#	%	#	%	#	%	#	%	#	%	#	%
CES Area	2,802	82.0%	552	16.1%	65	1.9%	3,043	82.4%	565	15.3%	85	2.3%
Inner SE	8,141	82.0%	1,488	15.0%	305	3.1%	8,793	80.3%	1,962	17.9%	200	1.8%
City of Portland	163,657	76.4%	43,538	20.3%	7,075	3.3%	204,274	75.4%	62,440	23.0%	4,282	1.6%

Source: 1990 Census and 2000 Census

❑ MEANS OF TRANSPORTATION TO WORK

Trends in the increase or decrease of commuters' use of different modes of transportation between 1990 and 2000 seemed to be similar for the city and the CES Area, but in many cases changed at different rates for different modes (Table 26). The number of people driving to work increased in the city but decreased slightly in the neighborhoods. In both the CES Area and Inner SE, the percentage of people commuting by public transportation increased by a third (226 people) in the CES Area, despite increasing only slightly in the city (6%). Bicycle commuting almost doubled in the CES Area (adding 140 people) and more than doubled in Inner SE (adding 363 commuters), despite the insignificant increase citywide. Working at home also increased much more in the CES Area and Inner SE than in the city, however the actual numerical increases were small (20 and 164 respectively).

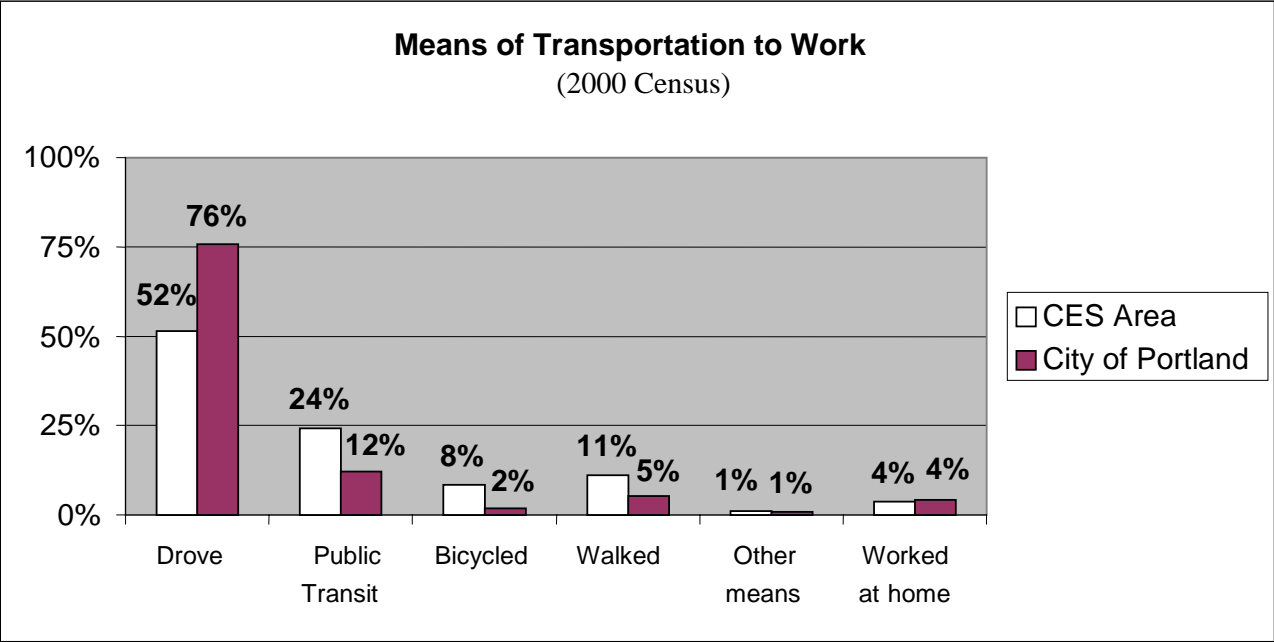
Table 26: Means of Transportation to Work

Means of Transportation	CES Area			Inner SE			City of Portland		
	1990	2000	% Change	1990	2000	% Change	1990	2000	% Change
Drove (car, truck, van, motorcycle)	2,005	1,903	-5.1%	6,332	6,317	-0.2%	167,772	205,168	22.3%
Public transportation (bus, trolley, subway, or railroad)	675	901	33.5%	2,036	2,499	22.7%	23,465	33,172	5.8%
Bicycle	169	309	82.8%	325	688	111.7%	2,453	4,775	1.4%
Walked	434	408	-6.0%	845	855	1.2%	12,058	14,192	1.3%
Other means (taxi, etc.)	24	40	66.7%	37	73	97.3%	1,269	1,909	0.4%
Worked at home	112	132	17.9%	359	523	45.7%	7,243	11,780	2.7%

Source: 1990 Census and 2000 Census

Commuter transportation comparisons between the CES Area and the city reflect the relatively walkable, transit-oriented, close-in nature of the CES Area compared to the city as a whole (Chart 5). Walking was more common in the CES Area in both 1990 and 2000 than in the city. More than twice the percentage of workers walked to work in the CES Area (11%) than in the city (5%) in 2000.

Chart 5: Means of Transportation to Work, 2000



□ CLASS OF WORKER

Relatively few similarities were found in the 1990-2000 rates of change of different classes of workers in the CES Area and the City of Portland. Self-employment rates went down in the CES Area despite going up by almost a third in Inner SE and a quarter in the city. State government workers increased by a third in the CES Area but by less than half of this in the other two areas. Local and federal government workers decreased in the CES Area even though they increased in surrounding Inner SE. The not-for-profit workers in the private sector showed a notable increase in all three areas. Private for-profit workers grew by 26% citywide and by 11% in the CES Area.

The three areas show much similarity in percentage shares among the different classes of workers in both censuses. “Private not-for-profit wage and salary workers” is the one category that showed higher percentage in CES compared to the city in both years.

Table 27: Class of Worker

Class of Worker	CES Area				Inner SE				City of Portland			
	1990		2000		1990		2000		1990		2000	
	#	% of Total	#	% of Total	#	% of Total	#	% of Total	#	% of Total	#	% of Total
Private for profit wage and salary workers	2,352	68.0%	2,613	69.1%	7,080	69.9%	7,449	66.9%	152,727	69.8%	193,787	70.2%
Private not-for-profit wage and salary workers	436	12.6%	533	14.1%	1,206	11.9%	1,476	13.2%	20,206	9.2%	27,679	10.0%
Local govt. workers	212	6.1%	201	5.3%	582	5.7%	676	6.1%	13,785	6.3%	17,710	6.4%
State govt. workers	91	2.6%	121	3.2%	345	3.4%	390	3.5%	8,080	3.7%	9,410	3.4%
Federal govt. workers	67	1.9%	48	1.3%	206	2.0%	226	2.0%	6,371	2.9%	5,800	2.1%
Self-employed workers	295	8.5%	267	7.1%	688	6.8%	906	8.1%	16,885	7.7%	20,992	7.6%
Unpaid family workers	6	0.2%	0	0.0%	17	0.2%	17	0.2%	696	0.3%	703	0.3%

Source: 1990 Census and 2000 Census

□ NUMBER OF EMPLOYEES

Table 28 provides an indication of the size of businesses within the CES URA boundary in 2000 (the data was pulled from a source other than the census and was able to be aggregated at the URA boundary level as opposed to the census block group boundary). Most of the 845 businesses in the CES URA are small; half of them had 5 or less employees.

Table 28: Number of Employees (2000)

	# of CES Businesses	% of CES Businesses	# of City Businesses	% of City Businesses
5 or less employees	425	50%	13,702	63%
6- 20 employees	248	29%	4,678	22%
21-50 employees	117	14%	1,860	9%
more than 50 employees	55	7%	1,349	6%
Total Businesses	845	100%	21,589	100%

❑ NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS)

The North American Industry Classification System (NAICS) is an industry classification system that groups establishments into industries based on the activities in which they are primarily engaged. The data in the tables below came from the state and have been aggregated to the URA boundary level. Table 29 reports the number of businesses by NAICS for the CES URA. The industries with the highest percentages of businesses were wholesale trade (22%), retail trade (13%) and manufacturing (12%). The CES URA has a significantly different percentage of businesses in these industries than the City which had 8% in wholesale trade, 7% in retail trade and 1% in manufacturing.

Table 29: Number of Businesses by NAICS Sector

NAICS Sector	# of CES Businesses	% of Total CES Businesses	% of Total City Businesses
Accommodation and Food Services	56	7%	7%
Administration and Support and Waste Management and Remediation Services	33	4%	5%
Agriculture, Forestry, Fishing and Hunting	Not Reportable**		0%
Arts, Entertainment and Recreation	10	1%	1%
Construction	54	6%	8%
Educational Services	Not Reportable		2%
Finance and Insurance	16	2%	6%
Health Care and Social Assistance	30	4%	8%
Information	12	1%	2%
Management of Companies and Enterprises	Not Reportable		0%
Manufacturing	100	12%	1%
Other Services	92	11%	11%
Professional, Scientific and Technical Services	61	7%	12%
Public Administration	Not Reportable		1%
Real Estate and Rental and Leasing	28	3%	5%
Retail Trade	109	13%	7%
Transportation and Warehousing	19	2%	2%
Utilities	Not Reportable		0%
Wholesale Trade	185	22%	8%
Unknown	33	4%	-
Total	845	100%	86%*

Source: 2000 State Employment Data

*The industries listed in this table are ones that are in the CES URA (some industries in the city are not listed because there are no businesses in those industries in the CES URA). The % of City Businesses column totals only 86% because some industries in the city have no businesses in the CES URA.

**Due to a confidentiality agreement, information cannot be reported for sectors with 3 or fewer businesses in a given geographic area (CES URA in this case) or in sectors where one business employs 80% or more of the employees.

Table 30 reports the number of employees by NAICS for the CES URA. The sectors with a high percentage of the URA's employees were wholesale trade (22%), manufacturing (14%) and retail trade (13%). For those same industries the City's percentage of employees was 7% of wholesale trade, 2% for manufacturing, and 6% for retail trade.

Table 30 also reports the average weekly wage by industry for Multnomah County (the data was not available for any geography smaller than the county). For the industries mentioned above, the average weekly wages were \$872 for wholesale trade, \$800 for manufacturing, \$475 for retail trade. The industries with average weekly wages over \$1,000 were art, entertainment and recreation; finance and insurance; information; management of companies and enterprises; professional, scientific and technical services; public administration; and utilities.

Table 30: Number of Employees by NAICS Sector

NAICS Sector	# of CES Employees in	% of Total CES Employees	% of Total City Employees	Average Weekly Wage* (2001) for Multnomah County			
				Private	Federal	State	Local
Accommodation and Food Services	671	5%	8%	\$276			
Administration and Support and Waste Management and Remediation Services	757	5%	3%	\$461			
Agriculture, Forestry, Fishing, and hunting	Not Reportable		0%		\$456		
Arts, Entertainment and Recreation**	Not Reportable		2%	\$703	\$1,069		
Construction	1,447	10%	5%	\$911			
Educational Services	Not Reportable		8%	\$496			\$674
Finance and Insurance	230	2%	6%	\$1,053	\$1,188		
Health Care and Social Assistance	1,535	11%	11%	\$685	\$891		
Information	232	2%	3%	\$1,076			
Management of Companies and Enterprises	Not Reportable		0%	\$1,352			
Manufacturing	2,066	14%	2%	\$800			
Other Services	679	5%	4%	\$478	\$715		
Professional, Scientific and Technical Services	368	3%	7%	\$1,028	\$1,065		
Public Administration	Not Reportable		5%		\$1,061	\$766	\$840
Real Estate and Rental and Leasing	290	2%	3%	\$585			
Retail Trade	1,835	13%	6%	\$475			
Transportation and Warehousing	454	3%	5%		\$856	\$906	\$680
Utilities	Not Reportable		1%	\$1,256	\$1,368		\$804
Wholesale Trade	3,153	22%	7%	\$872			
Unknown	104	1%					
Total	14,252	100%					

Sources: 2000 State Employment Data and the U.S. Bureau of Labor and Statistics

*The Average Weekly Wage data come from the U.S. Bureaus of Labor and Statistics and are reported here for Multnomah County for the year 2001. The data is reported by Private, Federal, State and Local sectors.

**Due to a confidentiality agreement, information cannot be reported for sectors with 3 or fewer businesses in a given geographic area (CES URA in this case) or in sectors where one business employs 80% or more of the employees.

❑ EMPLOYMENT PROFILE KEY FINDINGS

Employment Status

- While the unemployment rate in 1990 in the CES Area (5%) was slightly lower than in the City (6%), in 2000 the CES Area's rate was 12% compared to the city's 7%.

Employment Location

- The CES Area had a higher percentage of its employed residents working within the city (82%) than the city had (75%) in 2000.

Means of Transportation to Work

- Seventy-six percent of workers living in the City drove to work in 2000 while only 52% of workers living in the CES Area drove.
- Twice as many CES Area residents (24%) took public transit to work in 2000 than city residents (12%).
- Over twice as many CES Area residents (11%) as city residents (5%) walked to work in 2000.

Number of Employees

- Half of the CES URA businesses employed 5 or less people in 2000.
- There were a total of 845 businesses and 14,252 employees in the CES URA in 2000.
- The industries with the highest percentage of employees in 2000 in the CES URA were wholesale trade (22%), manufacturing (14%), and retail trade (13%).

Housing Profile

The information for the first five tables of the CES Housing Profile are based on information from the Central City Housing Inventory (PDC, 2002). The Central City Housing Inventory is an inventory of all the residential units in the Central City, conducted and compiled to facilitate better understanding of the overall housing availability, housing types, and housing affordability in the Central City. The Central Eastside’s boundaries used in the Housing Inventory and other Central City Plan Area documents are the same boundaries used for the CES URA (Map 3). The CES URA has a different boundary, however, than the CES Area referred to throughout the Resident Profile and for some tables in the Housing Profile of this document. The Housing Inventory had a 75% response rate among units in the Central Eastside. Figures shown in the following graphs are estimated for the units as a whole from the 75% for which there was a response.

❑ UNIT SIZE AND DISTRIBUTION

Distribution of rental units

Single family units are housing units that are stand alone. A single family unit is its own building with no other housing or commercial units in that building. Multifamily units are units that share a building with other residential units.

The Central City Housing Inventory demonstrates the dominance of small multi-family rental units in CES URA housing (Table 28). Nearly one-third (27) of the residential rental buildings in the CES URA have between 2-4 units. Forty-two percent of the residential rental buildings are single family homes, however these buildings contained only 5% of the total CES rental units. Seventy percent of the CES URA rental units are in buildings with between 20 –99 units. Seventeen percent of the units are in buildings with less than 10 units.

Table 28: Distribution of Rental Units*

Size of building if multi-family	# of Units in size category	% of Total Units	# of Buildings	% of Buildings
	39 single family	4.5%	39	42.4%
2-4	81	9.4%	27	29.3%
5-9	27	3.1%	5	5.4%
10-19	112	13.0%	8	8.7%
20-49	250	29.1%	7	7.6%
50-99	350	40.7%	6	6.5%
100+	0	0.0%	0	0.0%
Total	859	100.0%	92	100.0%

Source: 2002 Central City Housing Inventory

* This table excludes shelters and group homes.

Owner-Occupied Unit Sizes

CES URA had an estimated 61 owner-occupied units which was only 7% of all units (Table 29). Two-thirds of the owner-occupied units have 3 or more bedrooms (one-fourth have 4 or more bedrooms).

Table 29: Owner-Occupied Unit Sizes

	Number of Homes	% of Homes
1 bedroom	2	3.3%
2 bedrooms	19	31.1%
3 bedrooms	25	41.0%
4+ bedrooms	15	24.6%
Total	61	100.0%

Source: 2002 Central City Housing Inventory

Rental Unit Sizes

Most of the rental units in CES are small, multifamily units (Table 30). Only 3.6% (39) of the rental units in CES were single family units. Slightly over a third of the multifamily rental units were studios and a fourth were one-bedrooms. Only 7% multi-family units had 2 or more bedrooms. Of the 39 single family rentals, a third were 2 bedrooms, another third were 3 bedrooms and a fourth were 4 or more bedrooms.

Table 30: Rental Unit Sizes*

	Multifamily		Single Family	
	# of Units	% of Units	# of Houses	% of Houses
SRO	123	12.0%		
Studio	377	36.8%		
1 bedroom	252	24.6%	4	10.3%
2 bedrooms	65	6.3%	12	30.8%
3 bedrooms	3	0.3%	13	33.3%
4+ bedrooms			10	25.6%
Shelter Units	190			
Group Homes	15			
Total	1025		39	

Source: 2002 Central City Housing Inventory

* Bedroom sizes were unknown for 51 units.

❑ RENTAL HOUSING AFFORDABILITY

PDC generally uses the definition of affordability provided by the Housing and Urban Development (HUD) department which 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 funding.¹

Table 31 translates the rent information into affordability. For each housing type there is a table showing the number of units in the CES URA that are affordable at different median family income (MFI) levels. This information is reported only for those surveys returned (75% of all the units in the Central Eastside).

Ninety-two percent of the units are affordable to households with incomes at or below 60% MFI. Over ninety-nine percent of the units are affordable to households at or below 80% MFI. CES had double the percentage of units affordable at 31-50% MFI than the Central City as a whole. In the Central City, 20% of the units were affordable to households above 80% MFI, while 0% of the CES units were affordable at this level. The percentage of units in CES that are affordable to people below 50% MFI is nearly double that of the Central City.

Table 31: Rental Housing Affordability*

	SRO	Studio	1	2	3	4	Total Units	% of Total Units	Central City %
0-30%	81			2			83	12.2%	15.4%
31-50%	30	221	112	4	2		369	54.2%	27.4%
51-60%		74	77	18	3		172	25.3%	19.8%
61-80%			35	13	2	4	54	7.9%	17.5%
81-120%				2			2	0.3%	15.7%
121-150%							0	0.0%	2.2%
150%+			1				1	0.1%	2.1%
	111	295	225	39	7	4	681	100.0%	

* 79% of the respondents provided income information.

Source: 2002 Central City Housing Inventory

¹ 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 32 shows the median rents and rent ranges for the different bedroom sizes by tenure. (Please note the small number of single family homes that supplied information on rent.)

Table 32: Rent Information by Bedroom Size

	Median Rent/ Month	# of Units Reporting Rent	Rent Range/Month	
			Min	Max
Single Family				
1 bedroom	\$702	1	\$702	\$702
2 bedrooms	\$820	5	\$568	\$998
3 bedrooms	\$909	4	\$812	\$1,111
4+ bedrooms	\$1,138	4	\$1,009	\$1,228
Multifamily				
SRO*	\$395	54	\$200	\$395
Studio	\$445	306	\$334	\$537
1 bedroom	\$500	197	\$350	\$1,856**
2 bedrooms	\$740	34	\$375	\$1,228
3 bedrooms	\$742	3	\$742	\$854

Source: 2002 Central City Housing Inventory

*57 SROs (Rose Apartments) rent levels were set at 30% of the tenant's income and were not included in the calculations of this table.

**There was one unit at this level that was rented weekly and fully furnished.

❑ VACANCY

Table 33 shows the vacancy rate in each area declined from 1990 to 2000. However, CES Area vacancy rate (6.5%) was still higher than the City's (4.4%) and Inner SE's (5.5%) (Table 35).

Table 33: Vacancy Rates

	% of Total Households	
	1990	2000
CES Area	8.1%	6.5%
Inner SE	6.4%	5.5%
City of Portland	5.6%	4.4%

Source: 1990 Census and 2000 Census

□ HOMEOWNERSHIP

The homeownership rate in CES was significantly below that of the City in both 1990 and 2000 (Table 34). Homeownership rates for all geographic areas were consistent from 1990 to 2000.

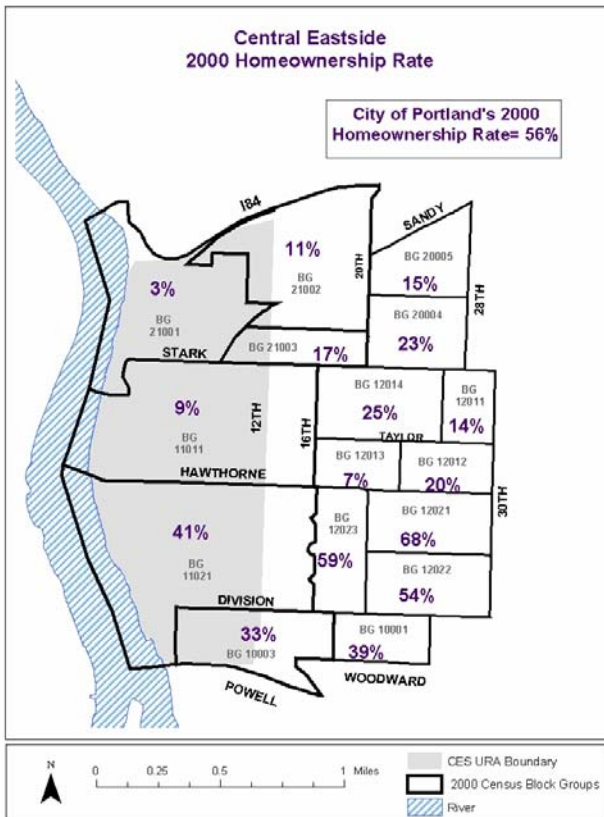
Table 34: Tenure

Geographic Area	1990			2000		
	Owner	Rental	% of Ownership Units	Owner	Rental	% of Ownership Units
CES Area	595	2,523	19.1%	593	2,636	18.4%
Inner SE	2,152	6,637	24.5%	2,273	6,663	25.4%
City of Portland	99,244	87,980	53.0%	124,767	98,970	55.8%

Source: 1990 Census and 2000 Census

Homeownership rates among Inner SE block groups ranged from 3% to 68% in 2000 (Map 7). Homeownership rates generally get higher as one moves south and east through this area. Block Group 21001 (the only block group completely within the CES URA) had the lowest homeownership rate at 3%. Only three of the block groups had homeownership rates that were near or above the city's homeownership rate of 56%. These are 12021 (68%), 12022 (54%), and 12023 (59%). All of these are in the eastern Ladd's Addition or adjacent Colonial Heights areas in Hosford-Abernathy.

Map 7: Homeownership Rates



Homeownership by Race

As explained in the resident profile, the Census Bureau collected and reported race and ethnicity data differently in the 1990 census 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 did not. Therefore, the following section presents the 1990 Census separate from the 2000 Census.

Homeownership by Race, 1990

In 1990, all races were less likely to be homeowners in the CES Area and Inner SE than in the city (Table 35). The exception was Other Race, which had a homeownership rate of 58% in the CES Area compared to 31% citywide.

Table 35: Homeownership by Race, 1990

Race	1990 Ownership Rate		
	CES Area	Inner SE	City of Portland
White	19.4%	25.2%	54.8%
Black	0.0%	5.1%	37.6%
Native American	0.0%	0.0%	29.8%
Asian	26.5%	31.6%	46.0%
Other Race	58.3%	15.7%	31.2%
Hispanic	18.3%	15.3%	30.9%

Source: 1990 Census

Homeownership by Race, 2000

In 2000, all races were less likely to be homeowners in CES and Inner SE than in the city except for Asians in Inner SE (Table 36). The very small Black and Native American populations in these neighborhoods tend to be almost exclusively renters. Asians had a homeownership rate (40%) twice that of whites (19%) in the CES Area, despite having a slightly lower homeownership rate (55%) than whites (59%) citywide.

Table 36: Homeownership by Race, 2000

Race	CES Area 2000 Ownership Rate	Inner SE 2000 Ownership Rate	City of Portland 2000 Ownership Rate
White	19.3%	26.5%	58.6%
Black	0.0%	3.0%	38.2%
Native American	0.0%	0.0%	33.7%
Asian	39.5%	54.4%	55.3%
Other Race	16.1%	8.6%	26.7%
2 or More Races	15.3%	13.7%	37.9%
Hispanic	14.1%	20.2%	32.2%

Source: 2000 Census

□ HOUSING COSTS

While CES Area homeowners in 2000 actually had lower rates of spending over 30% of their income on housing costs compared to city homeowners, it should be noted that they were a much lower percentage of the population in the CES Area (18%) than they were in the city (56%). In 1990, the CES Area, in comparison to the city, had a slightly larger percentage of owner-occupied households with housing costs that constituted more than 30% of their income (22% compared to 19% in the city) (Table 37). In 2000, the opposite was true as 19% of CES Area homeowners fit into this category compared to 28% of homeowners in the city. The city also had a higher rate of homeowners paying 50% or more of their income than the CES Area did in 2000.

Table 37: Homeowner Costs as a Percentage of Household Income

Geographic Area	1990		2000			
	30% or More of Income	% of Total Owner Households	30% or More of Income	% of Total Owner Households	50% or More of Income	% of Total Owner Households
CES Area	97	21.7%	90	19.2%	26	5.5%
Inner SE	288	15.8%	429	22.4%	135	7.1%
City of Portland	17,059	18.8%	31,182	27.8%	10,174	9.1%

Source: 1990 Census and 2000 Census

Rent as a Percentage of Household Income

All areas were similar in their percentages of renter households paying 30% or more of their income on rent and all showed little change between 1990 and 2000 (Table 38). The CES Area's 2000 percentage (22%) of renter households paying more than 50% of their income on rent was slightly higher than the city's (20%). The percentage of renter households that were spending more than 30% of their income in rent in 2000 is virtually identical in all three areas.

Table 38: Rent as a Percentage of Household Income

Geographic Area	1990		2000			
	30% or More of income	% of Total Renter Households	30% or More of income	% of Total Renter Households	50% or More of income	% of Total Renter Households
CES Area	1,092	43.3%	1,115	42.3%	582	22.1%
Inner SE	2,590	39.1%	2,726	41.0%	1,294	19.5%
City of Portland	32,561	40.2%	40,869	41.3%	19,450	19.7%

Source: 1990 Census and 2000 Census

□ HOUSING PROFILE KEY FINDINGS

Unit Size and Distribution

- In 2001, while 42% of rental buildings in the CES URA were single-family, these comprise only 5% of the rental units.
- Almost half (49%) of multi-family rental units in the CES URA were either SRO or studio units.
- There were 190 shelter units in the CES URA.
- Nearly all of CES URA rental units were affordable to households earning 80% median family income or less, compared to 80% of the units in the Central City as a whole.
- Ninety-two percent of the units were affordable to households at 60% median family income.

Vacancy

- The CES Area had a higher 2000 vacancy rate (7%) than the City (4%).

Tenure

- The 2000 homeownership rate in the CES Area was only 18% compared to 56% in the city.
- Homeownership rates were highest in the southeastern part of the Inner Southeast area.
- In 2000, no Blacks or Native Americans owned their own homes in the CES Area.
- Asians had a 2000 homeownership rate higher than whites in the CES Area (40% compared to 19% respectively), while whites had a slightly higher rate in the City (59% compared to 55% for Asians).

Housing Costs

- In 1990, the CES Area had a higher rate of residents spending over 30% of their income on housing (22%) compared to the City (18%), but in 2000 the opposite was true (19% in the CES Area and 28% in the City).