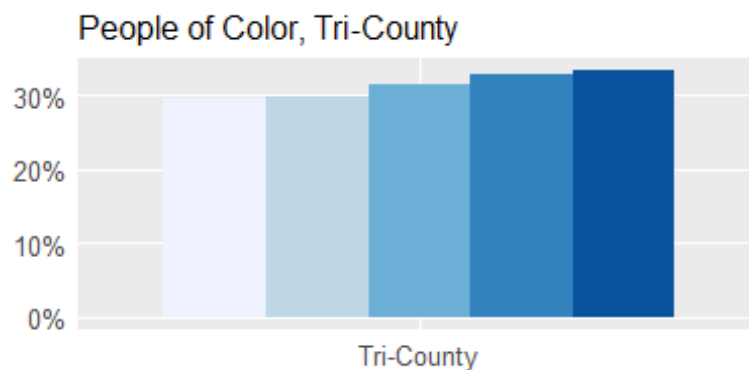
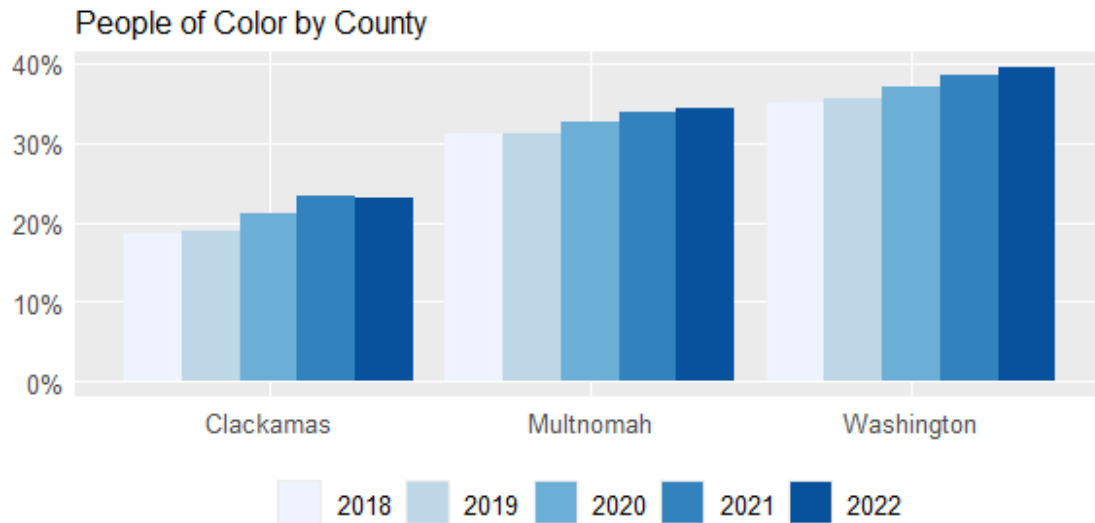


Appendix 5B: Demographic indicators

People of color

Diversity, equity and inclusion are cornerstone values in Metro policy. This information helps provide contextual information that informs policy makers.

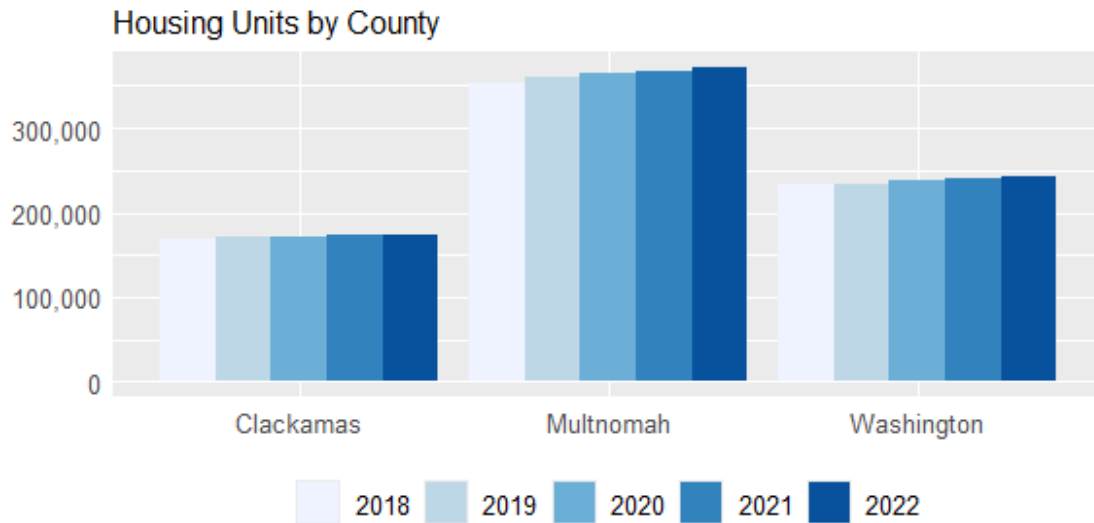


People of color percentages have steadily increased in the tri-county region from 29.6% in 2018 to 33.3% in 2022.

Generally, all three counties have individually followed a similar pattern of small annual increases in the people of color population.

Housing Units

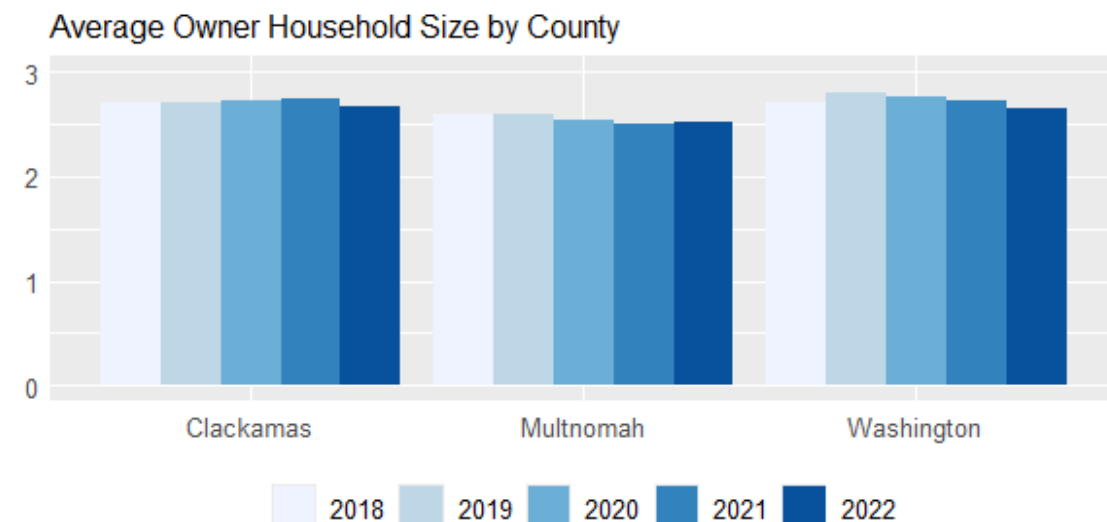
Housing units are identified as a regional indicator under ORS 197.296.



- Clackamas County has seen a small increase in housing units from approximately 170,000 in 2018 to 174,000 in 2022.
- Multnomah County has seen a larger increase in housing units from approximately 354,000 to 371,000.
- Washington County has seen an increase in housing units from approximately 232,000 to 243,000.

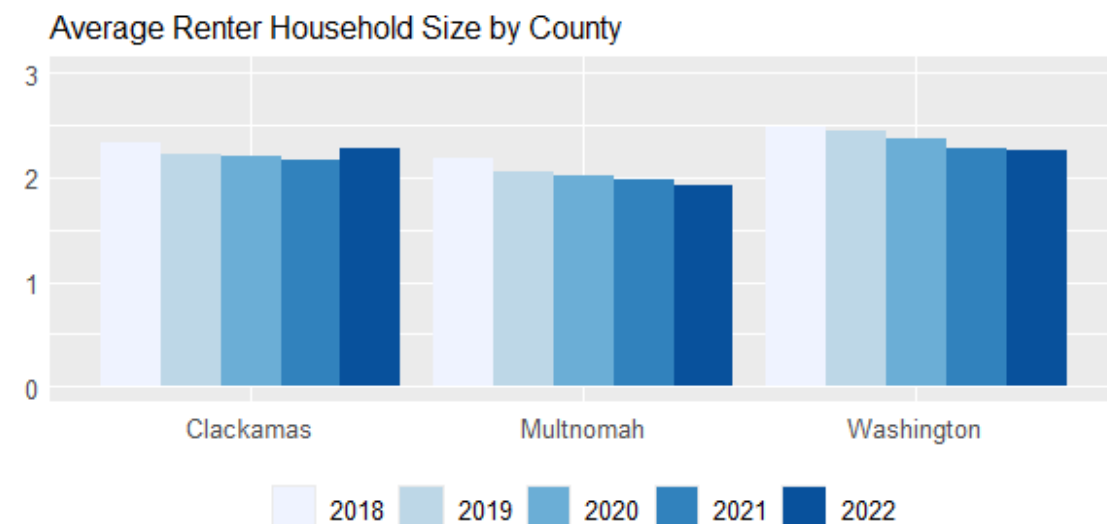
Average Household Size

Tenure choice and household size trends are indicative of economic and demographic trends, housing trends and development policies. ORS 197.296 and 197.301 reference reporting on such trends and performance indicators.



Average owner household sizes have generally slightly increased in Clackamas County over the past five years – except for a decrease in 2022 – and conversely both Multnomah and Washington counties have generally seen annual decreases.

For all counties, average owner household sizes remain above 2.5 persons per household.

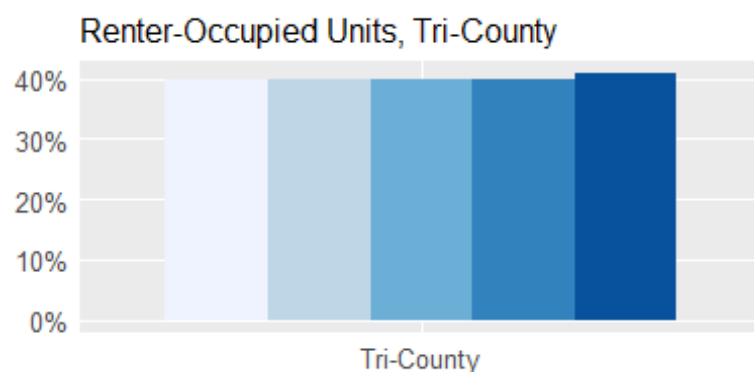
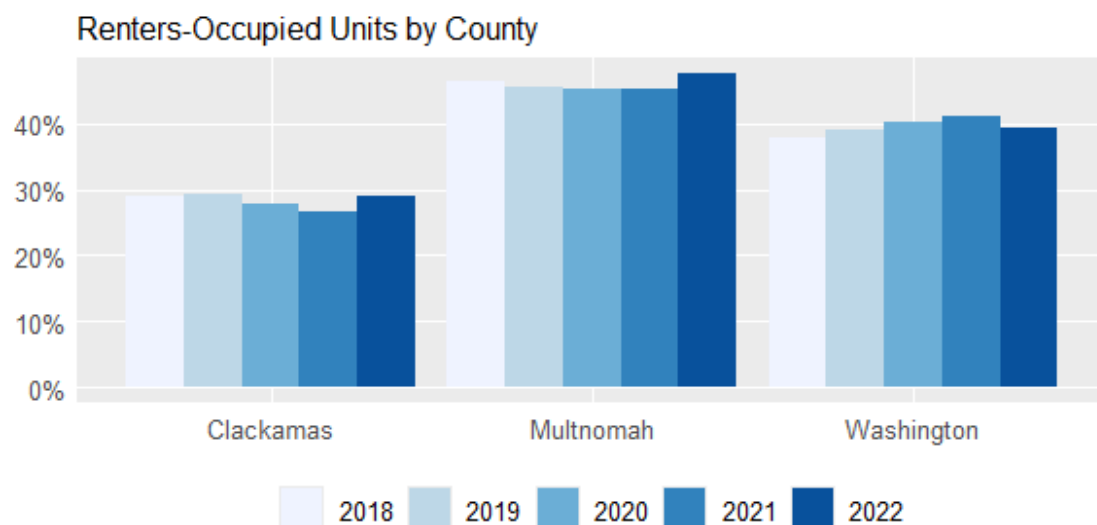


Average renter household sizes have generally decreased across all counties, except for an increase in Clackamas County in 2022.

For all counties, average renter household sizes remain below 2.5 persons per household.

Renter-Occupied Housing Units

Renter-occupied housing units are identified as a regional indicator under ORS 197.296.



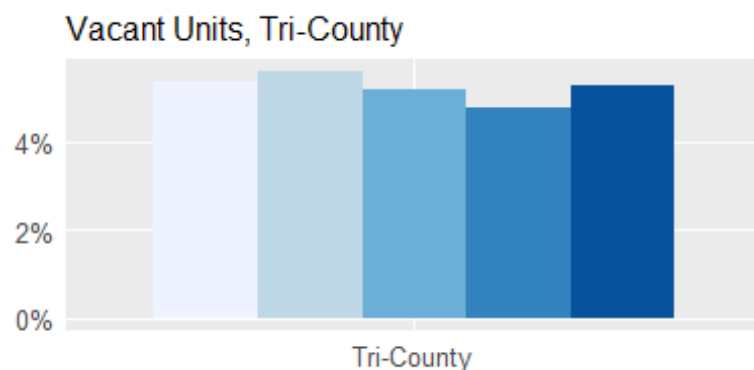
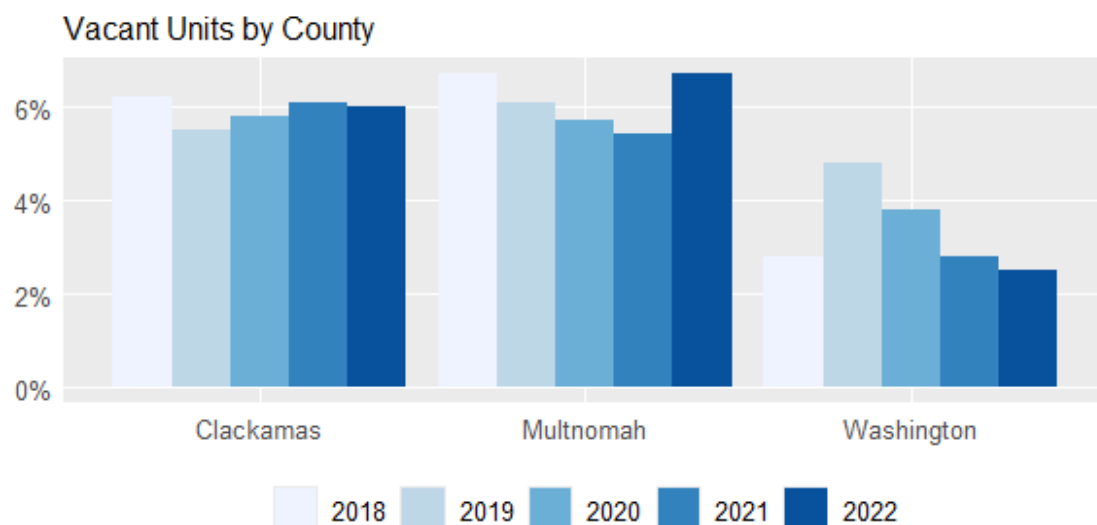
The tri-county region has largely remained steady in terms of the share of renter-occupied housing units, with a slight overall increase in 2022.

The individual counties have varied. Clackamas County has seen fair decreases year-over-year, with an uptick in 2022. Multnomah County, similarly,

but to a lesser degree, has seen slight decreases followed by an increase in 2022. Washington County has conversely seen annual increases since 2018, followed by a decrease of renter-occupied housing units in 2022.

Vacant Residential Units

Residential vacancy rates are identified as a regional indicator under ORS 197.301.



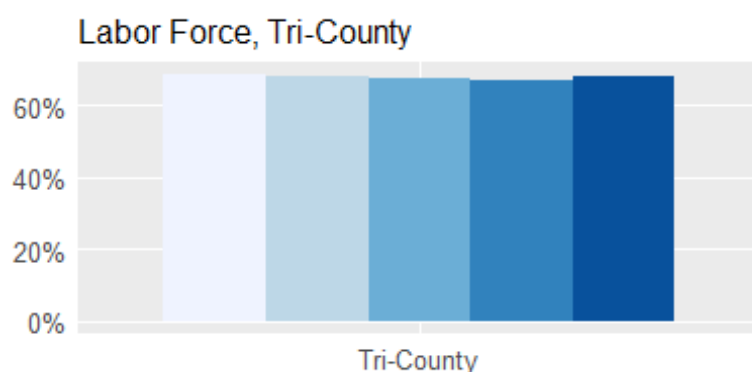
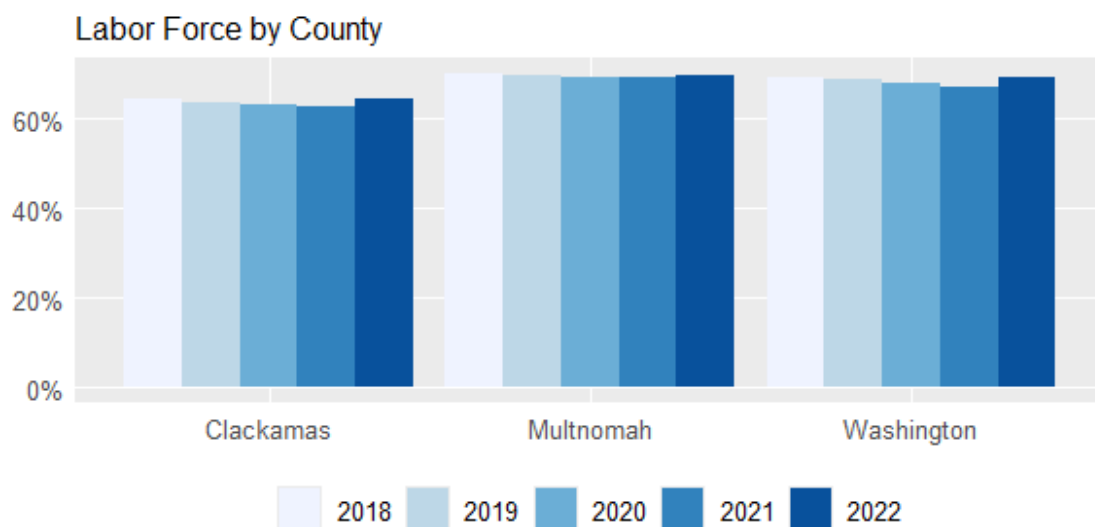
The tri-county region's vacancy rate has oscillated over the past five years, with an increase in 2019 followed by consecutive decreases followed by a fair increase in 2022.

Again, the story is varied across counties. Clackamas County saw a fair decrease in 2019, followed by a general upward trend in

vacant housing units. Multnomah County saw general annual decreases in vacancy rates from 2018 to 2021, followed by a sharp increase in 2022. Washington County, conversely, saw a sharp increase in 2019 followed by steady significant decreases since.

Labor Force

Labor force is identified as a regional indicator under ORS 197.296 (economic trends/cycles). Labor force participation rates have been declining for a long time. Arresting this trend would promote greater economic opportunities and raise prosperity in the region. This data provides information about the size of the region's labor supply.



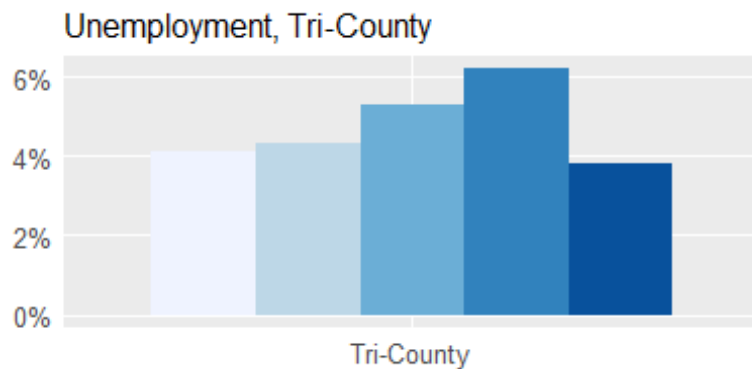
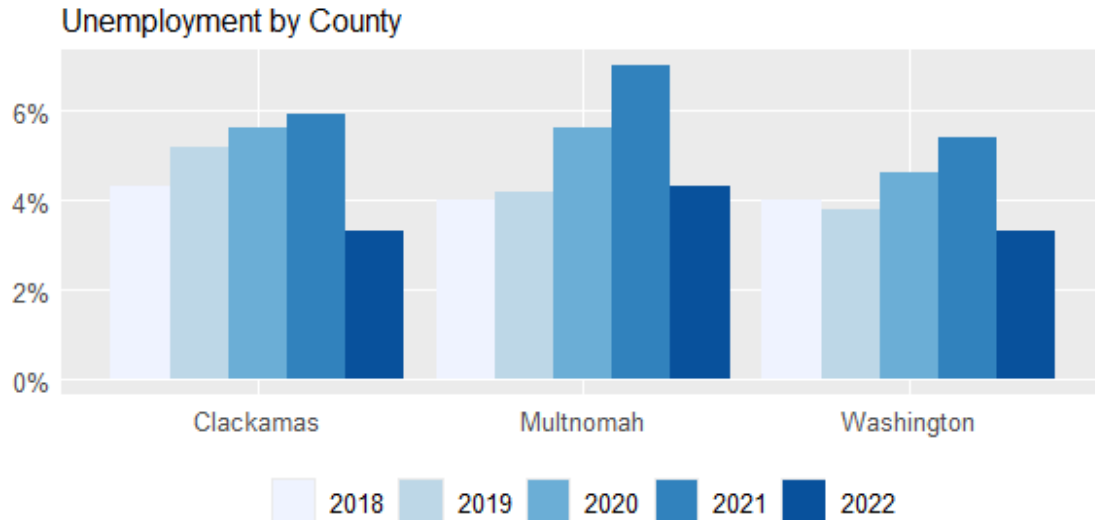
Labor force participation decreased slightly from 68.5% in 2018 to 67.1% in 2021, followed by a rebound to 68.3% in 2022.

The overall tri-county trend is similar across the individual counties, although Clackamas and Washington counties saw greater decreases and rebounds.

Multnomah County currently has the greatest labor for participation at 69.6%, followed by Washington County at 69.1% and Clackamas County at 64.5%.

Unemployment

Unemployment is identified as a regional indicator under ORS 197.296 and ORS 197.301 (economic trends/cycles and job creation). The unemployment rate is one of the broadest indicators of employment growth and economic vitality of the region.



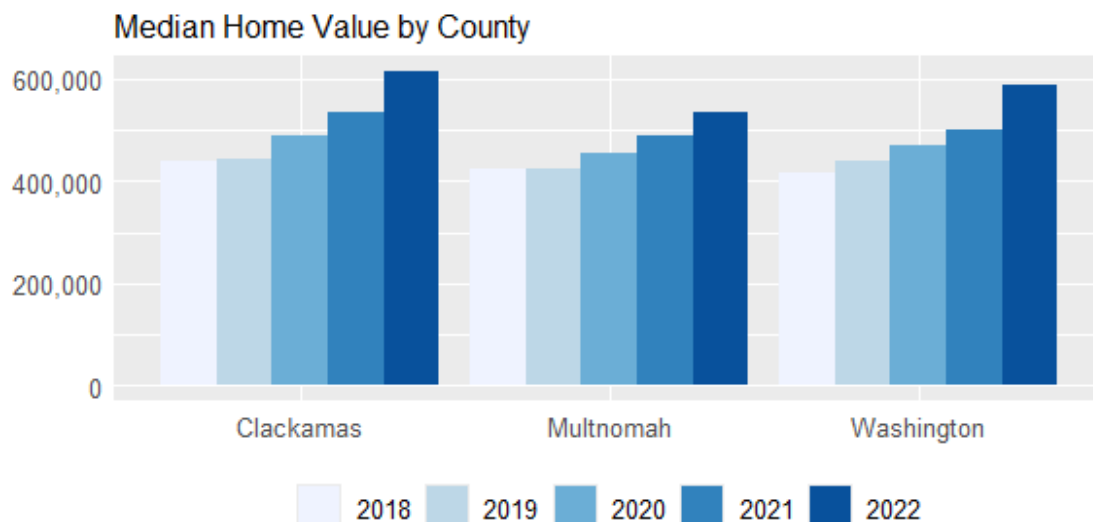
The tri-county region has seen significant increases in unemployment from 2018 to 2021, followed by an equally significant decrease in 2022.

This pandemic-related trend is mirrored across all counties. The sharpest increases of unemployment were in Multnomah and Washington

counties. The highest rates of unemployment were in Multnomah and Clackamas counties.

Median Home Value

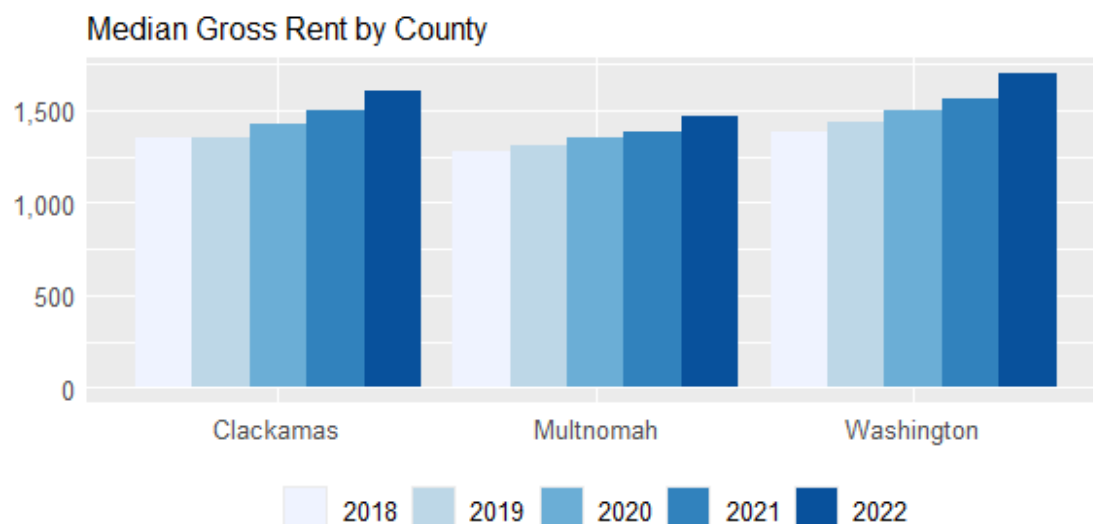
Housing values are indicative of real estate trends. As such they provide a “shadow price” indication of vacant land value (per ORS 197.301).



Housing cost, as approximated by home value, has continued to climb in the tri-county region, with median home values by county hovering above \$400,000 in 2018, and steadily increasing to above \$500,000 in Multnomah County and around \$600,000 in Clackamas and Washington counties.

Median Gross Rent

Apartment rents are indicative of real estate trends. As such they provide a “shadow price” indication of vacant land value (per ORS 197.301).



2024 Urban Growth Report: Appendix 5B – Demographic Indicators

Like ownership costs, rent prices have steadily increased in the tri-county region, with Multnomah County being slightly more affordable over the past five years than Clackamas or Washington counties.

Currently, Multnomah County median gross rent is around \$1,500, and Clackamas and Washington counties are at \$1,600 and \$1,700 respectively.

Data Sources and Methods

Census Bureau, American Community Survey (ACS), 1-Year County Estimates, 2018-2022.

The ACS was not released in 2020 due to the Covid pandemic. For the purposes of time series analysis, 2020 values are interpolated between 2019 and 2021.