

## Appendix 2 Demographic Profile

### I. INTRODUCTION/METHODOLOGY

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The City of Gresham Demographic Profile is intended to provide an illustration of the current and changing population trends that have occurred in the City since 1980. The data used in this report comes exclusively from the United States Census Bureau, Censuses 1980, 1990 and 2000. There are also references to 1910 - 1970 Census data. Census geography has also been used to establish the geographic areas of study.

The first part of the profile focuses on the City of Gresham as a whole and uses “place” geography. Other areas have been included in the study for comparative purposes. They include: Multnomah County, the Portland/Vancouver Metropolitan Statistical Area, the City of Portland and the City of Beaverton. The comparison areas were chosen to illustrate Gresham’s uniqueness within the greater region; how it differs from the region’s major city (Portland); and the different/similar traits it shares with another similar sized suburban city in the region (Beaverton). Beaverton was chosen as the comparison city since it is the closest in population size to Gresham in the Portland region.

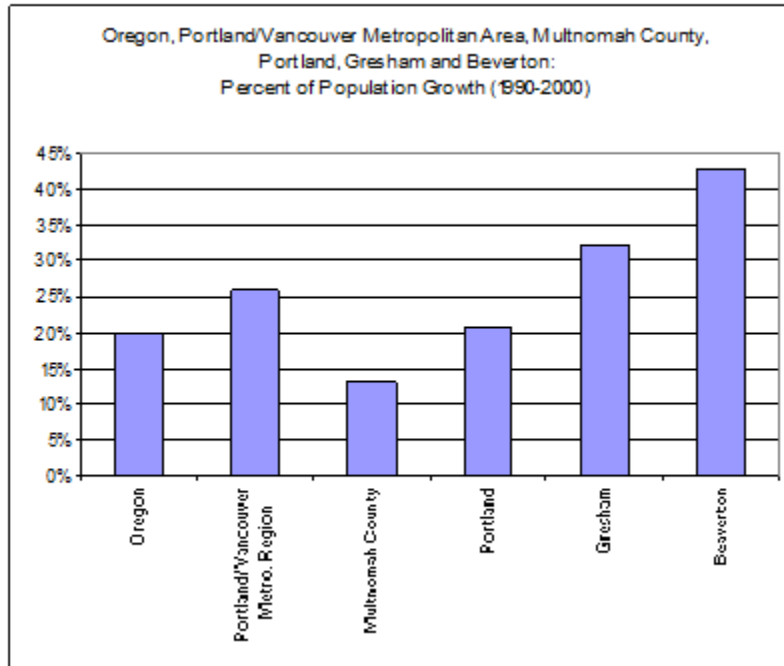
The second part of the profile looks at the internal distribution of population traits occurring inside Gresham. Gresham was divided into five sub-areas for this part of the analysis and Census Tract geography was used. Census Tracts are geographic units established by the Census Bureau. They usually contain from about 1600 to 4000 people and they are split as the populations within them grow. Census Tracts were aggregated into the Gresham sub-area boundaries. This part of the analysis uses 1990 and 2000 Census data, as no major land annexations occurred during this period of time. Prior to 1990, Gresham engaged in numerous annexations that affected large areas of land, thus the subsequent population geography.

### II. CITYWIDE ANALYSIS

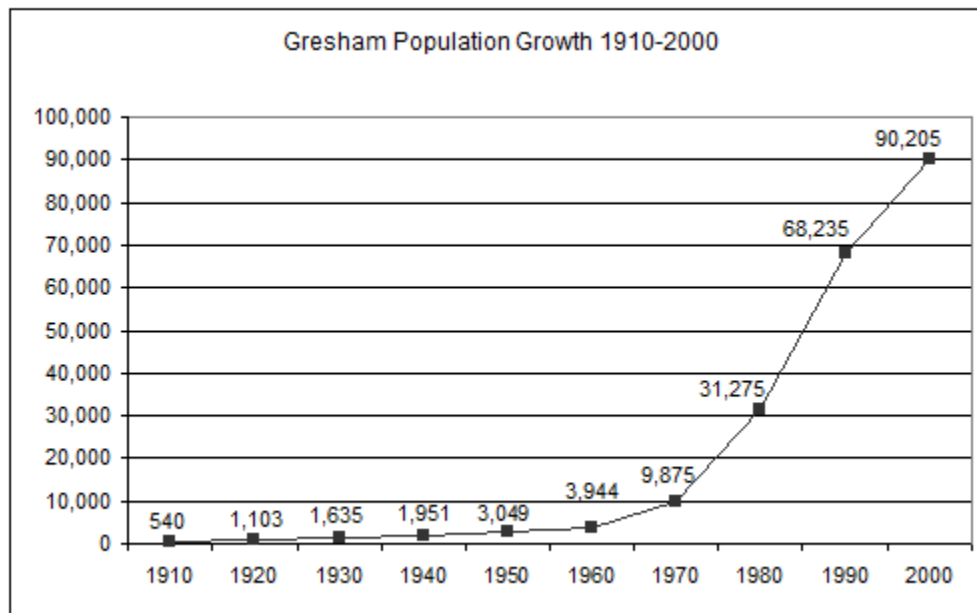
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#### POPULATION GROWTH

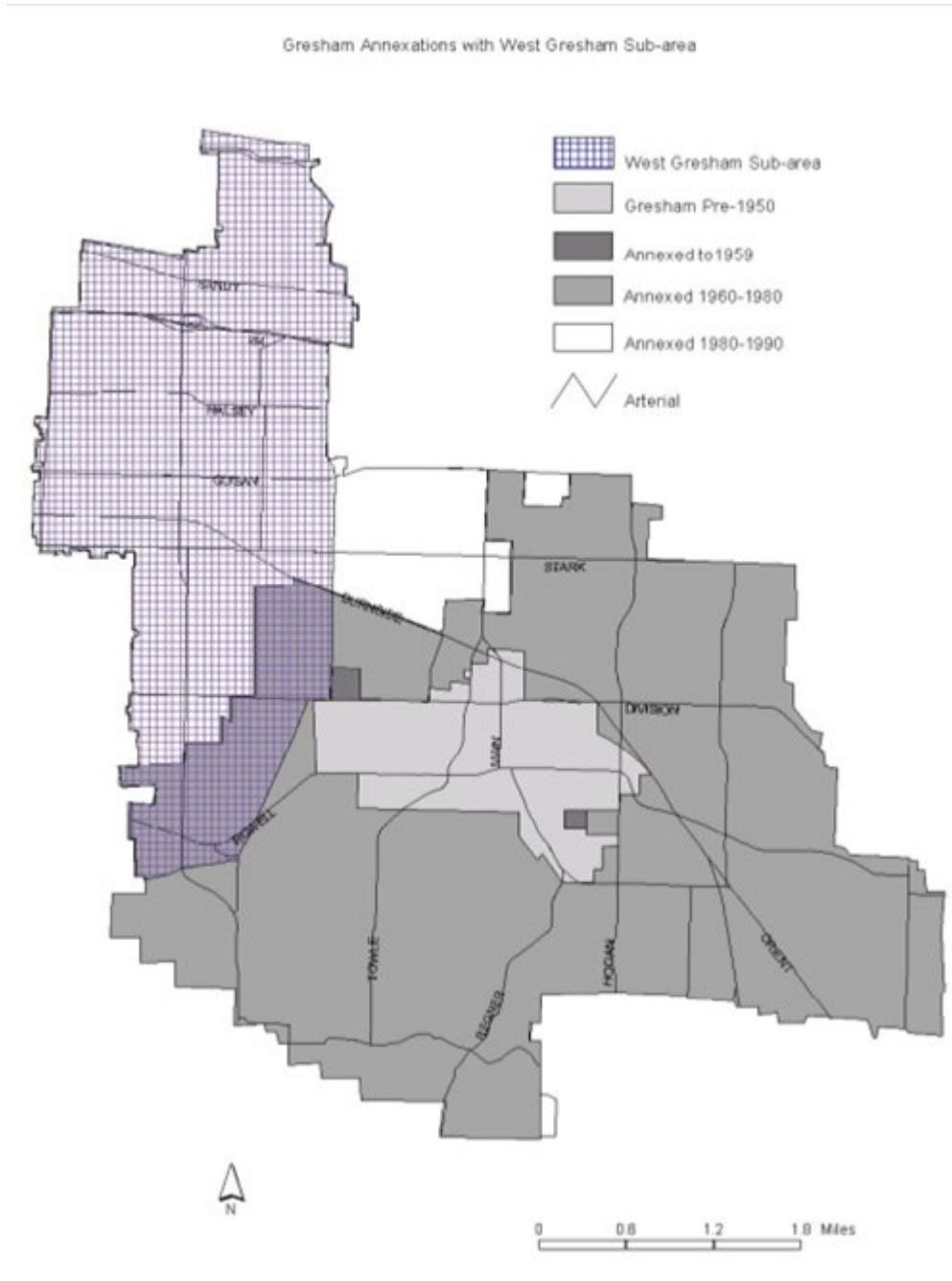
The city of Gresham has experienced considerable population growth over the past decade. In 1990 the total population was 68,235 persons; in 2000 the total population equaled 90,205 persons, representing a 32% increase in total population. Gresham’s population growth surpassed the State of Oregon’s 20%, the Portland/Vancouver metropolitan region’s 26%, Multnomah County’s 13% and the City of Portland’s 21%. Only the City of Beaverton (43%) had a higher growth percentage than Gresham (graph of population growth, pg. 2).



Until 1960 Gresham’s population grew relatively slowly. Since 1960, Gresham’s population has been growing at rapid rates. Gresham experienced the largest increase in total population (35,230 people) during the decade 1980 to 1990 (graph of Gresham population growth 1910-2000).



Most of the growth experienced between 1960 and 1990 can be credited to large land annexations that included almost all of west Gresham in the 1980s (pg. 3 annexations map).



**Summary**

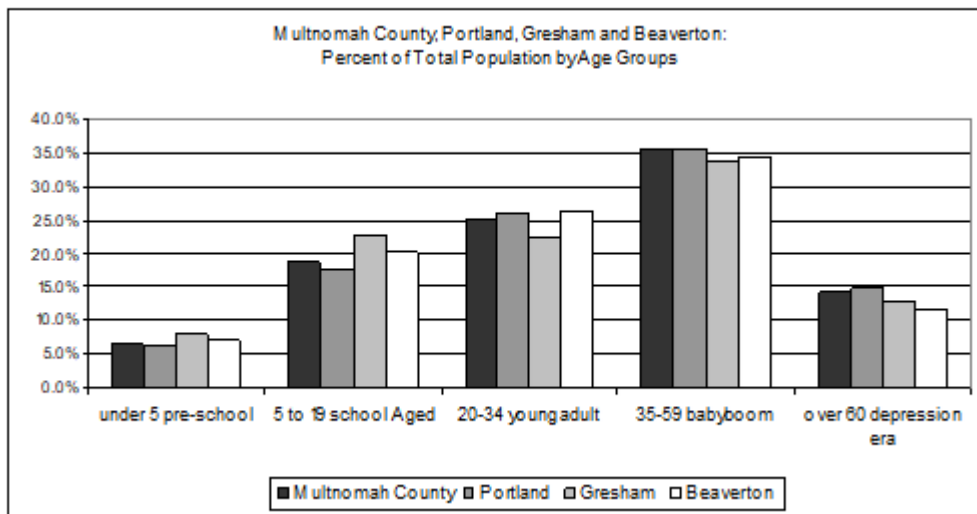
- Gresham has been growing rapidly since 1960
- Much of the growth can be credited to land annexations
- Between 1990 and 2000 Gresham’s population grew by 32%
- Only Beaverton (from the study areas) had a higher population percentage between 1990-2000 (43%)

## POPULATION AGE DISTRIBUTION

The elderly population (persons 65 years and older) in the City of Gresham make up about 9.8% of the total population with 8,840 people identifying themselves as 65 years or older. Gresham’s elder population is proportionally quite a bit less than that of Multnomah County’s (11%) and the City of Portland’s (11.6%). Beaverton has a slightly lower elder population than Gresham (9%). The total number of households in Gresham that have persons 65 years and over account for 18.3% of Gresham’s total households. Multnomah County’s share of persons over the age of 65 is 19.4%, Portland’s is 19.7% and Beaverton’s is 15.3% of households. Elderly persons living alone (65 years and over, one person households) account for 7.8% of Gresham’s total households, 8.6% of Multnomah County’s, 9% of Portland’s and 7.1% of Beaverton’s.

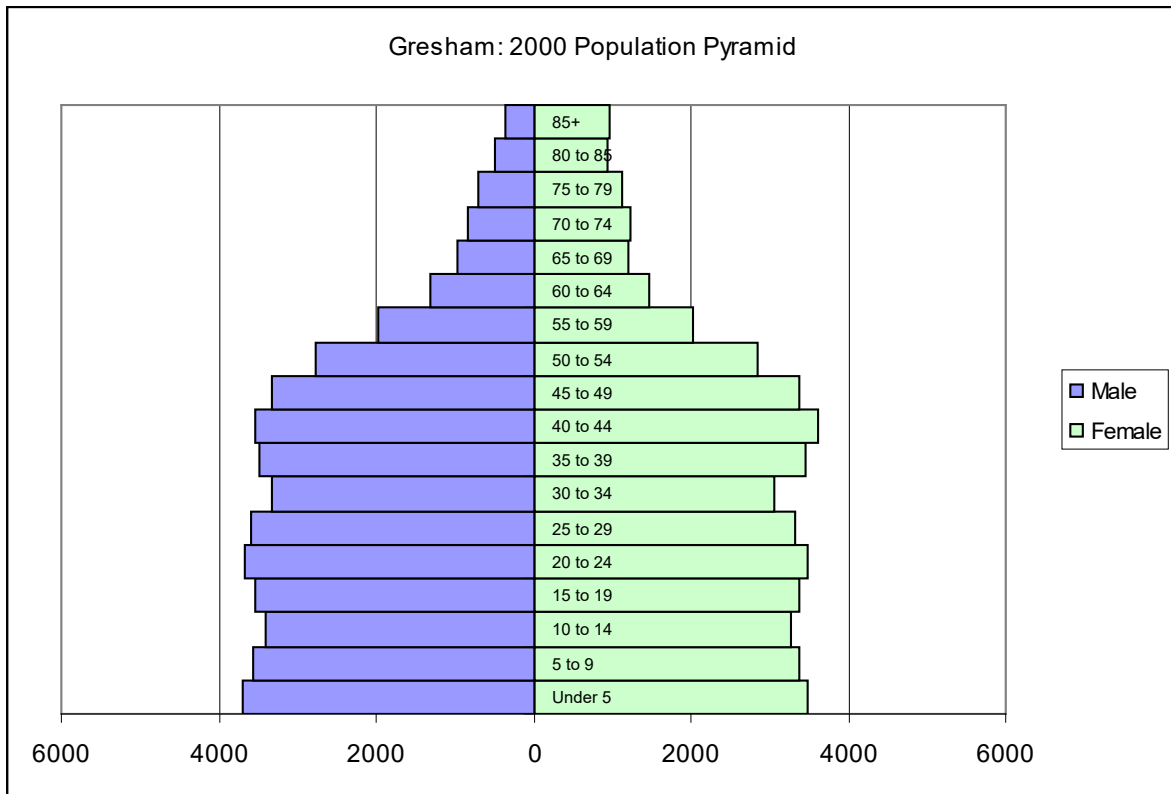
The City of Gresham’s total population includes 20,533 school-aged children (persons between the ages of 5 and 19). The 5-19 years age group represents about 22.8% of Gresham’s total population. Gresham has a higher percentage of its population in the 5-19 year age group than Multnomah County (18.6%), the City of Portland (17.6%) and Beaverton (20.2%). The under-5 years old age group is also proportionally higher in Gresham (8.0%) than Multnomah County (6.4%), Portland (6.1%) and Beaverton (7.2%).

Households claiming children under the age of eighteen compose approximately 39% of all the households in Gresham (a household, as defined by the Census, is a group of people, or a single individual, in an occupied housing unit). This is a substantial amount more than Multnomah County’s (29%) and the City of Portland’s (27%). It is also higher than Beaverton’s households with children under age 18 (34%). Gresham and Beaverton both have younger populations than Portland and greater Multnomah County. Gresham’s median age is 32.5, Beaverton’s 32.6, Portland’s is 35.2 and Multnomah County’s is 34.9. The graph illustrates each area’s population within age categories.



Gresham’s population age groupings are quite different than greater Multnomah County’s, Portland’s and Beaverton’s. The youngest age groups influence Gresham’s population structure more than they

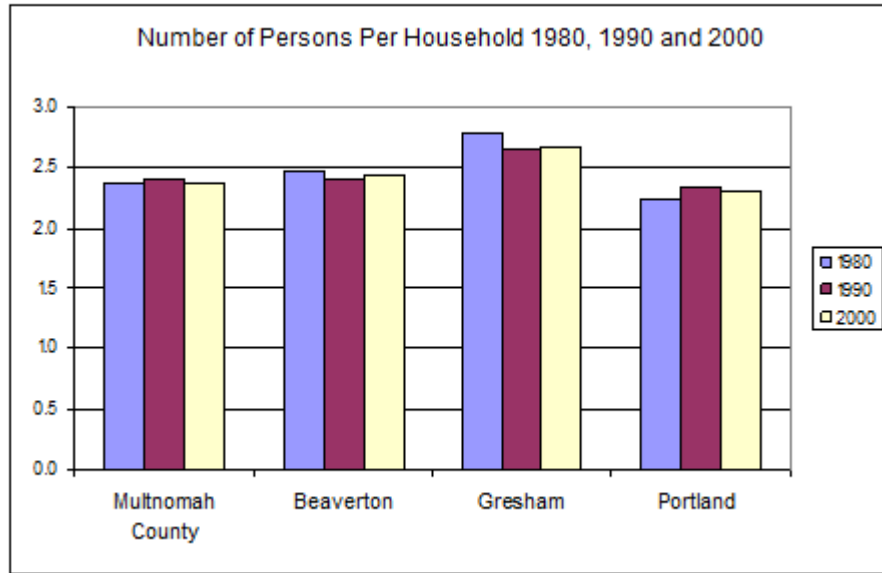
do in the other areas. The following population pyramid illustrates a more detailed age break down of Gresham’s population within four-year age groupings.



Gresham’s population pyramid is primarily influenced by the younger age groupings. Most of Gresham’s population is found to be under the age of 45 and the four-year age category containing the most population is the under 5 years old group (7,179). The 20-24 and 40-44 age groups contain the next largest population numbers (7,157 and 7,147 respectively). Gresham’s population structure indicates that Gresham is a community of young adults with young children: a community of families. Although Beaverton’s median age is virtually the same as Gresham’s, Beaverton’s younger age trend is due to a high proportion of people in the 20-59 years old age groupings. Gresham’s, young population, comparatively, is composed of more children under 19 years old, and especially with those under 5 years.

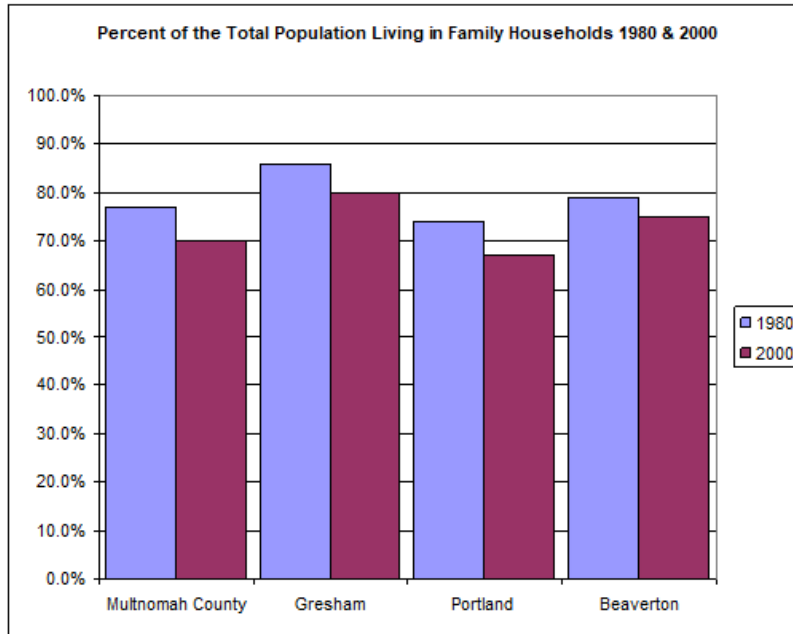
**HOUSEHOLD CHARACTERISTICS**

Gresham’s average household size dropped from the 1980 total of 2.8 persons per household to 1990’s 2.6 persons. Household sizes subsequently rose in 2000 to 2.7 persons per household. Throughout the fluctuations in household size, Gresham has maintained a larger average household size than Portland, Beaverton and Multnomah County.

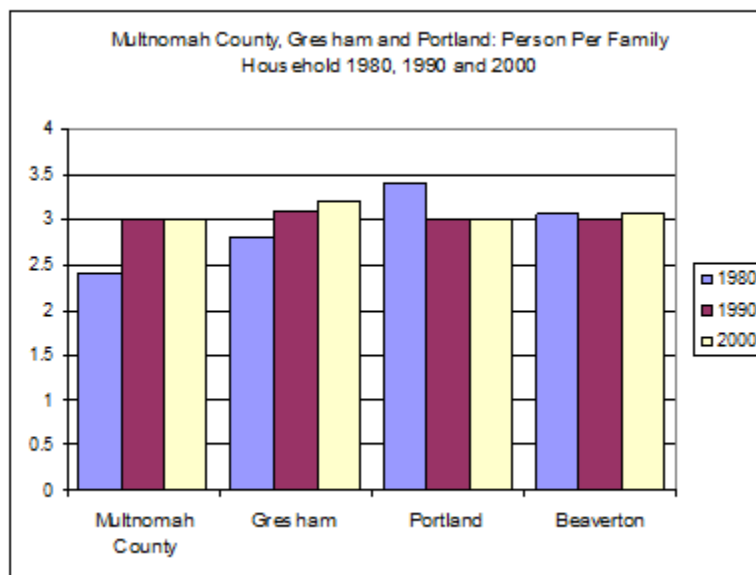


There are 71,941 people living in family households in the City of Gresham (a family household, as defined by the Census, is a group of people who are related to the householder by birth, marriage or adoption, living in the same housing unit). Persons living in family households represent approximately 80% of Gresham’s population. This is significantly higher than Portland’s 67% and Multnomah County’s 70%. Beaverton’s percentage of family households is closer to Gresham’s at 75%. In 1980, 86% of the population living in Gresham lived in family households, comparatively 74% of Portland’s, 77% of Multnomah County’s and 79% of Beaverton’s population lived in family households.

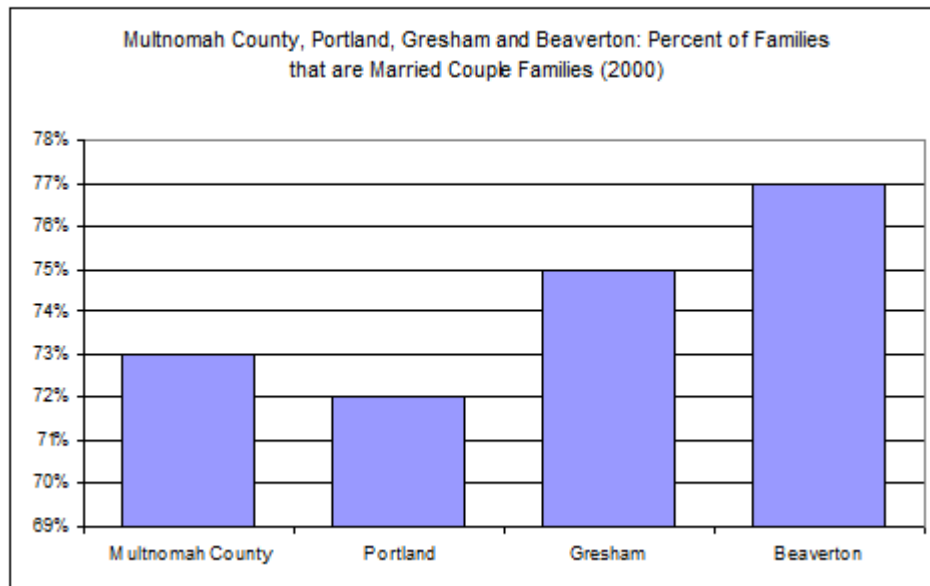
Each area has proportionally fewer people living in family households than was once the case. Fewer people living in family households follows a national trend and is due to several factors including: young adults moving out of the family home at younger ages, the postponement of marriage and family until older ages, as well as fewer children per adult than was once the norm. Gresham has maintained a higher proportion of persons in family households than has Portland, Beaverton and greater Multnomah County, as well as a higher number of persons per family household. The graph illustrates the change in the proportion of people who lived in family households in 1980 compared to 2000.



The average family household size in Gresham is approximately 3.2; it is 3.0 in Portland, 3.07 in Beaverton and 3.0 in Multnomah County. Gresham has more family households than Portland, Beaverton and greater Multnomah County, as well as more persons per family household than the other areas respectively. Gresham, Beaverton and greater Multnomah County’s number of persons per family household have actually increased since 1980, while Portland’s has decreased, suggesting that families may be leaving Portland for the outer suburban areas including Gresham and that families new to the area may also be choosing the outer suburban areas over Portland. Beaverton’s persons per family household has maintained the most stable average, indicating that Beaverton has experienced the least amount of change in the “type” of households residing there.



The more traditional nuclear family household type (married couple) is also more prevalent in Gresham and Beaverton than Multnomah County and, especially, the City of Portland. Seventy-five percent of Gresham’s families are married couples, comparatively 72% of Portland’s and 77% of Beaverton’s are.



Additional household characteristics in the City of Gresham include female-headed households accounting for 8.7% of all households. Multnomah County’s female-headed households represent 7.4% of all households, Portland’s, 7.2% and Beaverton’s, 6.7%. Beaverton has the greatest number of the traditional family types than the other areas, while Gresham has more of the less traditional types such as female-headed households. Gresham and Beaverton are statistically more family dominated communities than Portland and greater Multnomah County, but Beaverton remains the most “traditional”.

## Summary

- Gresham’s population is young.
- Gresham and Beaverton have virtually the same median ages, but Gresham’s younger trend is due to a large population of school-aged and preschool children, while Beaverton’s is due to a larger population of young adults.
- Proportionally, Gresham has the lowest “elder” population of all the jurisdictions.
- Family households are more common in the suburban communities of Beaverton and Gresham than in Portland or greater Multnomah County.
- Beaverton has greatest proportion of “traditional” married couple families; Gresham has more of the non-traditional types, such as female-headed households.



## RESIDENCY

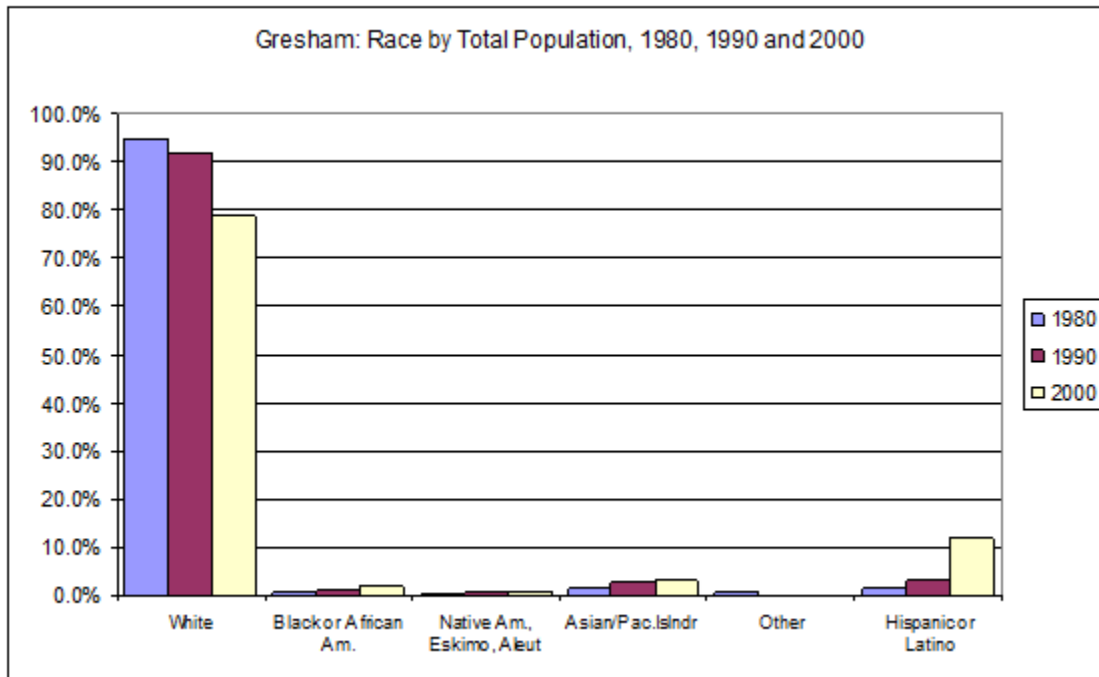
Where are all the new residents in Gresham coming from? The 2000 Census indicates that approximately 48% of Gresham residents were born in Oregon. This is quite a bit higher than Portland's (44%), Multnomah County's (45%) and especially Beaverton's 37%. About 38% of Gresham residents claimed to be born in a different state and 13% in a foreign country. Portland and Multnomah County had more people indicating that they were born in a different state than those in Gresham and close to the same proportion claiming to have been born in a foreign country, Beaverton had more people claiming to be foreign born (18%). Forty-two percent of persons in Portland, 41% in Multnomah County and 44% in Beaverton indicated they were born in a different state.

Approximately 42% of Gresham residents indicated that they have lived in the same house for the past five years (specified by where lived in 1995). Of those who had not been in the same house longer than five years, most of them (59%) moved into Gresham from somewhere else inside Multnomah County. About 19% moved from a different state and 8% from a foreign country (based on a sample population of those 5 years and older). Comparatively, Portland had about 53% of the people who had not been in the same housing unit for more than 5 years move in from somewhere else inside Multnomah County; 24% moved in from a different state and approximately 7.5% from a foreign country. Beaverton has had the largest number of people who had not been in the same house for the past five years (63%). About 41% of people who had not been in the same housing unit for the past five years in Beaverton moved in from some where else in Washington County; 27% moved from a different state and 11% from a foreign country.

## RACE AND ETHNICITY

Gresham's race and ethnic composition has seen dramatic changes over the past two decades. The change in the race and ethnic composition in Gresham can be seen by comparing the 1980, 1990 and 2000 percentage by race and ethnicity breakdowns:

	1980	1990	2000
White Non-hispanic	95.0%	92.0%	78.9%
Black or African Am.	0.8%	1.1%	1.8%
Native Am., Eskimo, Aleut	0.6%	0.9%	0.8%
Asian	1.7%	2.6%	3.3%
Hawaiian/Pac. Islander (included in Asian 1980 and 1990)			0.2%
Other	0.9%	0.1%	0.1%
Two or more races (not collected in 1980 and 1990)			3.0%
Hispanic or Latino	1.6%	3.4%	11.9%



\*The Census counted and grouped race categories slightly different in 1980, 1990 and 2000; the percent change in race populations for the decades 1980-1990 and 1990-2000 is a good representation, but is not totally accurate

The change in Gresham’s overall ethnic composition is especially evident in the percentage gain of the Hispanic/Latino population and in the percentage loss of the White non-Hispanic population. Between 1980 and 1990 the Hispanic/Latino community doubled, between 1990 and 2000 it more than tripled. In 1990 the Hispanic/Latino community represented 3.4% of Gresham’s total population, 2,284 people. In 2000, Hispanics/Latinos represented 11.9 % of the total population, 10,732 people (a 370% increase). Beaverton has a similar Hispanic/Latino population as Gresham, with 11% of the population claiming to be Hispanic/Latino, but a considerably higher proportion of Asians (9.6%). Portland’s Hispanic/Latino population, comparatively, is 6.8% of the total population and Multnomah County’s is 7.5 % of the total population.

In 1980 the white population accounted for 95% of Gresham’s total population, in 1990 92%. In 2000 the proportion of Gresham’s white population dropped to approximately 79% of the total population. The pattern of race and ethnicity in Gresham has definitely changed over the past twenty years, as all of the non-white groups increased their share of Gresham’s total population more than the white category. Between 1990 and 2000 the Black population increased by 898 people (125%) and the Asian/Pacific Islander group increased by 1,393 people, approximately 78%.

The number of people living in Gresham that have recently emigrated from Eastern Europe has also reportedly increased between 1990 and 2000 (Trends, Summer 2001). Although the Census does not count Eastern Europeans as a separate race/ethnic category, local community groups have indicated that there is a considerable number of new Eastern European immigrants living in Gresham. The Eastern European group, as well as others not specified in the Census race question can, in part, be captured by the Census’ foreign-born category. During the decade 1990-2000 the number of foreign-

born persons living in Gresham increased from 3,490 persons to 11,828, a 239% change. The foreign-born population represents about 13% of Gresham's total population.

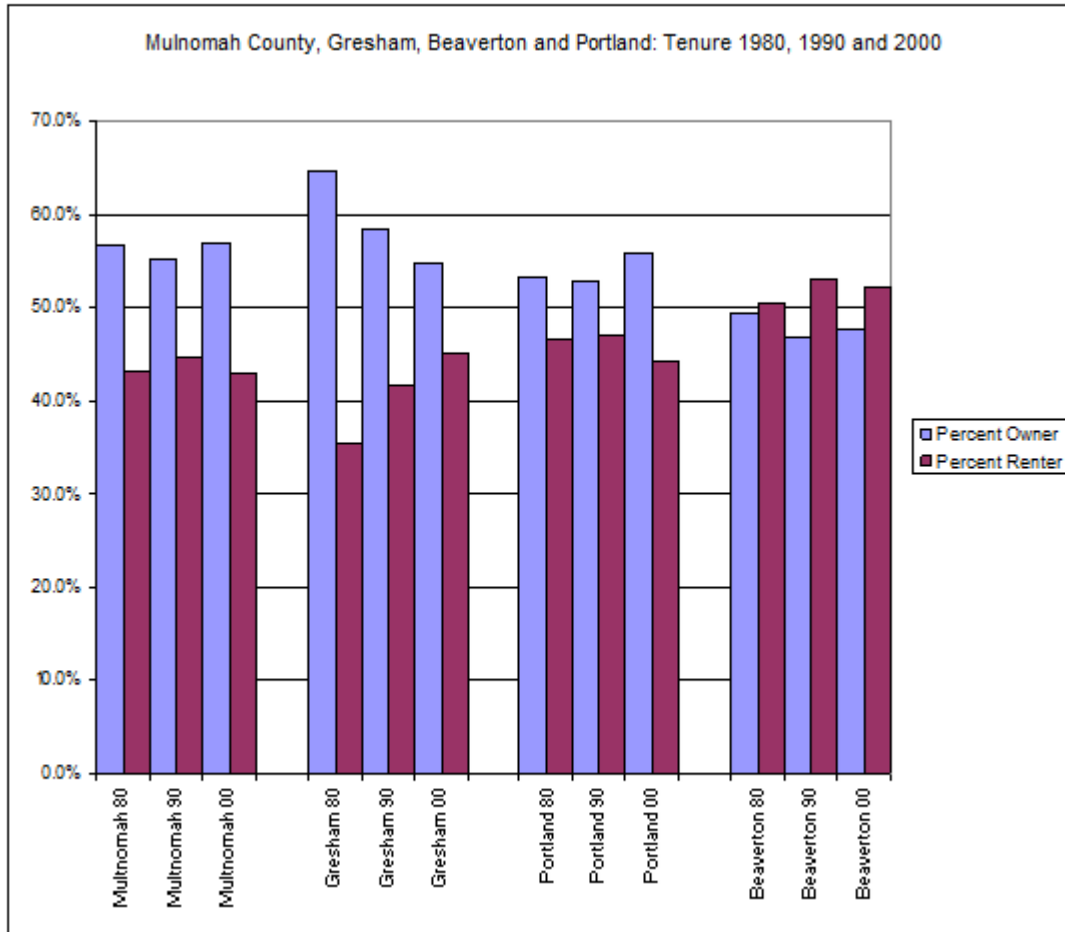
Ability to speak English is another good indicator of an area's race and ethnic composition. It is also a good indicator of how well the immigrant population in an area can interact with the native, thus thrive. Approximately 6% of Gresham's population (those 5 years and older) speaks English less than well or not at all. Comparatively, approximately 5% of both Portland's and Multnomah County's populations speak English less than well or not at all. Gresham and Beaverton's Spanish speakers have the greatest proportion of their population considered linguistically isolated. The Census Bureau tabulates linguistic isolation by counting the number of people in a household in which all members over 14 years old speak a non-English language and also speak English "less than very well" (have difficulty with English). Approximately 33% of Gresham's Spanish speakers and 32% of Beaverton's are linguistically isolated. About 22% who speak Asian or a language native to the Pacific Islands and 17% that speak an Indo-European language other than English are linguistically isolated.

## Summary

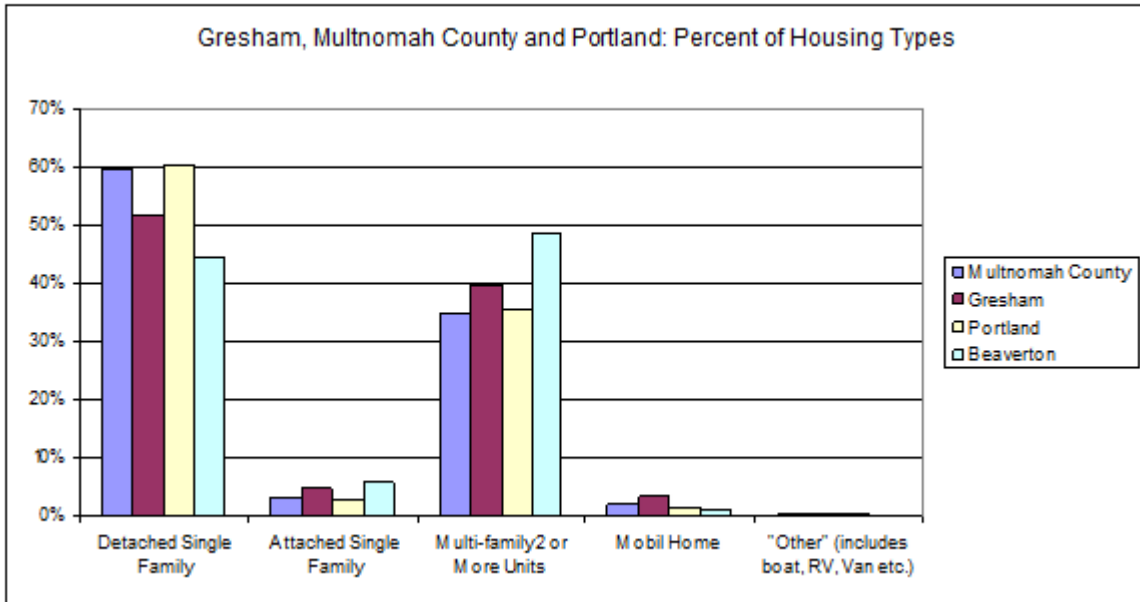
- Most of Gresham's current residents were born in Oregon and most of those who are relatively new to Gresham (from 1995 to Census year 2000) moved from somewhere else inside Multnomah County.
- Beaverton has the most new residents from out of state.
- Gresham's race and ethnic composition has changed dramatically over the past decade. Only Beaverton is close to Gresham in the number of Hispanic/Latinos that now reside there.
- Many of Gresham's foreign born are linguistically isolated.

## HOUSING

Gresham's changing population characteristics have been coupled with a change in housing characteristics. The share of people who own or rent their homes in Gresham has changed quite a bit between 1980 and 2000. In 1980, 65% of Gresham households lived in owner occupied housing units, 35% lived in renter occupied housing units. In 2000 the ratio changed. The proportion who live in owner occupied housing units dropped to 55% of households and the share of renter occupied housing units increased to 45% of households. The opposite happened in Portland. Portland's owner occupied housing units increased from 53% in 1980 to 56% in 2000. Renter occupied housing units decreased from 47% in 1980 to 43% in 2000. Multnomah County, as a whole, also gained in owner occupied housing units between the years 1980 and 2000. Beaverton has maintained the closest ratio of owner to renter occupied housing units than the other areas and it is the only jurisdiction that has consistently had more renter occupied units than owner. Beaverton has also had the least amount of fluctuation between the owner/renter ratios from 1980 to 2000. The change in the share of owner versus renter occupied housing for Multnomah County, Gresham, Beaverton and Portland are illustrated on the following graph.

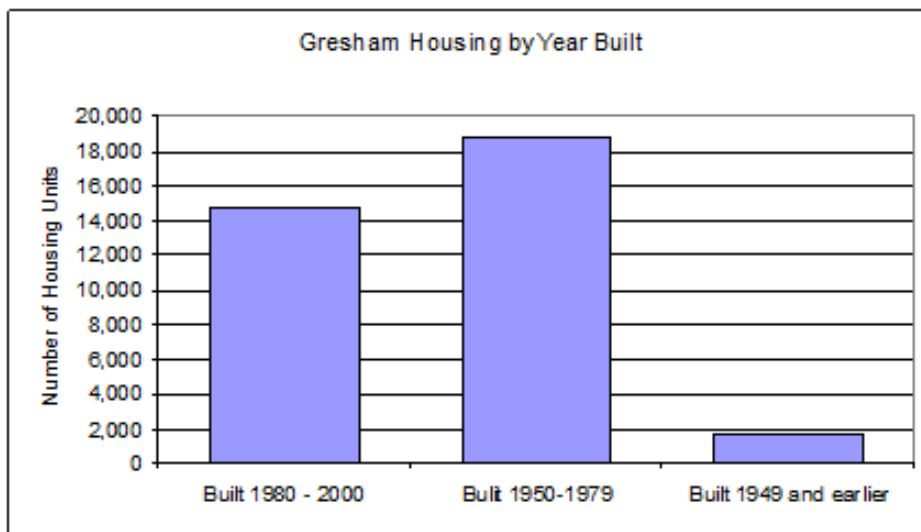


Between the years 1990 and 2000 Gresham added 8,331 housing units (includes all housing types), representing a 30.8% increase in housing units. This is far greater than either Portland or Multnomah County which had a 19.6% and 12.8% increase in housing units, respectively. Only Beaverton surpassed Gresham in added housing with a 35% increase between 1990 and 2000. The number of housing units, by type of housing unit (includes single-family attached and detached and multi-family) was also somewhat different in Gresham than it was in Portland, Beaverton and Multnomah County. Between 1990 and 2000 Gresham added 3,496 single-unit housing structures a 21% increase. Multi-family (structures with 2 or more units) increased by 4,796, a 52% increase. Comparatively, the number of Portland’s multi-unit housing structures increased by 24% and single unit structures increased by 17%. Multnomah County added 9.4% more single unit structures and 20.7% multi-unit structures. Only Beaverton added proportionally more single-family units (41%) than multi-family (31%). Beaverton and Gresham both have a higher proportion of multi-family units to single-family than Portland and greater Multnomah County, but Gresham added the most between 1990 and 2000.

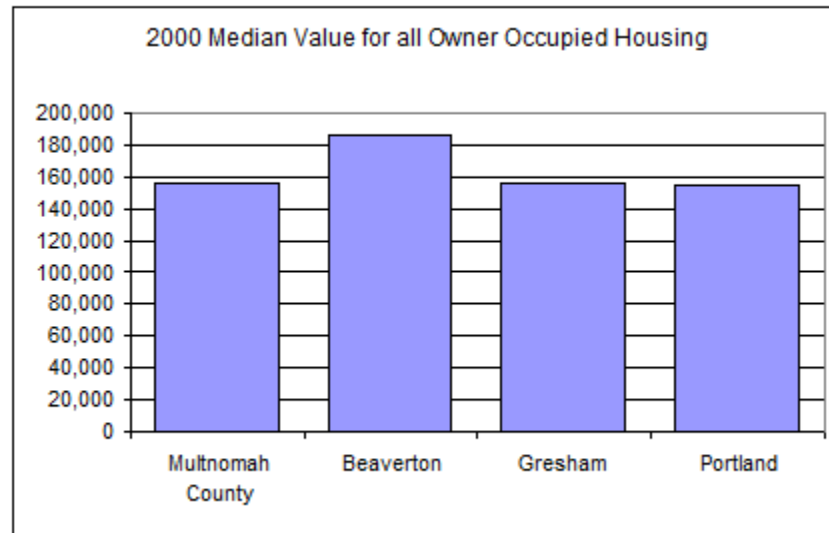


Multnomah County, Portland and Gresham have vacancy rates at approximately 5.7% (year 2000), Beaverton’s vacancy rate is slightly lower at 5.1% vacant. The similarity in vacancy rates indicates that none of the communities have over built in comparison to the others.

Despite all of the new building between 1990 and 2000, most of Gresham’s housing is between 20 and 50 years old (built between 1950 and 1979).



The value of housing in Gresham (based on median values of owner occupied housing units) is quite similar to Portland and greater Multnomah County with a range between the three jurisdictions of under \$2,000. Beaverton’s housing values are much higher than the other three areas with close to a \$30,000 difference. The following graph of median housing values illustrates the difference in housing values between the four areas:



Housing costs are somewhat higher in Gresham than they are in Portland and Multnomah County, but are less than Beaverton's. The median gross rent in Gresham (2000) is \$661. Portland's is \$622, Multnomah County's is \$633 and Beaverton's is \$706. The percent of income to rent in Gresham and Beaverton is lower, however, than it is in Portland and Multnomah County and therefore, is considered more affordable. The accepted federal guideline used to determine if housing is affordable is 30% or less of income goes to housing costs. Approximately 55.8% of Gresham's and 62.3% of Beaverton's renters used 30% or less of their income for gross rent. Comparatively, 54.5% of Multnomah County's and 54.2% of Portland's renters spent 30% or less of their income on gross rent. Homeowners also found housing more affordable in Gresham and Beaverton. About 70.6% of Gresham's and 73.8% of Beaverton's homeowners (those holding a mortgage) used 30% or less of their income on housing costs, Portland 66.5% and Multnomah County 67.2%.

## Summary

- The suburban communities of Gresham and Beaverton have added, proportionally, more new housing units than Portland and greater Multnomah County.
- Gresham added more multi-family units than the other jurisdictions; Beaverton added more single-family.
- The ratio of single-family to multi-family homes in Gresham is becoming much closer than it has been in the past. Beaverton has consistently had the closest proportion of single-family to multi-family homes of all the jurisdictions and has experienced the least amount of change in tenure over the past decade.
- Gresham's housing values are similar to Portland's and greater Multnomah County's. Beaverton's housing values are considerably higher than the other jurisdictions'.

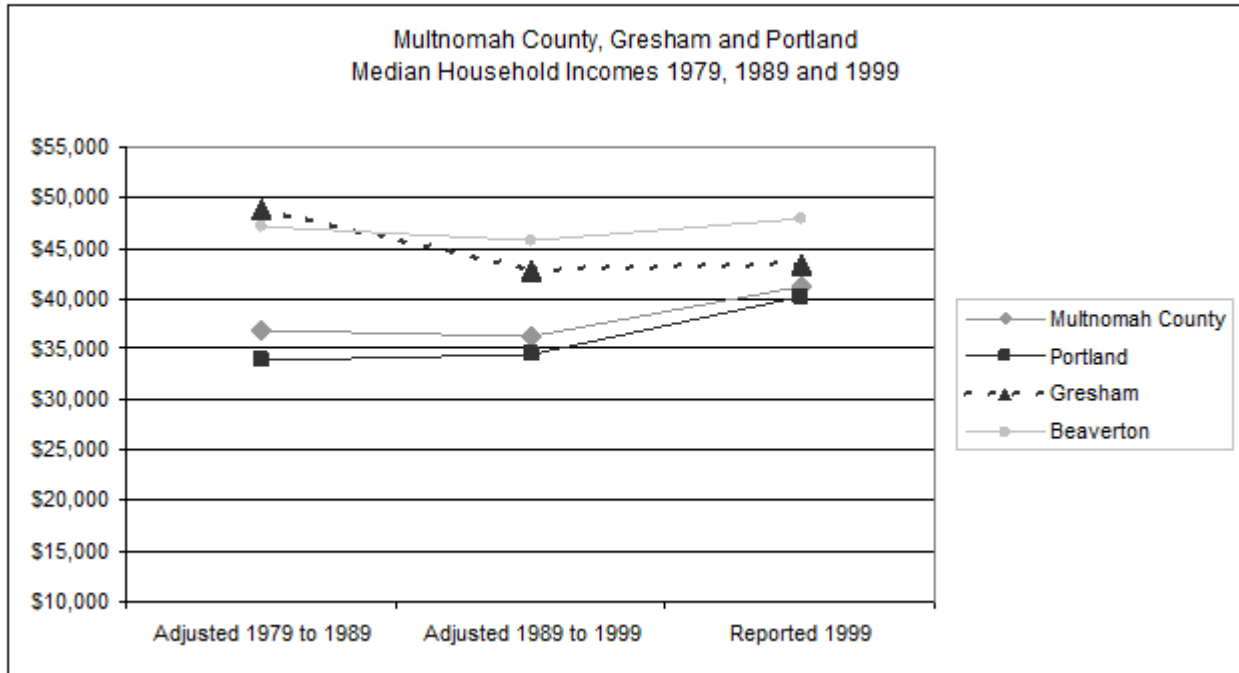
- Housing costs are higher in Gresham than they are in Portland and Multnomah County, but are lower than Beaverton's. Housing in Gresham and Beaverton are considered more "affordable" based on federal guidelines than they are in Portland and Multnomah County.

## INCOME

The decades 1980-2000 brought a series of changes to the national economy. The 1980s were economically slow and marked by high rates of inflation. The decade 1990-2000 brought an economic boom that was driven by new "high-tech" industries that eventually experienced a dramatic downturn. Gresham and the entire Portland region, for the most part, followed the national economic trends. To find out how individuals fared economically between 1980 and 2000, an analysis of median household incomes has been conducted. The incomes reported on a current Census are from the year prior. For example, income reported in 1980 was actually earned in 1979. To accurately compare the change in median incomes over time the median incomes from past decades must first be adjusted for inflation to the current dollar equivalent. In this case, the 1979 and 1989 median incomes must be adjusted to 1999 dollar equivalents (inflation rates based on the Consumer Price Index (CPI) have been used). Adjusted median incomes for 1979 and 1989 and 1999 reported median incomes are as follows:

	Adjusted 1979 to 1999	Adjusted 1989 to 1999	Reported 1999
Multnomah County	\$36,908	\$36,191	\$41,278
Gresham	\$48,897	\$42,784	\$43,442
Portland	\$33,925	\$34,396	\$40,146
Beaverton	\$47,155	\$45,630	\$47,863

From 1980 to 1990 median incomes fell in Beaverton and Multnomah County and fell significantly in Gresham. Portland, however, experienced a rise in median incomes between the 1980 and 1990 Censuses. Between 1990 and 2000 all four areas kept up with and actually surpassed the rate of inflation. Gresham did so by far less than the other jurisdictions, though. Gresham currently (2000 Census) has an overall higher median household income (\$43,442) than both Portland (\$40,146) and Multnomah County (\$41,278), but the gap is becoming much narrower than it was in 1979. Beaverton had a slightly lower median income in 1980 than Gresham, but surpassed all of the area's median incomes in 1999. The following graph illustrates the changes in median incomes between 1980 and 2000.



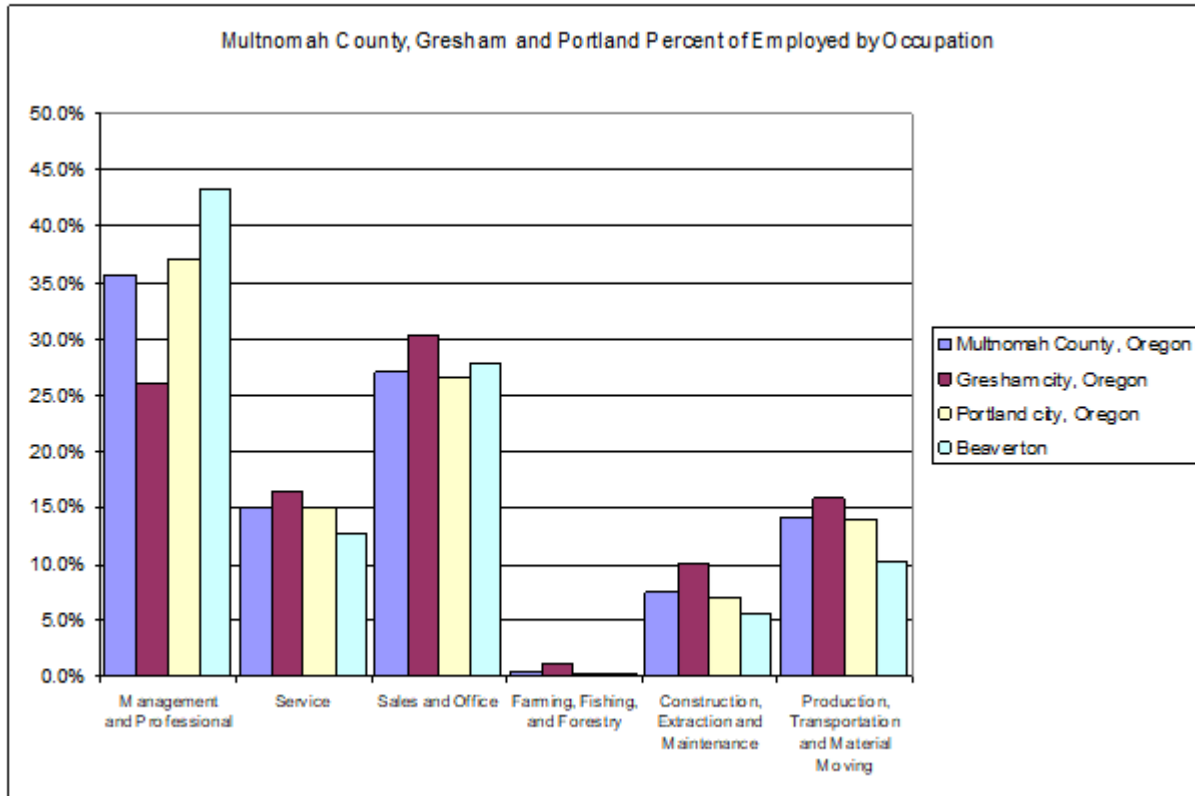
Portland and Multnomah County experienced larger increases in median incomes between 1989 and 1999 than both Gresham and Beaverton. The numbers suggest that the slow economic trends of the 1980s affected Gresham more than Multnomah County and especially Portland and that the subsequent economic upswing in the economy did not benefit Gresham as well as it did Portland and greater Multnomah County. Beaverton experienced the least amount of overall change in median incomes than the other three areas, suggesting that the changes in the economy did not have as great of an effect on Beaverton as the other areas.

**EMPLOYMENT**

Unemployment rates, as reported on the 2000 Census (year of employment 1999) for Gresham, Portland and Multnomah County was approximately 6.4% and 4.5% in Beaverton (based on a sample population of persons 16 years and over). Portland, greater Multnomah County and Gresham have virtually the same unemployment rates, indicating that proportionally the same numbers of people are working in all three areas, but the dollar amount earned is, comparatively, becoming less in Gresham. Beaverton has a significantly lower unemployment rate; therefore, the higher median income found in Beaverton can in part be attributed to the fact that more Beaverton residents are employed.

The type of employment that the population is engaged in is a direct correlate to earnings. The difference in the types employment for Gresham, Portland, Beaverton and Multnomah County residents by industry type is quite different.





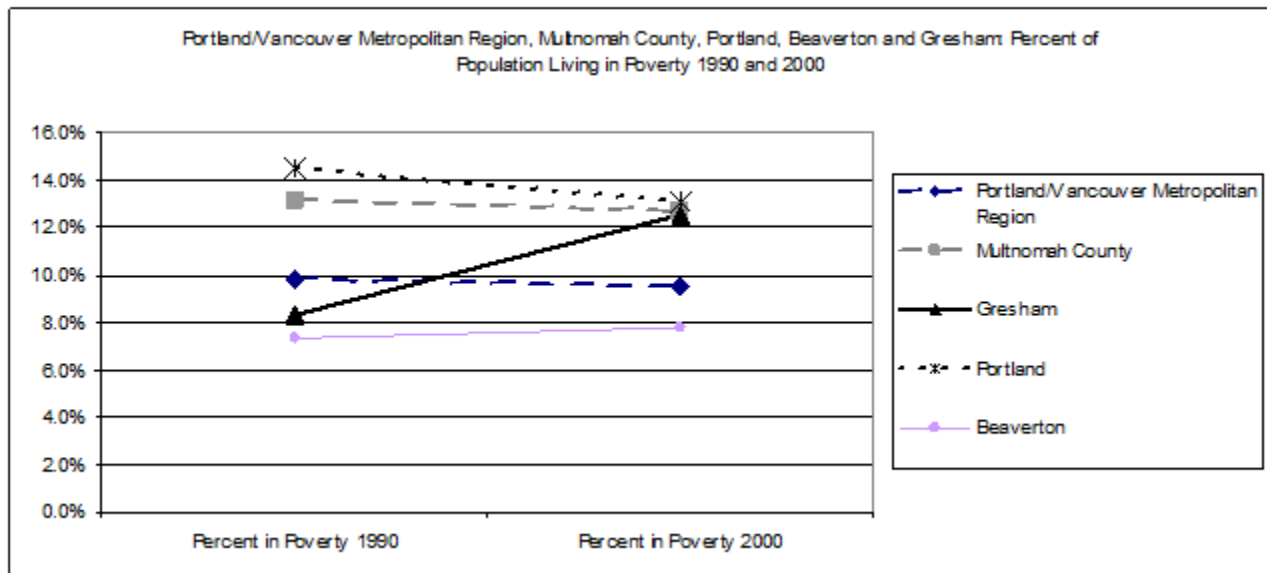
Gresham has far fewer people employed in professional and management occupations (26% of the employed population) than do Portland (37%), Multnomah County (36%) and Beaverton (43%). The share of the employed population is dispersed throughout the other occupations by a greater proportion in Gresham than the other areas, especially in the sales and office occupations. Approximately 30% of Gresham’s employed population is employed in sales and office occupations, comparatively Portland’s is 26%, Multnomah County’s is 27% and Beaverton’s is 28%.

## EDUCATION

The level of educational attainment is also a strong correlate to earnings and a good indicator of future earnings potential. The level of education achieved in Gresham is somewhat lower than it is in Beaverton, Portland and Multnomah County. Seventy-seven percent of Gresham’s population (25 years and over) has at least a high school education (includes high school diploma and/or equivalency); comparatively 81% of Portland’s, 80% of greater Multnomah County’s and 90% of Beaverton’s population has at least a high school education. Those with a Bachelor’s degree or higher account for 13% of Gresham’s population; 21% of Portland’s, 20% of Multnomah County’s and 26% of Beaverton’s. Conversely, 23% of Gresham’s population has less than a high school education, while approximately 19% of both Portland’s and Multnomah County’s and only 10% of Beaverton’s populations have achieved less than a high school education.

## POVERTY

The number of people who live in poverty doubled (100% increase) in Gresham between 1990 and 2000. The total share of the population of people who live poverty grew radically in Gresham and slightly in Beaverton; conversely Portland, Multnomah County and the greater Portland/Vancouver metropolitan region actually experienced decreases in the proportion of their overall populations living in poverty. The proportion of the populations living in poverty for each area is now fairly even, except for Beaverton, which is quite a bit less than the other areas. Gresham has 12.5%, Portland 13.1%, Multnomah County 12.7%, the Portland/Vancouver metropolitan region 9.5% and Beaverton has 7.8% of its population living in poverty.



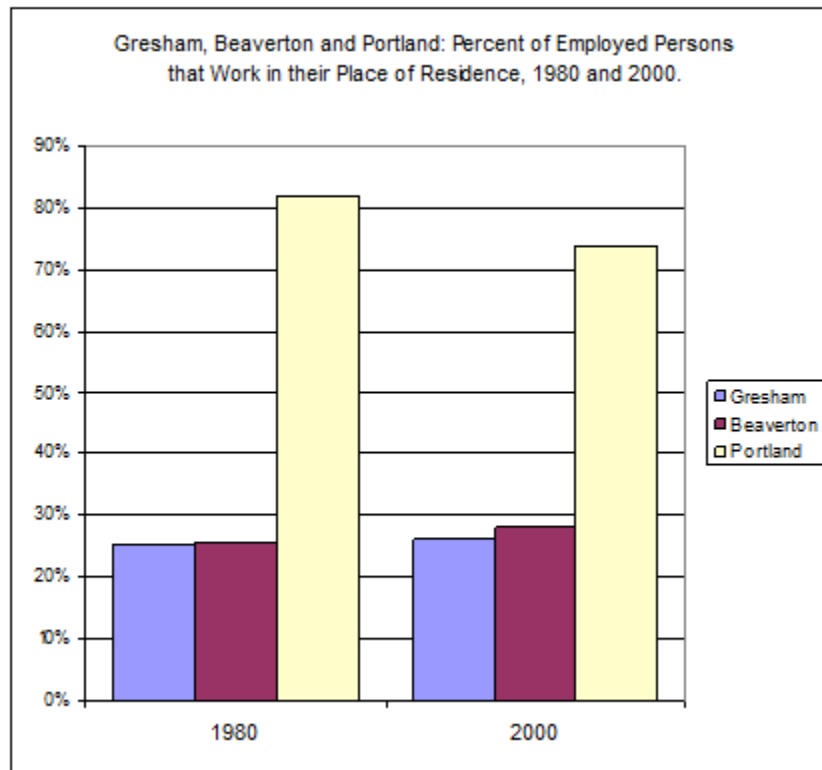
## Summary

- Gresham’s median income (2000 Census) has fallen from the 1980 median; all of the other jurisdictions have had rises in median income since 1980.
- Gresham has the highest proportion of its population with less than a high school education of all the jurisdictions.
- Gresham has the lowest proportion of “professionals;” Beaverton has the highest.
- Gresham’s poverty rate has risen significantly and is now basically the same as Portland’s and greater Multnomah County’s. Beaverton has the lowest poverty rate.

## COMMUTE TO WORK PATTERNS

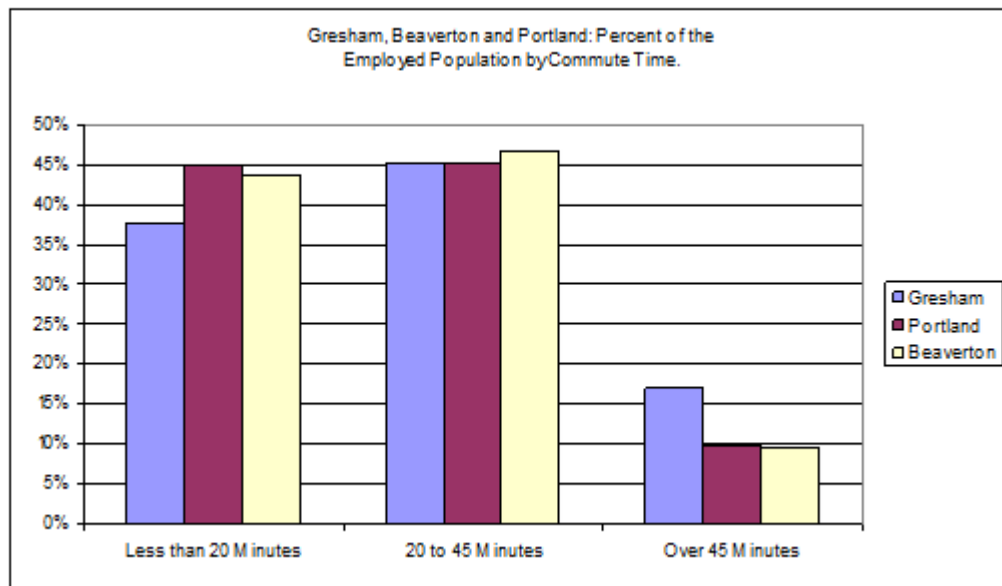
Proportionally more of Gresham’s and Beaverton’s residents find work outside of their City of residency than do the residents of Portland. The percentage share of Gresham’s residents that find work inside the City has remained close to the same since 1980, when it was 25% of employed

persons; in 2000 it had risen to 26%. Beaverton's total of persons who live and work in Beaverton has also risen slightly since 1980 from 25% to 28%. Portland has a far higher proportion of residents that both live and work inside Portland. The proportion of those who live and work in Portland has declined, however, since 1980, when it was 82%. In 2000 74% of Portland's residents lived and worked in Portland.



Most of Gresham's residents use single occupancy vehicles to commute to work and this trend has been on the rise since 1980. In 1980 68% of Gresham's employed population commuted to work in a single occupancy vehicle. By 2000 the percentage rose to 72%. The same trend has affected Portland. In 1980 56% of the employed population commuted to work in a single occupancy vehicle. In 2000 this escalated to 64%. Gresham's public transportation ridership increased from 7% in 1980 to 8% in 2000; Portland's decreased from 16% in 1980 to 12% in 2000.

Although more of Gresham's employed population leaves Gresham to work, the percentage majority of commute times are about the same as Beaverton and Portland's. Gresham and Portland both have approximately 45% of their employed populations with a commute time between 20 and 45 minutes and Beaverton has 47%. The greatest difference is found in the longer and shorter ranges. Far more of Gresham's workers have commutes in the greater than 45 minutes category than Portland and Beaverton. Portland has the highest percentage of workers with the least amount of time commuting.



**Summary**

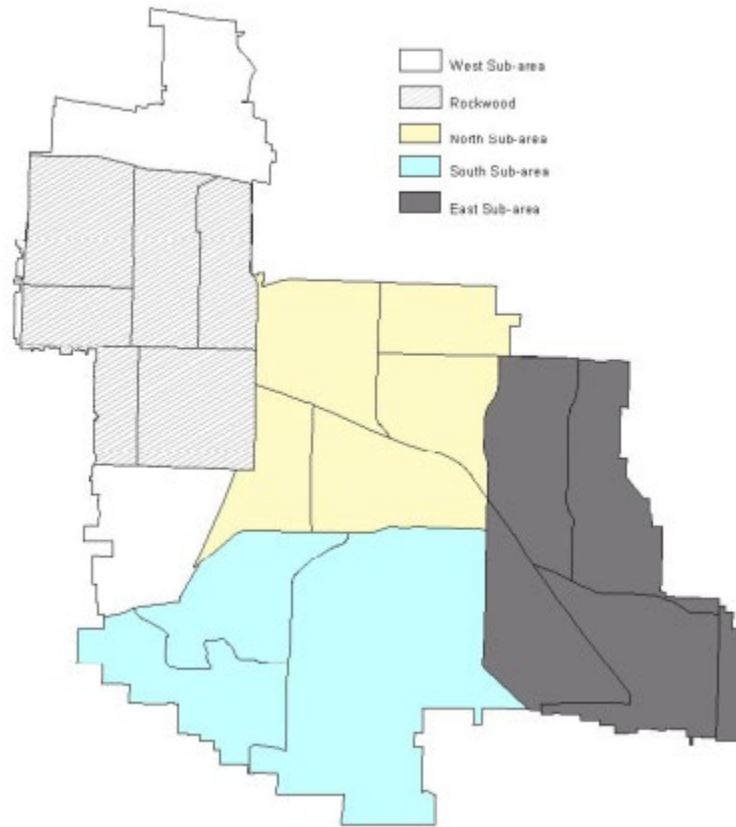
- The suburban cities of Beaverton and Gresham still find most of their populations working in jurisdictions outside their place of residence.
- Single occupancy vehicles are still, by far, the most common mode of transportation to work.
- Gresham has the longest commute times of the three jurisdictions.

**III. INTER-CITY ANALYSIS**

**INTRODUCTION**

To better understand the demographic trends in the City of Gresham a more in depth analysis of Gresham has been conducted by separating Gresham into five sub-areas.

The sub-areas include north central, south central, east, west and as a further sub-set of west there is Rockwood (Map of Sub areas).

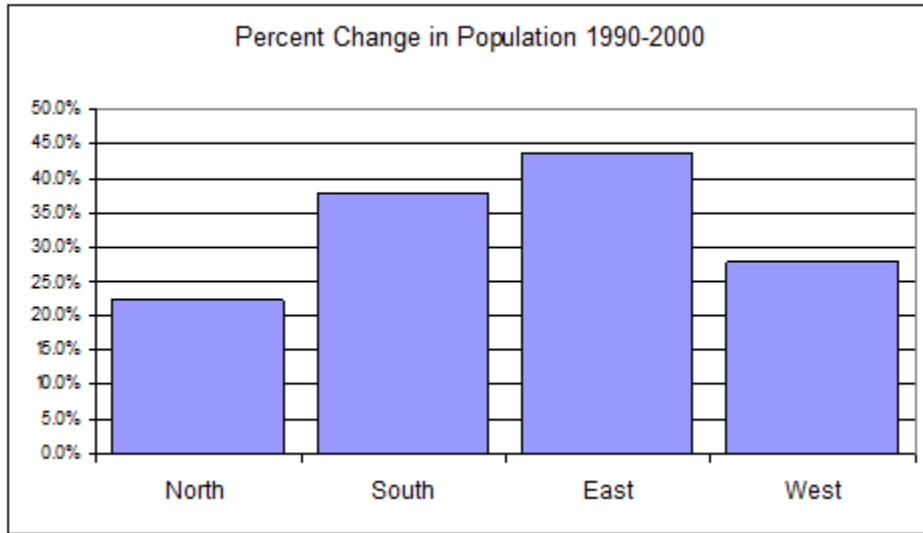


The City of Gresham expanded to the west in the 1980s by annexing a large unincorporated area of Multnomah County. This annexation added a considerable amount of land area and population to the City, as well as census tracts. These changes make it difficult, without problematic calculations, to use 1980 Census tract data within the same sub-area boundaries that can be used with 1990 and 2000 data; therefore, the sub-area analysis is limited to comparisons between 1990 and 2000.

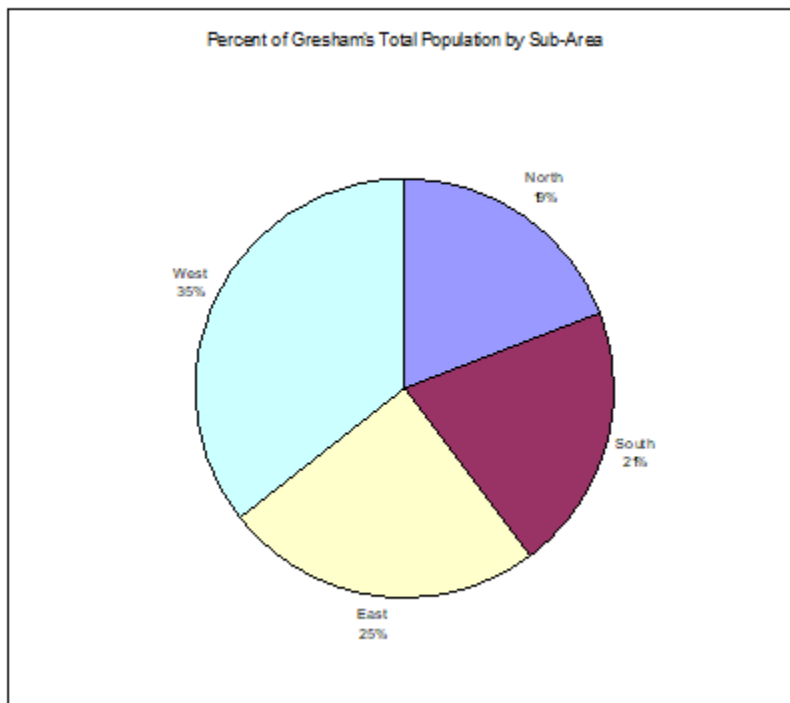
Geography at the census tract level has been used for the sub-area analysis. A census tract is a unit of geography delineated by the U.S. Census Bureau. Census tracts usually have about 1,600 housing units and an average of 4,000 people. Census tracts are split as the populations within them grow. There were several census tract splits between 1990 and 2000. 2000 census tracts have been collapsed into 1990 geography so they can accurately be compared.

**POPULATION**

The City of Gresham increased its overall population by 32% between 1990 and 2000. The largest portion of this growth (43.7%) occurred in the east sub-area. The following graph illustrates population growth for each sub-area:



Population density is higher in the east and west sub-areas with approximately 7.1 persons per square mile than it is for Gresham overall (6.4 persons per acre). Rockwood, a subset of the west sub-area, has the highest population density in the city with 8.8 persons per square mile. There are three census tracts (CT) in Rockwood with over 10 persons per square mile: CT 93.01 (26.3), CT 96.06 (15.6) and CT 97.02 (12.1). The east sub-area has one CT with over 10 persons per square mile: CT 104.05 has 10.7 persons per square mile. The west sub-area, which includes Rockwood, also has the highest share of Gresham’s population within it.

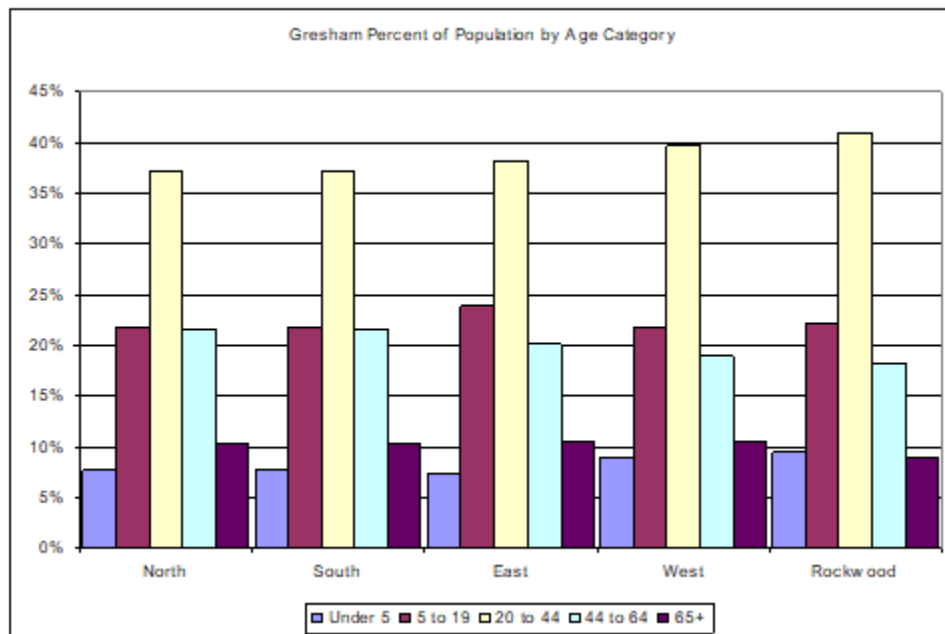


## Summary

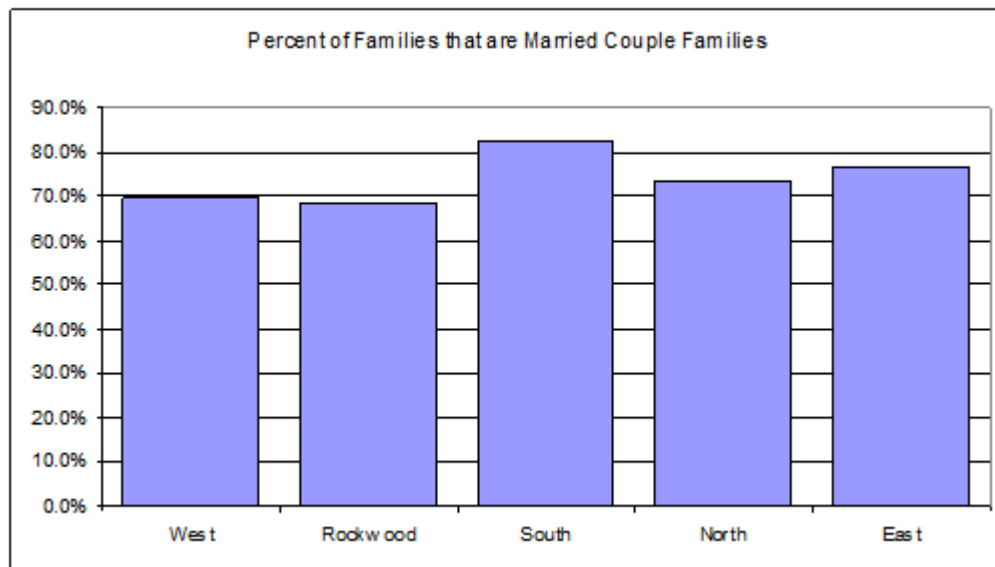
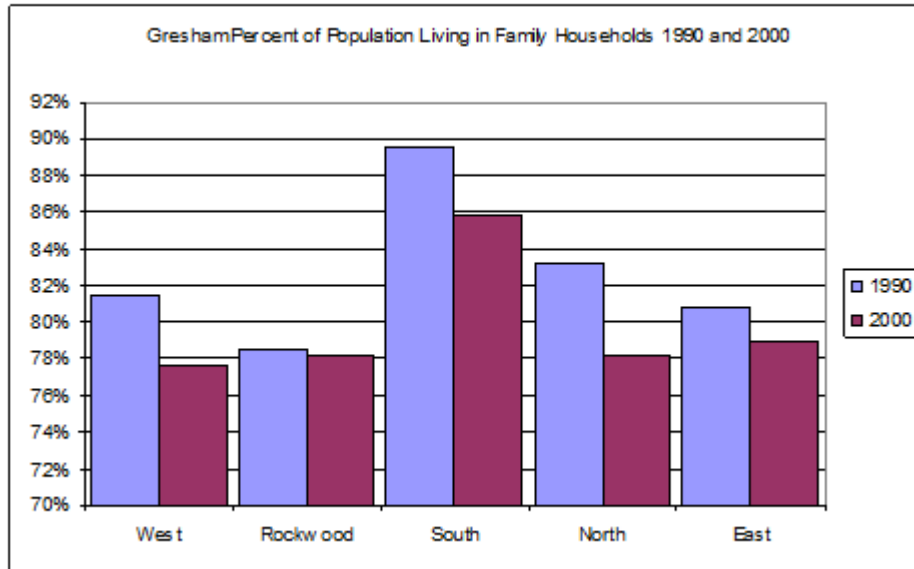
- Most population growth that occurred between 1990 and 2000 occurred in the east sub-area.
- The west sub-area has the most population within it.
- Rockwood has the highest population density (persons per sq. mile).

## AGE DISTRIBUTION AND HOUSEHOLD TYPES

The variation in age structure between the sub-areas differs mostly in the 20 to 44 year age grouping. Rockwood and the entire west sub-area have the greatest number of total population in the 20 to 44 year age group (41%). There is also considerable variation in the youngest and oldest age categories. Rockwood has the highest percentage of population in the under 5 age group (9.4%). The entire west sub-area has 9% of its overall population in the under 5 group. Most school age children (5-19 years) are found in the east sub-region (24% of total population) followed by Rockwood with 22% of its total population in the 5-19 year old age group. Rockwood also has the least amount of population in the over-65 age category (9%) the east sub-area has the most (10.6%). The percent of population by age groups is illustrated on the following graph:



The overall percentage share of Gresham’s population that lives in a family household has decreased since 1990. The decrease in the percentage of persons living in family households has been quite large in each respective area, except Rockwood. Rockwood’s share of population living in a family household has dropped far less than the other areas. The overall percentage of family households has remained substantially higher in the south sub-area, between 1990 and 2000 compared to the other sub-areas. The percent of families that are married couple families is also highest in the south sub-area.



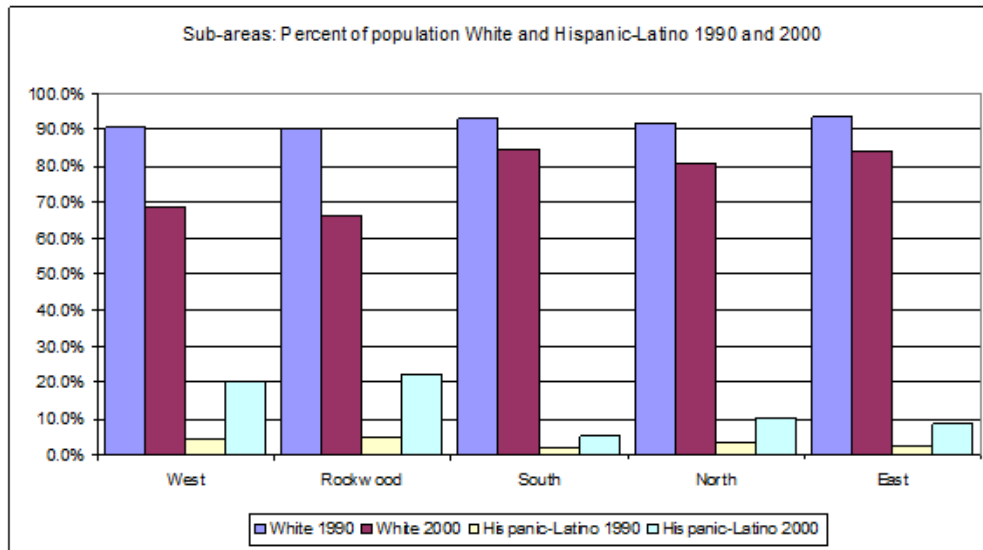
**Summary**

- Rockwood and the west sub-areas have the youngest overall populations.
- Most school-aged children (5-19 years) are found in the east and Rockwood sub-areas.
- The east sub-area has the highest percentage of elder population 65+ years).
- The south sub-area maintains the highest proportion of “traditional” (married couple) families.
- Each sub-area has, proportionally, less family households than they once did, except Rockwood.

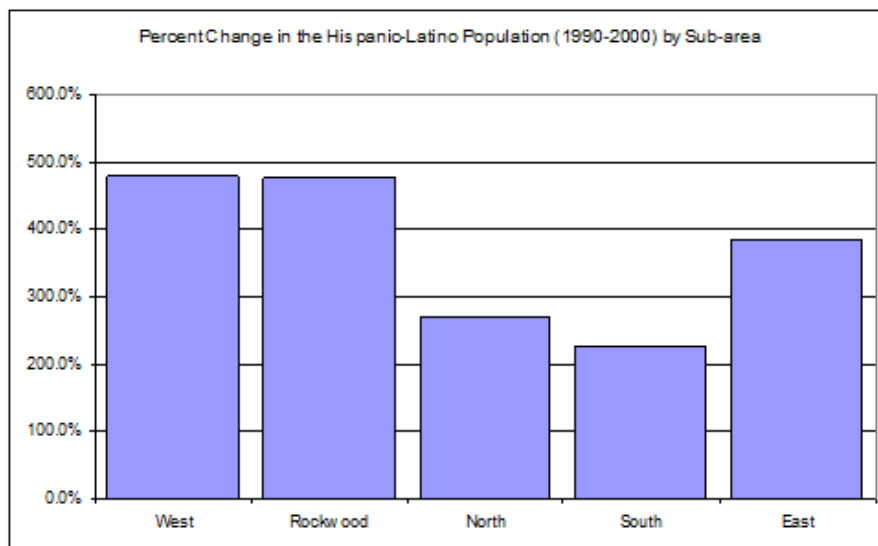


## RACE AND ETHNICITY

The racial/ethnic composition of Gresham changed dramatically between 1990 and 2000. In 1990 and 2000 Gresham’s population was over 90% white. In 2000 this proportion dropped to 79% white. Although all race and ethnic categories experienced high percentage increases in their share of total population, the Hispanic/Latino group has gained the most in the proportion share of Gresham’s total population. The change in the proportion share of Hispanic/Latino compared to the white population between 1990 and 2000, for each sub-area, is illustrated on the following graph:

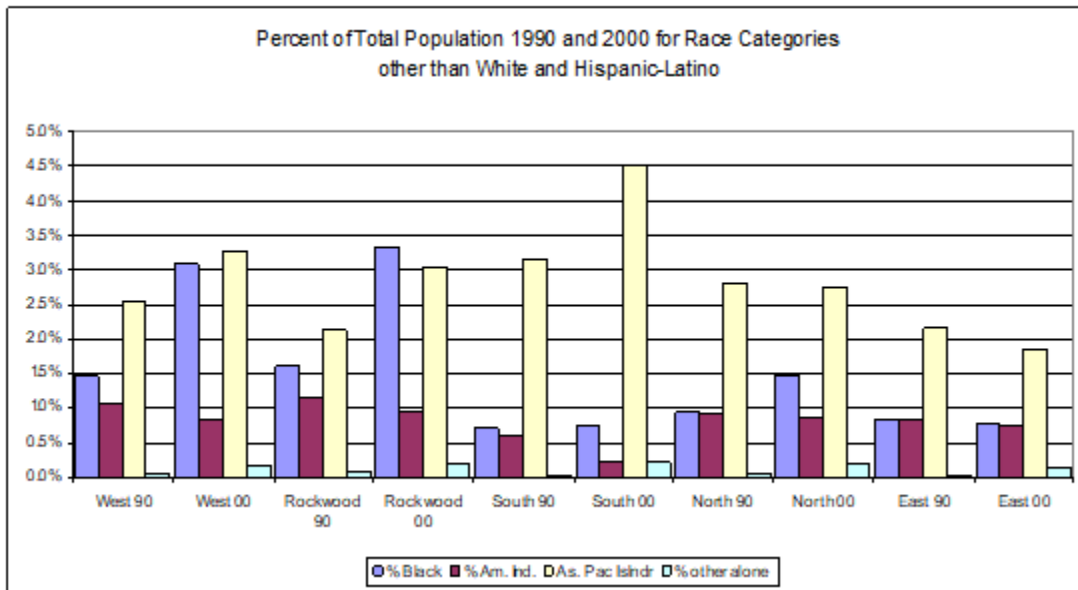


In each sub-area the Hispanic/Latino share increased while the white decreased. The gain in Hispanic/Latino population was not distributed equally across Gresham, however. Rockwood and the entire west sub-area had the largest percent gain in Hispanic/Latino population (476% and 477% respectively). The change in Hispanic/Latino population for each sub-area can be seen on the following graph:



The south sub-area had the lowest increase in the Hispanic/Latino population between 1990 and 2000. The south sub-area also maintains the largest white population (84.7%) and the smallest Hispanic/Latino (5.2%).

With the exception of the Native Americans category in the south sub-area, all of the other race categories (not white or Hispanic/Latino) gained in the share of Gresham’s total population between 1990 and 2000. The percent of the total population for the other race categories is illustrated as follows:



The Native Americans category lost 51% percent of the total population share (42 people) in the south sub-area between 1990 and 2000. The south sub-area also has the highest proportion of Asian-Pacific Islanders (4.5%).

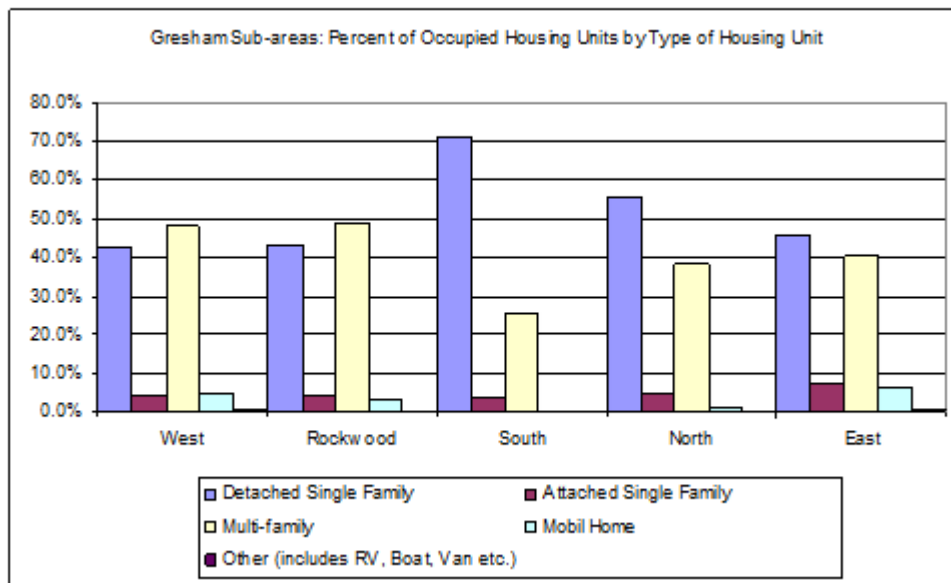
**Summary**

- The proportion of the population in race and ethnic groups changed in each sub-area between 1990 and 2000.
- The west and Rockwood sub-areas had the largest percentage gains in the Hispanic/Latino ethnic groups.
- The south sub-area has the highest proportion of Asians and white non-Hispanics.

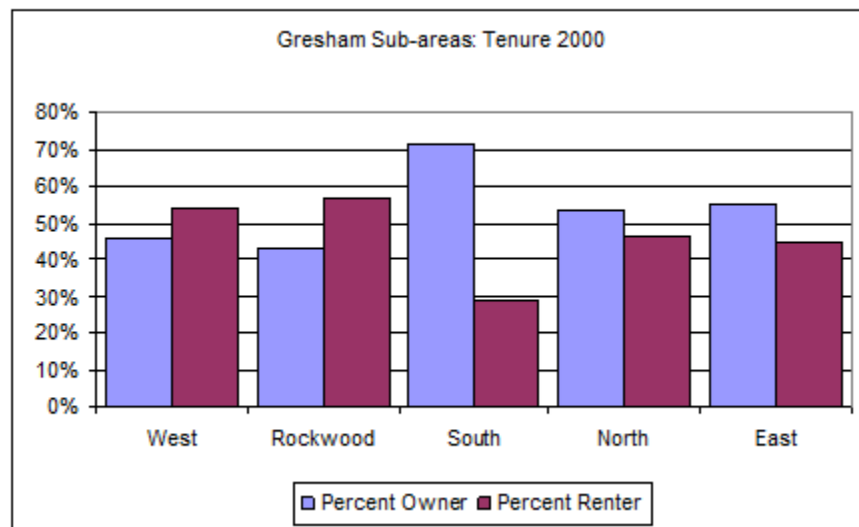
**HOUSING**

Housing choices are varied throughout Gresham’s sub-areas. The west sub-area and Rockwood have the highest proportion of multi-family housing units (48% west and 49% Rockwood). Comparatively, the south sub-area has 25% of occupied housing units that are multi-family and 71% of housing units

that are detached single-family units. The following graph illustrates the percent of occupied housing units in each sub-area by the types of housing units:

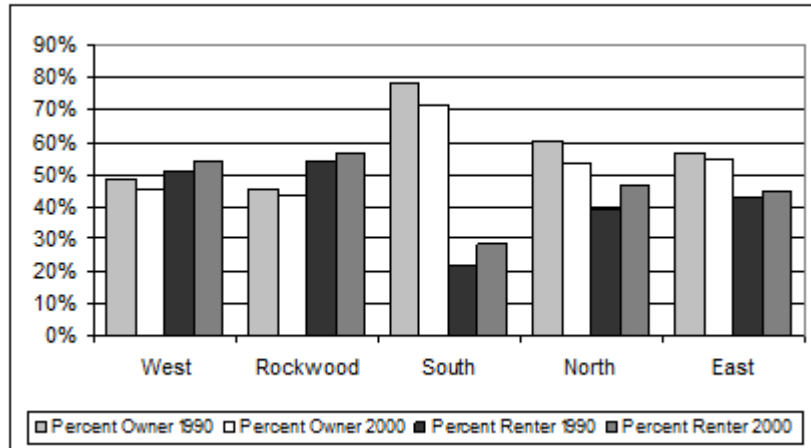


Tenure is also quite varied across Gresham. The following graph shows tenure by sub-area:

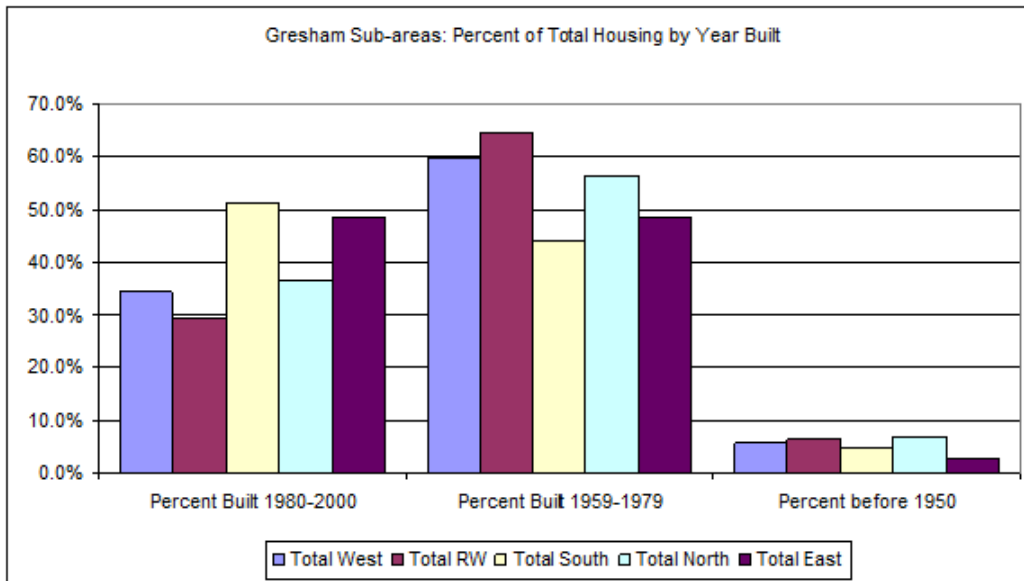


The west sub-area and Rockwood have the highest percentage of renters in the City of Gresham. The number of renters in these areas (54% in the west sub-area and 57% in Rockwood) is higher than the number of owners (46% and 43% respectively). CT 93.01 has the highest proportion of renters in all of Gresham (92.8%). The other three sub-areas have higher proportions of owners to renters. This is especially evident in the south sub-area with a 72% owner, 28% renter ratio.

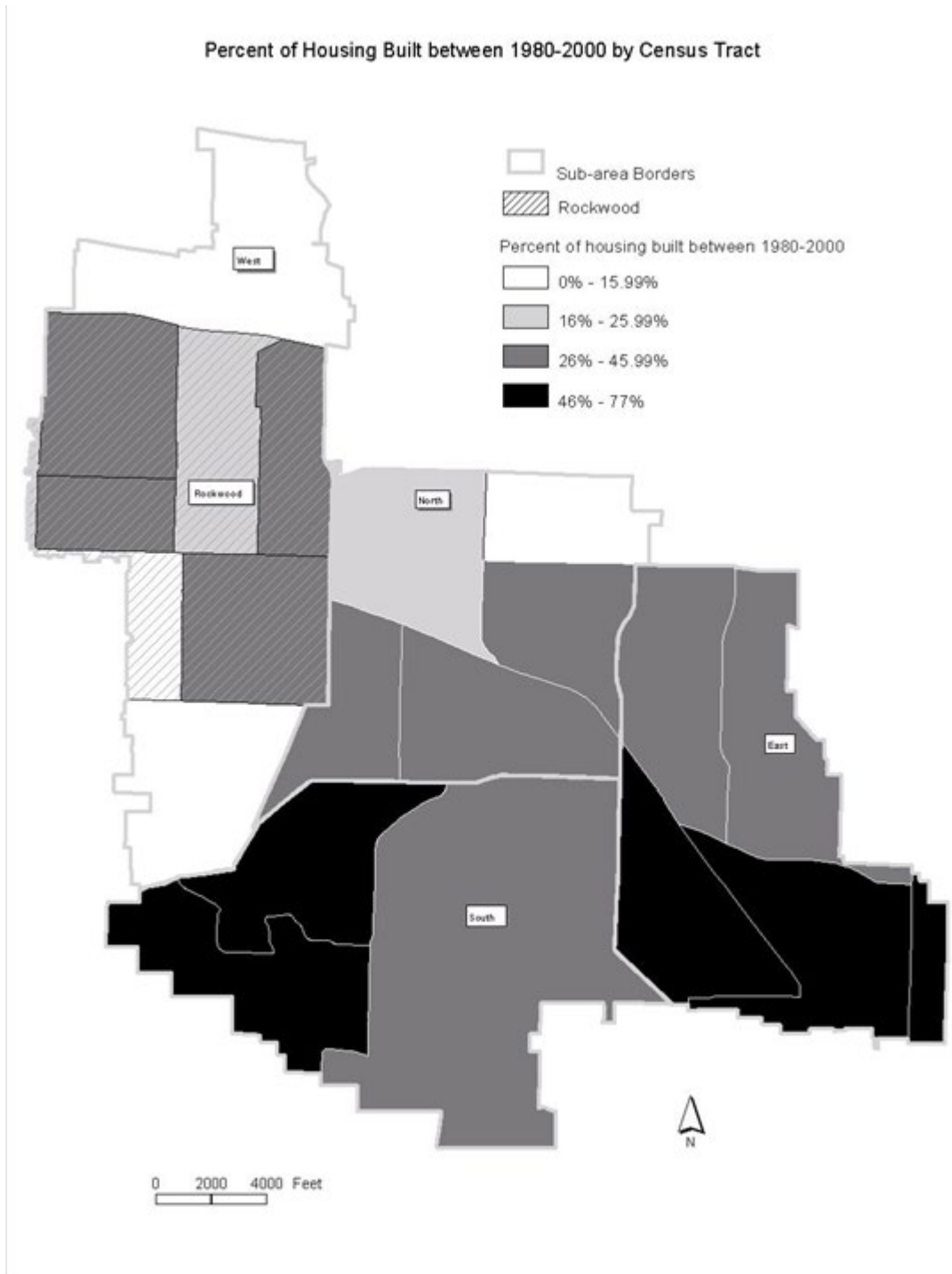
Tenure has changed in all of the sub-areas since 1990. Each sub-area now has proportionally more renters and fewer owners than there were in 1990. The following graph illustrates the share of owner occupied housing 1990 and 2000 to the share of renter occupied housing 1990 and 2000.

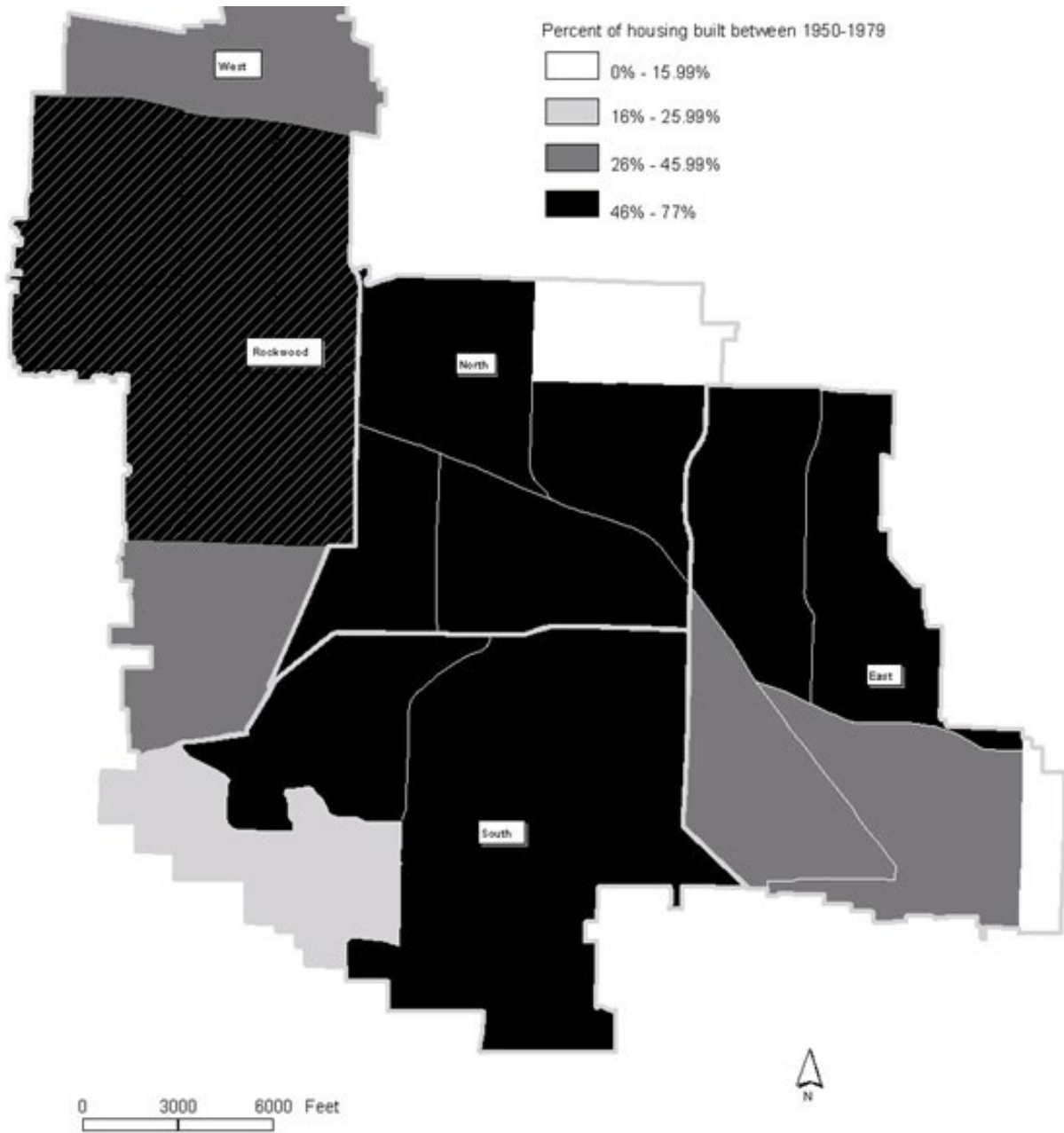


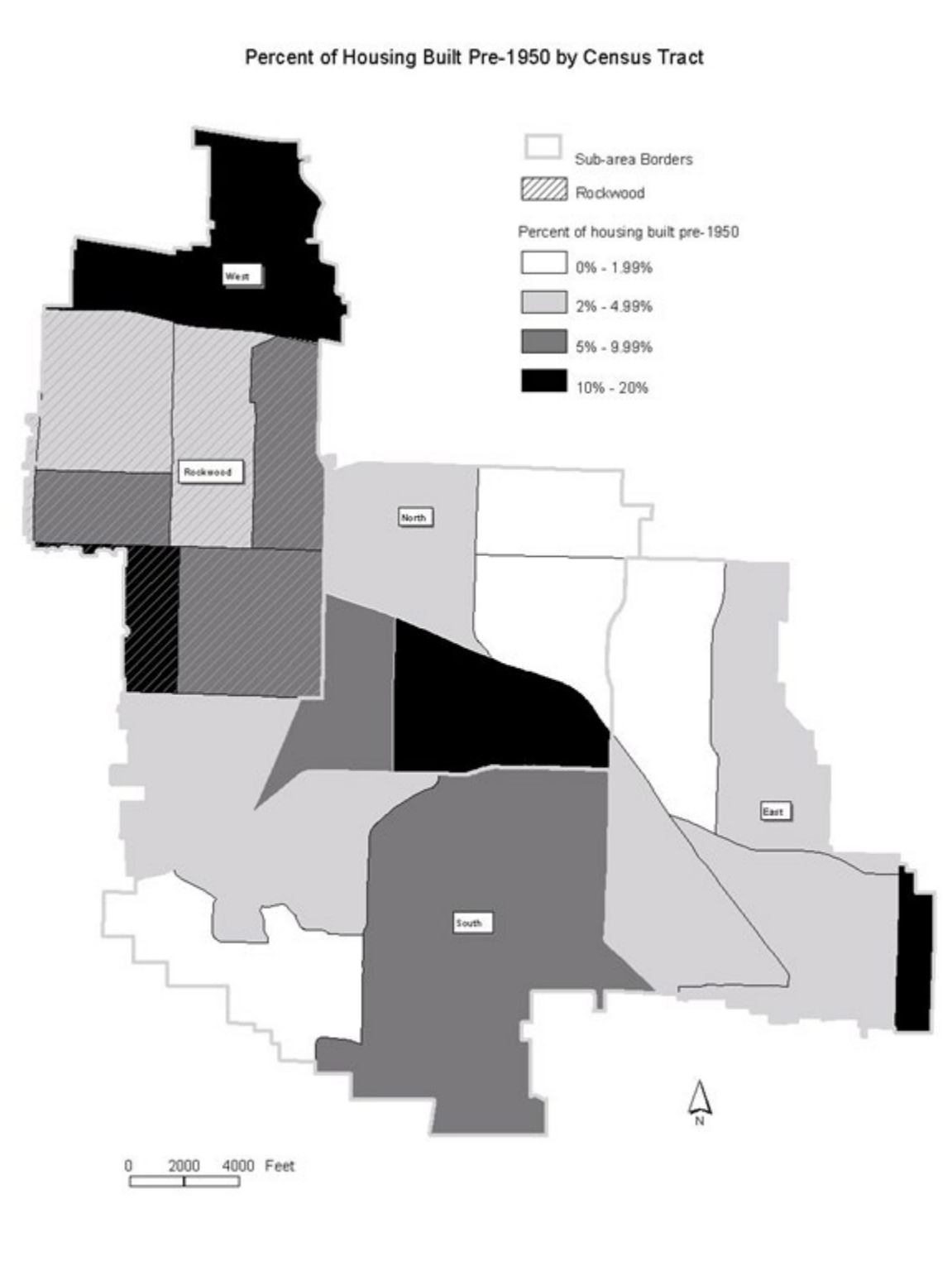
Neighborhood character can, in part, be illustrated by the distribution of the housing stock by its age. The south sub-area of Gresham has, proportionally, the most housing built between 1980 and 2000 (housing aged 20 years or less). Over half of the housing in the south-sub area is aged 20 years or less, indicating that the south sub-area has been subject to the most new development overall, thus having the newest neighborhoods. The west sub-area and Rockwood have the largest shares of housing built between 1950 and 1979 (housing aged between 20 and 50 years), which coincides with the post WWII building boom that occurred nationwide. The entire west sub-area has 60% of its housing stock between 20 and 50 years old and Rockwood has 64%. This factor identifies the west sub-area and Rockwood as an area with older, more established development. The north sub-area has the most housing built before 1949 (6.9%). The north sub-area, similar to the west sub-area is, however, dominated by housing built between 1950 and 1979 (56%). The east sub-area has an almost even distribution of new to old housing stock with 48.7% less than 20 years, 48.6% 20 to 50 years and 2.7% built before 1950. The following graph illustrates the percentages of housing by the year it was built:



The following maps show, by Census Tract the percent of housing built pre-1950, 1950-1979 and 1980-2000.







In terms of the total number of units built between 1990 and 2000, the west sub-area has had the most new development (4,247 structures). A substantial amount of the new building happened in Rockwood with 2,729 new structures accounting for 64% of the new development in the west sub-

area. The south sub-area saw the second highest number of total structures built (3,615) between 1990 and 2000.

Federal guidelines for determining affordable housing are based on the percentage amount of household income that goes to housing costs. If a household pays under 30% of gross income for housing, the housing is considered affordable. Each sub-area in Gresham has a fairly high proportion of households that spend over 30% of income on housing. Renters in Gresham are more likely to spend over 30% of their income on housing costs than owners.

**Percent of Renters' Income to Rent**

	West	Rockwood	South	North	East
Percent who pay over 30% of income to rent	44.6%	45.4%	43.1%	39.6%	40.3%
Percent who pay over 50% of income to rent	20.1%	19.8%	21.9%	18.3%	21.4%

More people who live in the west sub-area and Rockwood pay over 30% of their income to rent. The south sub-area, however, has the highest percentage, almost 22% of people, who pay over 50% of their income to rent, followed closely by the east sub-area, with approximately 21%, and the west sub-area (20%) paying over 50% of their income to rent. Over 50% of income to rent is considered very unaffordable.

**Percent of Owner's Income to Housing Costs (those holding mortgages)**

	West	NW	South	North	East
Percent paying over 30% of income to housing costs	30.3%	31.9%	25.8%	30.8%	30.6%
Percent paying over 50% of income to housing costs	10.7%	9.4%	6.1%	8.1%	8.4%

The west sub-area and Rockwood also have proportionally the most people paying over 30% of their incomes to housing costs. These figures coincide well with the lower median incomes also found in the west sub-area and Rockwood. Although housing costs may be lower in these areas they are still relatively unaffordable to the lower income people who live there, which is also evident in the proportions of persons living in poverty.

**Summary**

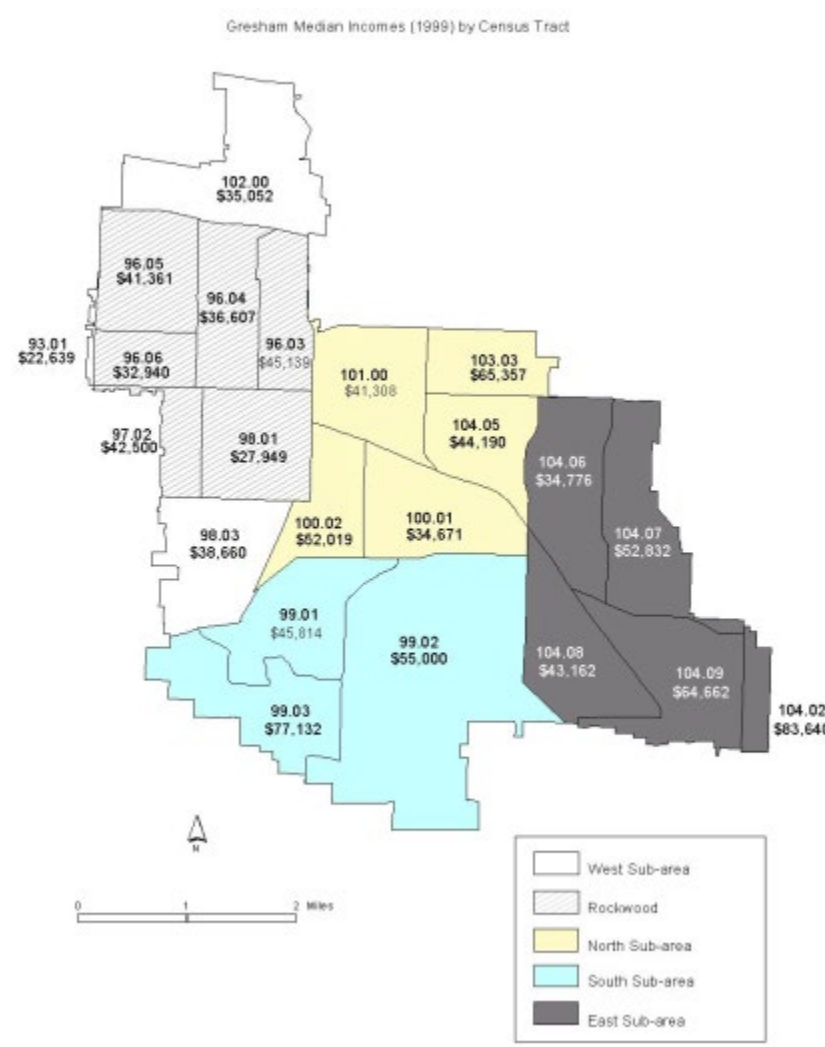
- Housing choices greatly vary among the sub-areas.
- The west and Rockwood sub-areas have the highest percentage of renters versus owners.
- The south sub-area has the highest percentage of owners versus renters.
- Proportionally, the south sub-area has the most new housing stock (built 1980-2000).
- The west and Rockwood sub-areas have the most post WWII housing (built 1950-1979).
- The west sub-area has had the most new building between 1990 and 2000.



- Renters find the north sub-area the most affordable (the lowest percentage of those paying over 30% of income to rent).
- Rockwood has the least affordable housing in regard to the renters who live there (the highest percentage of people paying over 30% of income to rent).

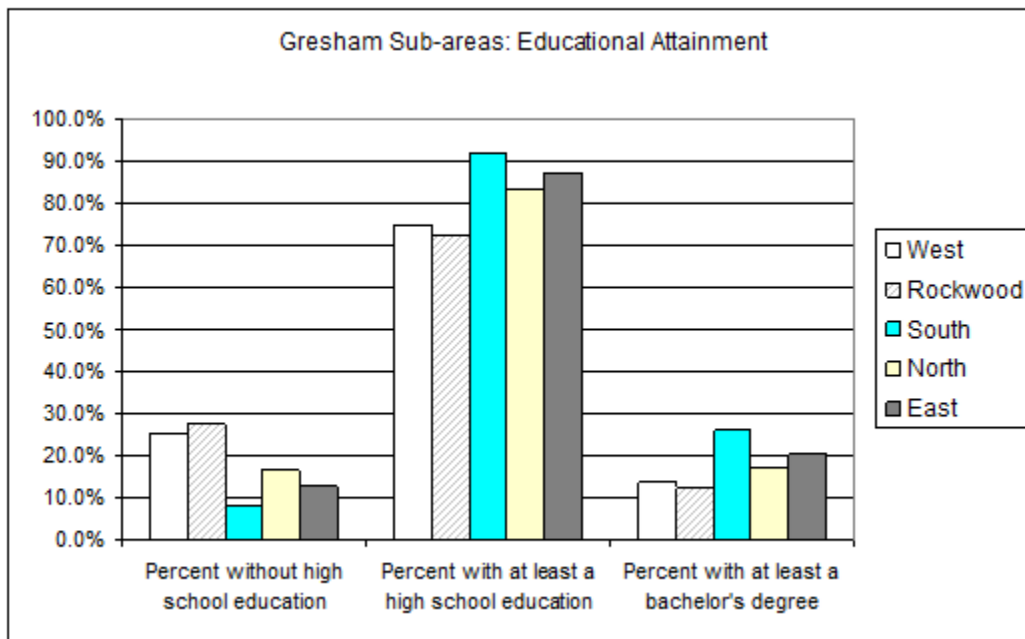
### INCOME, EDUCATION AND POVERTY

The distribution of wealth and poverty is very unequal across Gresham. Some of the sub-areas trend toward quite wealthy while others are burdened with high rates of poverty. The west sub-area has the lowest median household incomes in Gresham. Only one census tract in the west sub-area has a median household income over the city median. Several of the census tracts in the west sub-area have median household incomes significantly below the City’s. Census tracts 93.01 and 98.01 have median household incomes that are under \$30,000 the lowest in the entire city. Conversely, the south sub-area has each of its census tracts with median household incomes over the city’s median

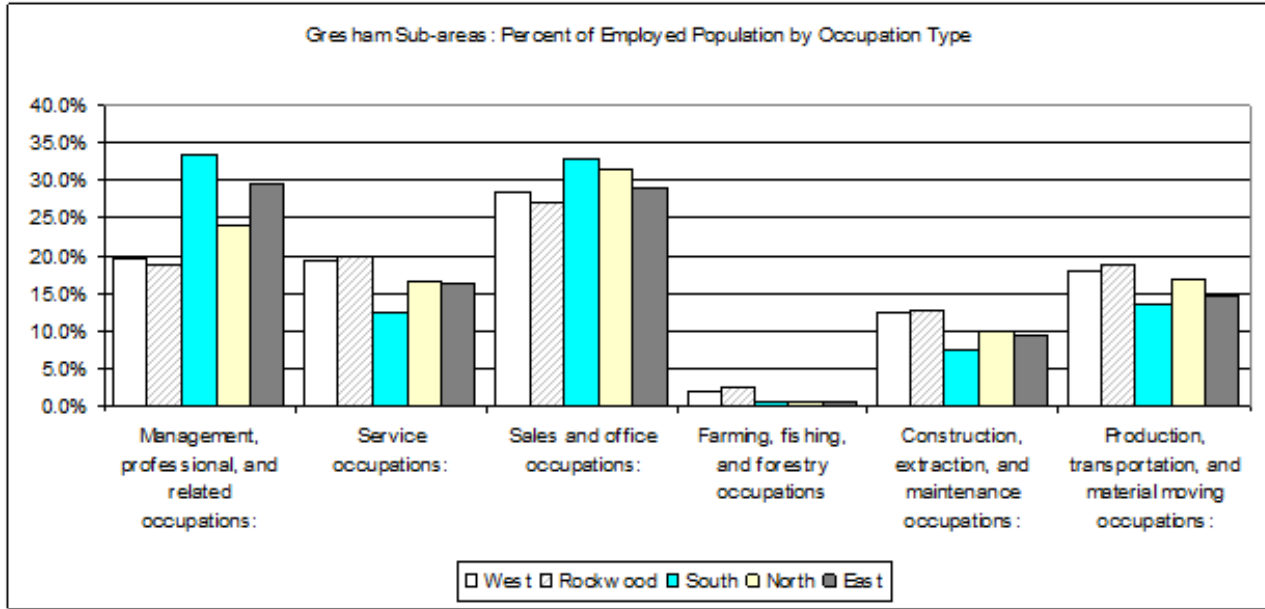


The north sub-area has two census tracts with median household incomes under the city median and three over. The east sub-area contains the census tract (104.02) with the highest median household income in the entire city of \$83,640. The east sub-area also has two census tracts with median household incomes under the city median.

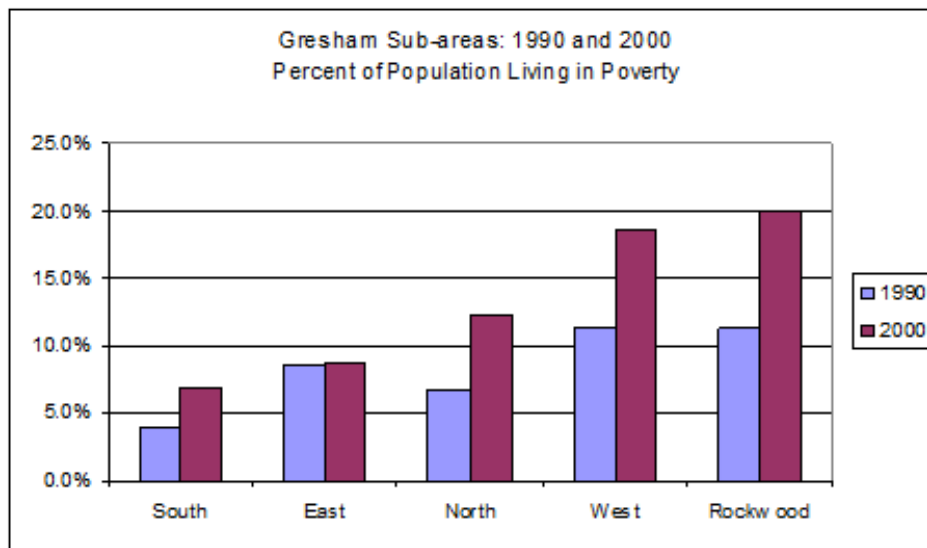
The level of educational attainment in the City of Gresham varies quite a bit between the sub-areas (level of education is based on a sample population of those 25 years and older). The south sub-area has the highest percentage (91.7%) of the population that has at least a high school education (high school education includes graduates and those with equivalencies) and the highest percentage of the population that has at least a bachelor’s degree (26%). The east sub area has the next highest proportion of the population that has at least a bachelor’s degree (20%). Conversely, Rockwood has the highest percentage of the population that has less than a high school education (27.5%). The west sub-area as a whole has 25% of the population with less than a high school education. Census tract 93.01 has 43.3% of the population with less than a high school education; the highest proportion in the city, CT 98.01 is next with 36%.



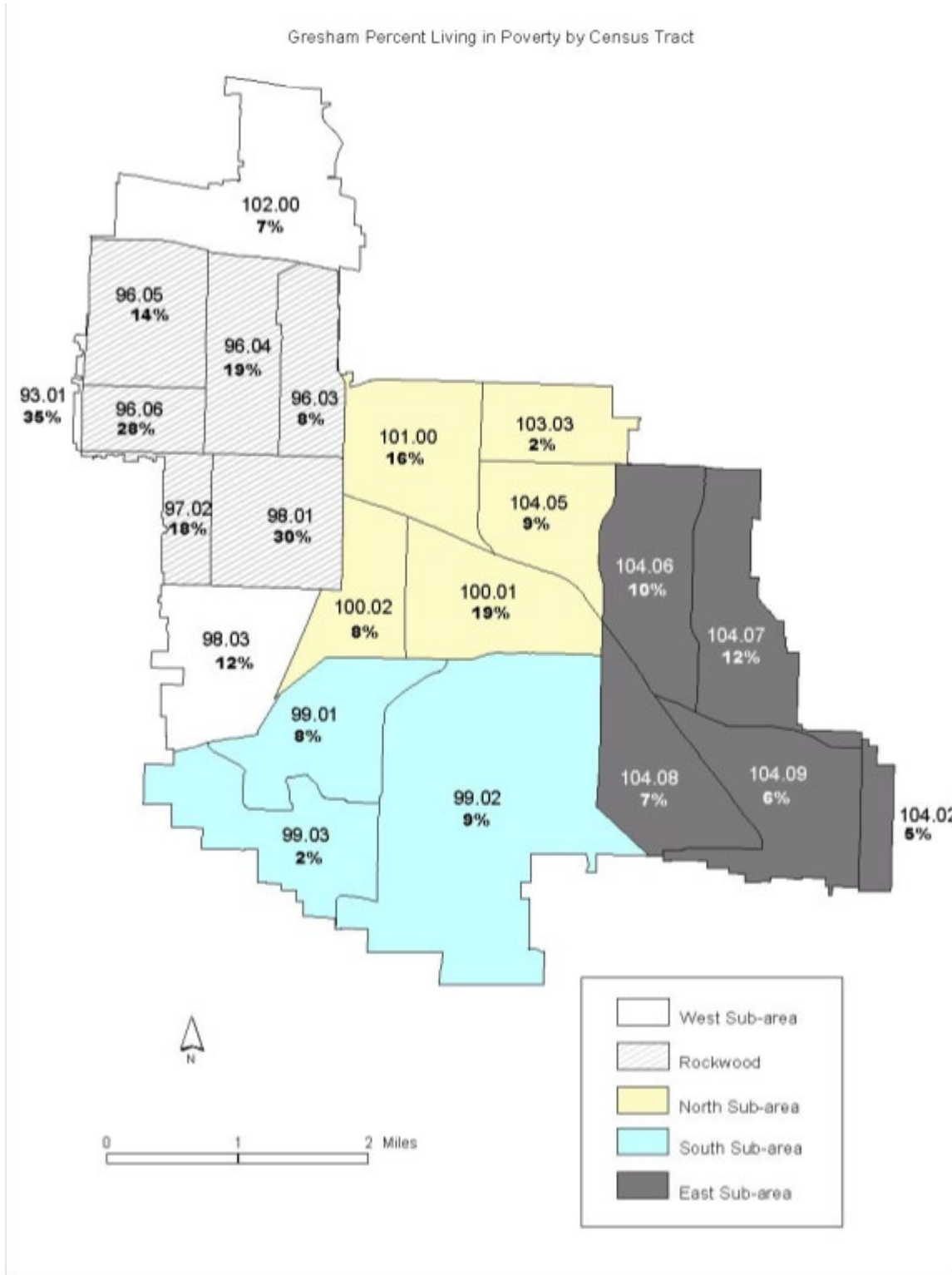
The type of occupations people are employed in is reflective of their educational attainment. The south and east sub-areas have the highest levels educational attainment in Gresham; they also have the highest proportion of the working population in the professional and management types of occupations (occupation is based on a sample population of employed civilian persons 16 years and over).



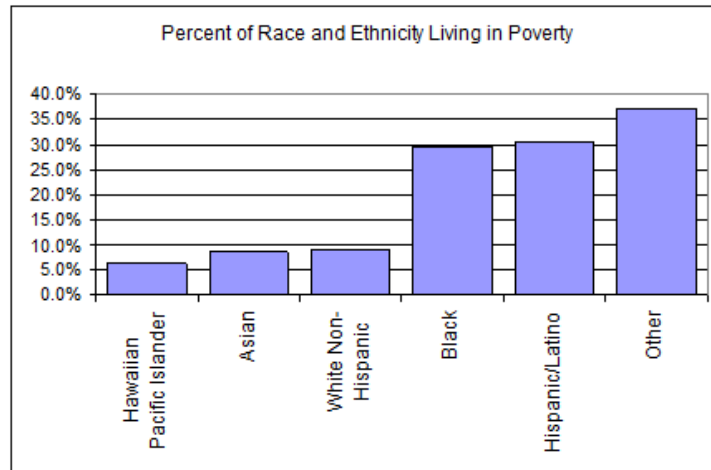
The proportion of persons living in poverty has risen throughout Gresham between 1990 and 2000. In most of the sub-areas the change in the percentage of persons living in poverty has doubled. Poverty is, however, concentrated in the west sub-area of Gresham and especially in Rockwood. The levels of poverty in the west sub-area (18.7%) and Rockwood (20.5%) far exceed the level of poverty in the entire city (12.5%). Individual census tracts within Rockwood have very high rates of poverty. For example, CT 93.01 has a poverty rate of approximately 35%, CT 98.01, 30% and CT 96.06 approximately 28%. Each of the other three sub-areas has poverty levels below the city rate. The east sub-area experienced the least amount of change in the overall proportion of persons living in poverty and the south sub-area maintains the lowest poverty rate in the city. Poverty by sub-area for 1990 and 2000 can be seen on the following graph:



Poverty by census tract is illustrated on the following map:



Poverty in Gresham is not only concentrated geographically; it is also more prominent in specific racial and ethnic minorities. Although the white population represents 79% of Gresham’s total population, only 9% of the white non-Hispanic population lives in poverty. Asians (8.6%) and native Hawaiian/Pacific Islanders (6.2%) also have lower proportions of their populations living in poverty compared to the other race/ethnic groups. The Black and African American group, although a very small percentage of the population in Gresham (1.8%), have 29% of their population living in poverty. Hispanic/Latinos in Gresham find 30% of their population in poverty and those who claim “Other” as their race/ethnicity have 37%.



## Summary

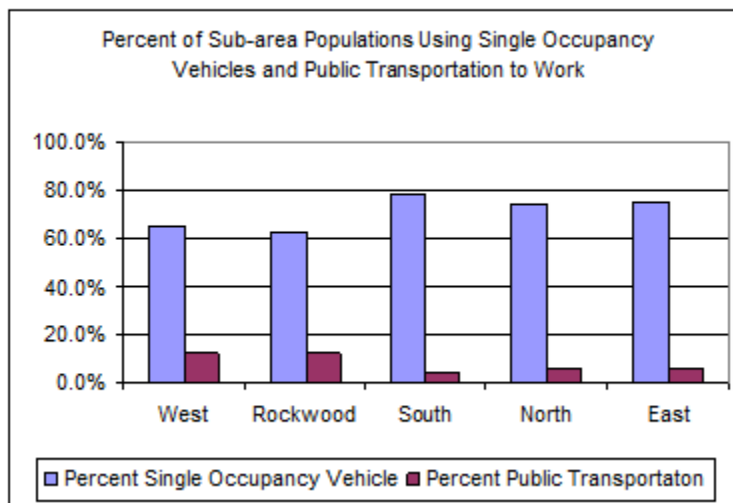
- Median incomes vary quite dramatically across Gresham, from \$22,639 in Census Tract 93.01 to \$83,640 in Census Tract 104.02.
- The level of educational attainment also varies throughout Gresham.
- The south sub-area has the highest percentage with at least a bachelor’s degree (26%).
- Rockwood has the highest percentage with less than a high school education (27.5%).
- Poverty has risen throughout Gresham, but is not equally distributed.
- The west and Rockwood sub-areas have the highest concentration of poverty, up to 35% in Census Tract 93.01.
- The south sub-area has the least amount of population living in poverty; the east sub-area has experienced the least amount of change in the proportion of persons living in poverty since 1990.
- Those who claim “other” as their race/ethnicity find 37% of their population living in poverty; Hispanic/Latinos have 30% of their population living in poverty.
- White non-Hispanics have proportionally the lowest numbers living in poverty.

## PLACE OF EMPLOYMENT AND TRAVEL MODES

People living in the east sub-area of Gresham are the most likely to also work in Gresham. Almost 32% of people living in the east sub-area work in Gresham. This is quite a bit higher than Gresham’s overall 26%. The west sub-area and Rockwood have the highest proportions (each about 80%) of people working outside of Gresham.

	West	Rockwood	South	North	East
Percent worked in place of residence	20.2%	20.0%	28.2%	26.8%	31.6%
Percent worked outside place of residence	79.8%	80.0%	71.8%	73.2%	68.4%

The most popular mode of transportation to work is single occupancy vehicles (SOV). Each sub-area has the highest proportion of its working population using SOVs to get to work. Rockwood has the least number of people using SOVs to get to work and the most people using public transportation or carpooling. The Metropolitan Area Express (MAX) light rail line runs through the west sub-area and Rockwood. MAX services Portland and as far west as Beaverton/Hillsboro. The accessibility to MAX in these areas surely contributes to the higher number of people using public transportation than by those in the areas that are not as well served. The west sub-area and Rockwood, as previously stated, also have the highest proportions of the lowest median incomes and the highest rates of poverty. It is likely that the lower income levels play a part in the mode choice of the people in the west sub-area and Rockwood, as lower income people tend to have less access to private vehicles.



### Summary

- Most of Gresham’s working population finds employment outside of Gresham.
- The east sub-area has the highest proportion of workers who work in Gresham.
- The west and Rockwood sub-areas have the highest proportion of workers who are employed outside of Gresham.

- Most people commute by means of single occupancy vehicles.
- The west and Rockwood sub-areas have the highest percentages of people who use public transportation to get to work.

## CONCLUSIONS

The City of Gresham can generally be characterized as a medium sized suburban city. Households with children dominate Gresham's population and working adults are still more likely to commute to the area's major city (Portland) for employment. Like many other suburban cities Gresham is currently experiencing a trend toward a more urban demographic balance. A greater proportion of Gresham's population is made up of ethnic minorities, specifically Hispanic/Latinos than was once the case. Gresham's poverty population has also grown significantly over the past decade, following a national trend of suburban poverty becoming a more common phenomenon than it once was. The demographic changes that have occurred in Gresham have happened in geographic concentrations found primarily in the west sub-area and most predominantly in the Rockwood section. The east and south sub-areas have the greatest share of higher incomes and levels of education and the lowest levels of poverty. Ethnically, the south sub-area has maintained the highest concentration of whites and also has the largest proportion of Asians in Gresham. The north sub-area has the closest balance of wealth and poverty, although these factors are found concentrated in various census tracts throughout the north sub-area and are not evenly dispersed.