

# **Portland Metropolitan Area Trends & Opportunities 2010-2030**

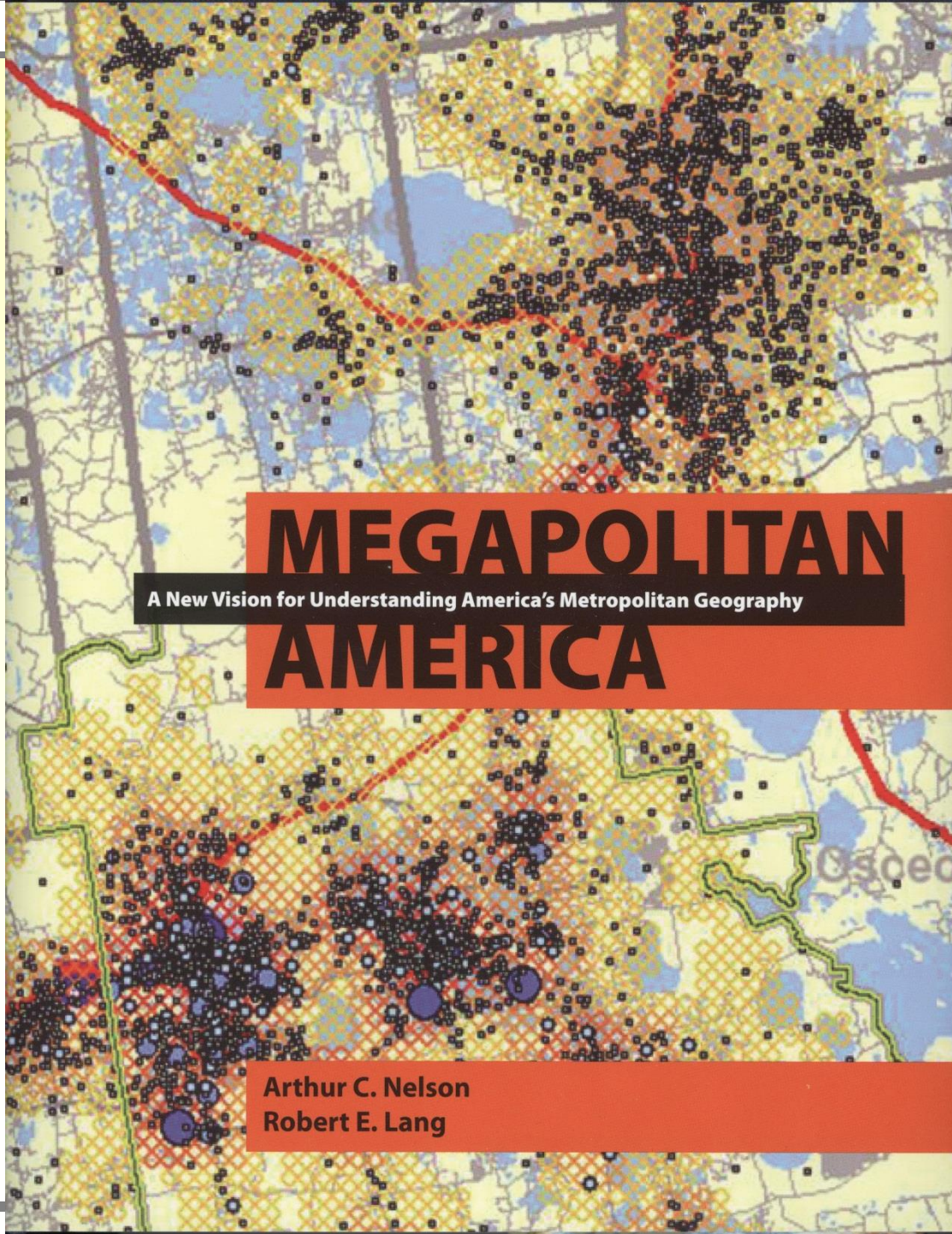
**Arthur C. Nelson, Ph.D., FAICP**

**Executive Director, Metropolitan Research Center**

**Co-Director, Master of Real Estate Development**

**University of Utah**

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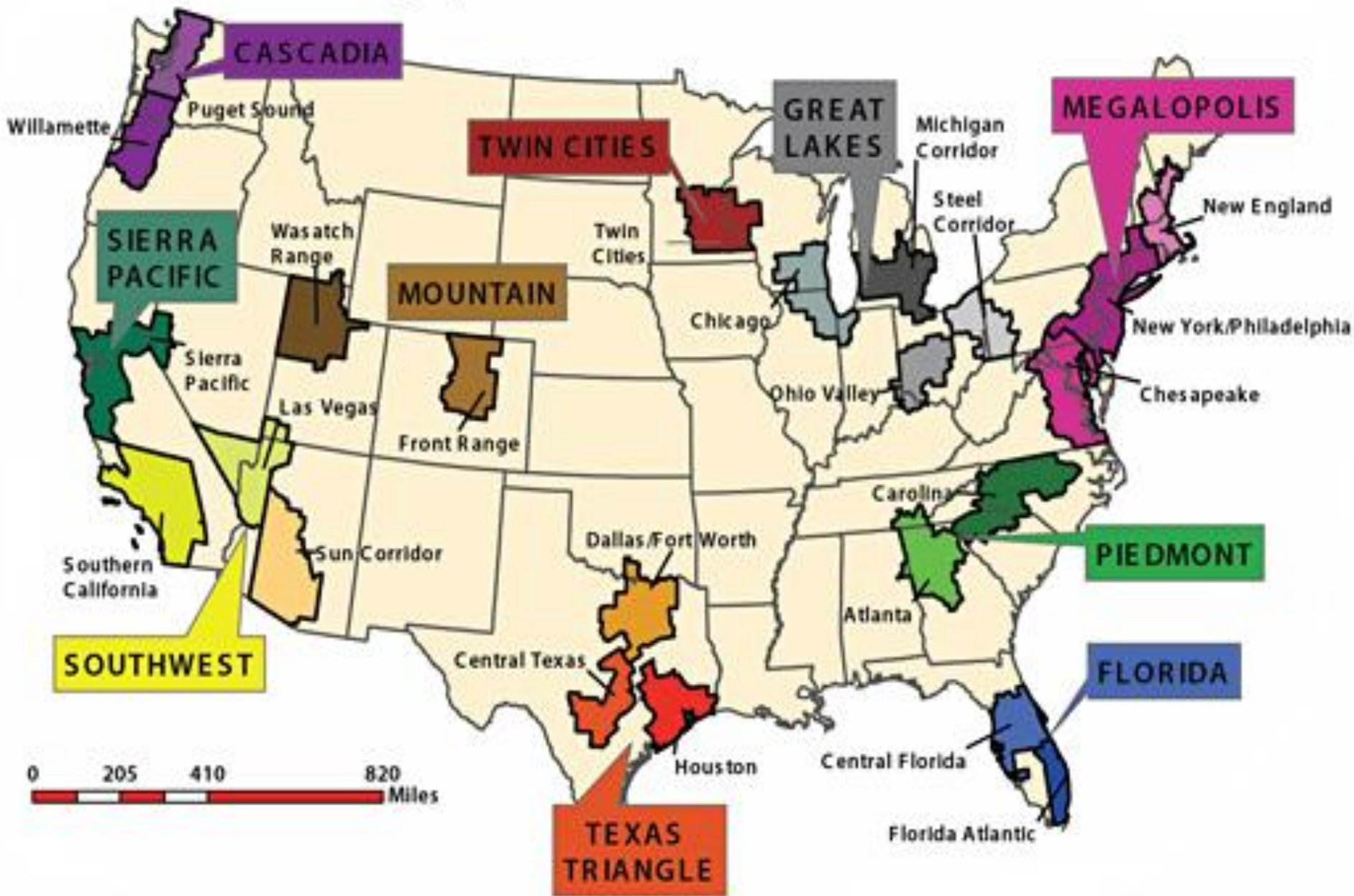


# MEGAPOLITAN AMERICA

A New Vision for Understanding America's Metropolitan Geography

Arthur C. Nelson  
Robert E. Lang

# Megapolitan America/48 States



FOREWORD BY CONGRESSMAN EARL BLUMENAUER

# Reshaping Metropolitan America

*Development Trends  
and Opportunities to 2030*



ARTHUR C. NELSON

# Population Change 2010-2030 (*thousands*)

<b>Metric</b>	<b>US</b>	<b>Oregon</b>	<b>Clackamas</b>	<b>Multnomah</b>	<b>Washington</b>	<b>Yamhill</b>	<b>Clark</b>	<b>Portland MSA</b>
2010 Population	309,350	3,839	377	738	532	99	427	2,233
2030 Population	373,924	4,787	474	802	851	128	762	3,089
2010-2030	64,575	948	97	64	319	29	335	856
2010-2030 Percent	21%	25%	26%	9%	60%	29%	79%	38%

**Source:** Arthur C. Nelson, adapted from Woods & Poole

# Household Change 2010-2030

*(thousands)*

Metric	US	Oregon	Clackamas	Multnomah	Washington	Yamhill	Clark	Portland MSA
2010 Households	116,945	1,522	146	306	202	35	159	871
2030 Households	143,232	1,929	189	337	331	46	291	1,223
2010-2030	26,287	407	43	31	129	11	133	352
2010-2030 Prcnt	22%	27%	30%	10%	64%	32%	84%	40%

Source: Arthur C. Nelson, adapted from Woods & Poole

# Population Race/Ethnicity Change 2010-2030

Metric	US	Oregon	Clackamas	Multnomah	Washington	Yamhill	Clark	Portland MSA
2010 New Maj.	107,438	722	49	183	146	18	65	464
2030 New Maj.	163,087	1,413	116	300	378	35	165	1,000
2010-2030	55,649	691	66	117	232	16	101	536
2010-2030 Pct	52%	96%	135%	64%	160%	89%	156%	115%
Change Share	86%	73%	68%	100%	73%	56%	30%	63%

Source: Arthur C. Nelson, adapted from Woods & Poole

# Population 65+ Change 2010-2030

Metric	US	Oregon	Clackamas	Multnomah	Washington	Yamhill	Clark	Portland MSA
2010 65+	40,331	534	51	78	53	13	49	253
2030 65+	72,337	980	104	115	126	27	139	529
2010-2030	32,006	446	53	37	73	13	90	276
2010-2030 Pct	79%	83%	103%	48%	137%	100%	184%	109%
Change Share	50%	47%	54%	58%	23%	46%	27%	32%

Source: Arthur C. Nelson, adapted from Woods & Poole.



# Net Change in Households by Type, 2010-2030

Metric	US	Oregon	Clackamas	Multnomah	Washington	Yamhill	Clark	Portland MSA
HHs w/Kids 2010	30%	27%	30%	25%	34%	32%	33%	30%
HHs w/Kids Share 2010-30	14%	12%	12%	0%	26%	19%	26%	19%
HHs w/o Kids 2010	70%	73%	70%	75%	66%	68%	67%	70%
HHs w/o Kids Share 2010-30	86%	88%	88%	100%	74%	81%	74%	81%
Single HHs 2010	27%	27%	24%	33%	25%	22%	23%	27%
Single HHs Share 2010-30	53%	52%	60%	55%	40%	34%	37%	45%

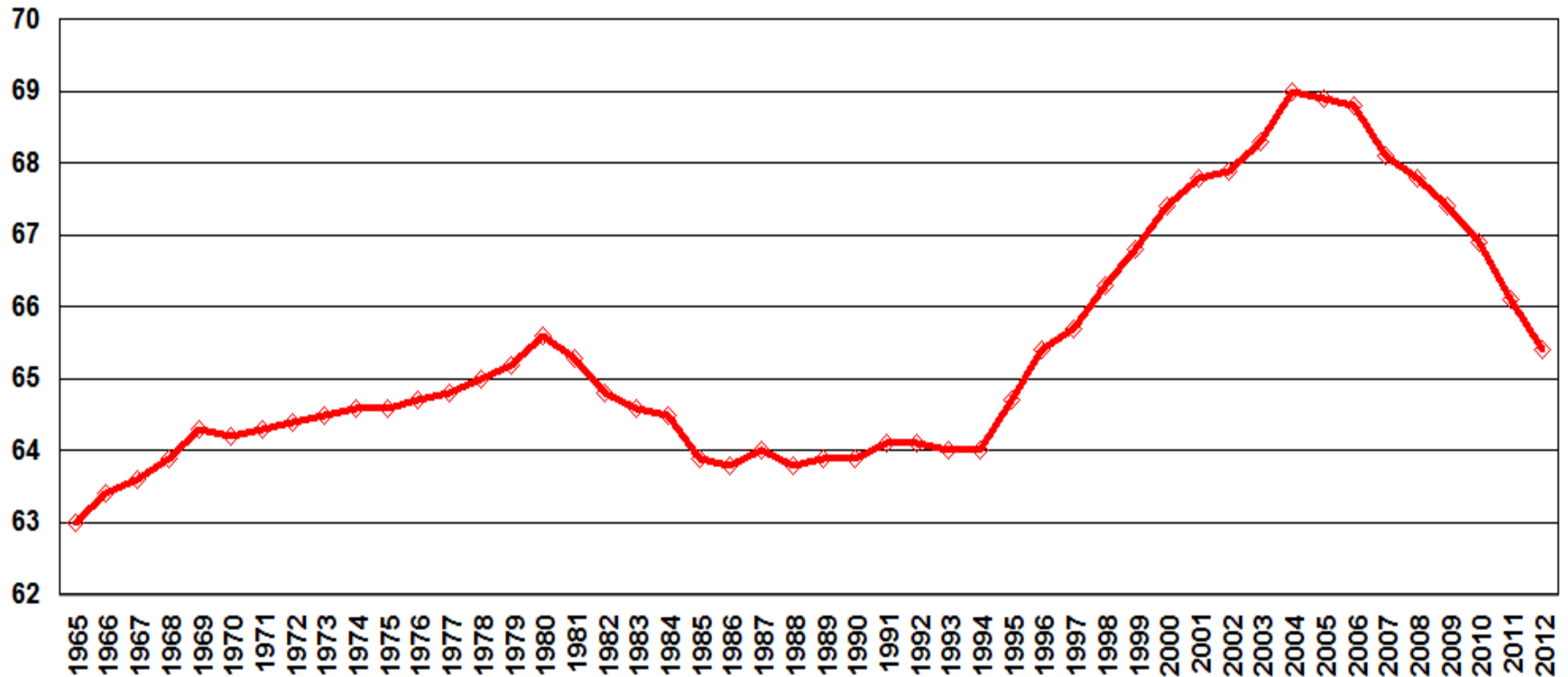
Source: Arthur C. Nelson

# Net Change in Households by Age, 2010-2030

Metric	US	Oregon	Clackamas	Multnomah	Washington	Yamhill	Clark	Portland MSA
<b><i>Share of HH Change 1990-2010</i></b>								
HHs <35	0%	9%	1%	19%	15%	7%	10%	12%
HHs 35-64	78%	70%	71%	81%	69%	70%	69%	73%
HHs 65	<b>22%</b>	<b>23%</b>	<b>30%</b>	<b>0%</b>	<b>17%</b>	<b>25%</b>	<b>21%</b>	<b>16%</b>
<b><i>Share of HH Change 2010-2030</i></b>								
HHs <35	11%	13%	15%	0%	24%	11%	19%	18%
HHs 35-64	14%	17%	4%	22%	36%	34%	38%	31%
HHs 65	75%	71%	81%	78%	40%	55%	43%	50%

Source: Arthur C. Nelson

# Home Ownership Rates US 1965-2012



Source: Adapted from Census

# Conservative Tenure Change, 2010-2030

Metric	US	Oregon	Clackamas	Multnomah	Washington	Yamhill	Clark	Portland MSA
<b><i>Baseline 2010</i></b>								
Home Owners	76,133	946	101	167	124	24	104	537
Renters	40,812	576	45	139	78	11	54	333
Ownership Rate	65.1%	62.2%	69.3%	54.6%	61.2%	67.8%	65.8%	61.7%
<b><i>Analysis 2010-30</i></b>								
Homeowners	89,691	1,153	127	175	191	30	188	724
Renters	53,540	777	63	161	140	16	104	499
Ownership Rate	62.6%	59.7%	66.9%	52.0%	57.7%	65.3%	64.4%	59.2%
Owner Change	13,558	206	25	8	67	6	83	187
Renter Change	12,728	201	18	23	62	5	49	165
HH Change	26,287	407	43	31	129	11	133	352
Owner Share	52%	51%	59%	27%	52%	58%	63%	53%
Renter Share	48%	49%	41%	73%	48%	42%	37%	47%

**Source: Arthur C. Nelson**

# Jobs & Space, 2010-2030

Metric	US	Oregon	Clackamas	Multnomah	Washington	Yamhill	Clark	Portland MSA
<b><i>Jobs (thousands)</i></b>								
2010	157,249	1,997	196	536	267	36	166	1,217
2030	205,447	2,637	274	656	404	50	272	1,677
2010-2030	48,198	640	78	120	137	14	106	460
2010-2030 Percent	31%	32%	40%	22%	52%	38%	64%	38%
<b><i>Space (millions)</i></b>								
2010	83,349	1,083	106	295	155	21	83	669
2030	106,908	1,415	149	361	228	29	136	915
Change 2010-30	23,558	331	43	66	73	8	53	246
Recycled 2010-30	52,924	722	72	156	142	14	93	495
Built 2010-30	76,482	1,054	115	222	215	22	146	740
Percent of 2010	92%	97%	108%	75%	139%	105%	177%	111%

**Source: Arthur C. Nelson**

# What Does This Mean?

We need to get over the Baby Boom time warp.

Nonresidential redevelopment will be massive.

The demand for most new jobs and multifamily residential development can be met on existing parking lots.

***Thank You***