



Housing Existing Conditions

Parkrose Community Plan

July 2021



THE BUREAU OF
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Parkrose Community Plan

Housing Existing Conditions Report

The Parkrose neighborhood is located in Northeast Portland. The neighborhood is bounded by Interstate 84 to the south and interstate 205 to the west. Marine drive runs along the Columbia River at the northern edge. NE 122nd Ave runs along the eastern border of the neighborhood. Sandy Boulevard bisects the neighborhood, which intersects NE 102nd Ave and NE 122nd Ave.



Map 1 – City of Portland, Bureau of Planning and Sustainability (ESRI)

Key Takeaways

Housing market and demographic trends in Parkrose closely mirror those of Portland, as housing becomes more expensive and higher income households take residence in the city and the neighborhood. For both Portland and Parkrose, the share of households living above the poverty level and households not reporting being housing cost burden increased from 2010 to 2019. Following the trend of steadily increasing home prices in Portland, the sale price of single-family homes rose significantly in Parkrose; however, the cost of single-family homes in Parkrose increased at a higher rate during the decade than for Portland as a whole. At the same time, the percentage of renters residing in single-family homes declined significantly in Parkrose, highlighting a decrease in opportunities for larger renter households to occupy units geared toward families.

Demographic Trends

Of the ethnic and racial groups identified within the community, White non-Hispanic and Asian comprise the largest segments of the population. This represents a modest change in Parkrose's demographic composition from 2010 when Whites represented a lower—yet, still the highest—proportion of residents at 57%, Blacks held a higher share at 16%. Since 2010, the number of Black residents in Parkrose has declined more than any other group (59%) with 288 currently in residence.

Race	2010	2019	2010	2019
White alone, not Hispanic	57%	65%	2,547	2,723
Another race alone, not Hispanic	2%	0%	78	8
Asian alone, not Hispanic	12%	11%	555	456
Black alone, not Hispanic	16%	7%	703	288
Hawaiian or Pacific Islander alone, not Hispanic	0%	1%	-	37
Hispanic or Latino	8%	10%	362	426
Native American alone, not Hispanic	0%	1%	-	59
Two or more races, not Hispanic	6%	5%	254	203
Total Population	100%	100%	4,490	4,200

Figure 1 – Source: 2019 American Community Survey; US Census Bureau

School Enrollment

School Enrollment Year	Parkrose Enrollment	% Change Parkrose Enrollment	Portland Enrollment	% Change Portland Enrollment
2015-2016	3,328	-	48,383	-
2016-2017	3,238	-2.70%	48,198	-0.38%
2017-2018	3,198	-1.24%	48,651	0.94%
2018-2019	3,066	-4.13%	48,677	0.05%
2019-2020	3,068	0.07%	48,559	-0.24%

Figure 2 – Source: 2019 American Community Survey; US Census Bureau

School enrollment for the Parkrose School District has fallen steadily from 2010 to 2019. The district lost 367 total students overall, from 3,435 students to 2,977—a decrease of 10.7%.

Homeless Student School Enrollment

School Enrollment Year	Parkrose			Portland		
	Enrollment	Homeless Students	Percent Homeless	Enrollment	Homeless Students	Percent Homeless
2015-2016	3,328	279	8.38%	48,383	1,434	2.96%
2016-2017	3,238	275	8.49%	48,198	1,509	3.13%
2017-2018	3,198	210	6.57%	48,651	1,141	2.35%
2018-2019	3,066	176	5.74%	48,677	1,217	2.50%
2019-2020	3,068	167	5.44%	48,559	1,109	2.28%

Figure 3 – Source: 2019 American Community Survey; US Census Bureau

Parkrose experienced a 40% decline in the reported number of homeless students enrolled in school from 2010 to 2019. In 2010, the rate of student homelessness in Parkrose was nearly 3 times the rate of Portland. By 2019 the disparity between the rate of student homelessness for Parkrose has fallen to just over double that of Portland. However, the Parkrose School District indicates that the rate of homelessness among high school students is higher than the overall rate. In the 2021-2022 school year, the school district indicated that there were 82 high school students identified as homeless out of the 952 total students enrolled at Parkrose High School, or nearly 9% of the high school population.

Residential Tenure

All Tenures	Parkrose		Portland	
	2010	2019	2010	2019
Owners	46%	52%	55%	53%
Renters	54%	48%	45%	47%
Total households	100%	100%	100%	100%

All Tenures	Parkrose		Portland	
	2010	2019	2010	2019
Owners	834	900	135,180	143,452
Renters	968	836	109,623	125,266
Total households	1,802	1,736	244,803	268,718

Figure 4 – Source: 2019 American Community Survey; US Census Bureau

Homeownership rose in Parkrose, against the trend present in Portland as a whole. In 2010, renters comprised the majority (54%) of the housing tenure type in Parkrose, whereas in Portland, owners made up 55% of householders. However, over the course of the decade, rentership in Parkrose declined to a 48% share of households. Comparatively, in Portland, the rate of homeownership fell to 47% in 2019 from 53% in 2010.

Poverty Level

Poverty Level	Parkrose		Portland	
	2010	2019	2010	2019
Income Over 1x Poverty	82%	89%	84%	86%
Income Under 1x Poverty	18%	11%	16%	14%

Figure 5 – Source: 2019 American Community Survey; US Census Bureau

The share of Parkrose residents living in poverty declined by 7% from 2010 to 2019, falling more significantly than for Portland as a whole (2%). This decline suggests a shift in the project area’s affordability, as lower income households move out of Parkrose. The trend of more affluent households taking residence in the community is consistent with that of many other parts of the city.

Housing Cost Burden

All Tenures	Parkrose		Portland	
	2010	2019	2010	2019
Housing cost burdened (>30%)	50%	38%	43%	36%
Not housing cost burdened (<30%)	45%	60%	55%	61%

Owners	2010	2019	2010	2019
Housing cost burdened (>30%)	39%	31%	37%	27%
Not housing cost burdened (<30%)	59%	69%	62%	72%

Renters	2010	2019	2010	2019
Housing cost burdened (>30%)	59%	45%	50%	47%
Not housing cost burdened (<30%)	34%	50%	45%	48%

Figure 6 – Source: 2019 American Community Survey; US Census Bureau

For both Parkrose and Portland, housing cost burden became less prevalent for renters and owners from 2010 to 2019. The share of households reporting cost burden decreased and households reporting not being cost burdened increased, indicating that cost burden became less prevalent among Portlanders overall. The percentage of households for which housing costs exceed 30% of total income dropped for both Parkrose and Portland; however, Parkrose households became less cost burdened to a larger degree than Portland. Given the demographic changes apparent in the project area, the shift toward fewer housing cost

burdened households in Parkrose indicates more affluent households moved to the community further displacing lower income residents to more affordable areas.

Housing Type by Tenure

Parkrose - All Tenure Types		
Type	2010	2019
Single Family	65%	60%
Multifamily	34%	38%
Other	1%	2%
Total	100%	100%

Portland - All Tenure Types		
Type	2010	2019
Single Family	62%	60%
Multifamily	36%	39%
Other	2%	1%
Total	100%	100%

Parkrose - Owners		
Type	2010	2019
Single Family	95%	91%
Multifamily	3%	7%
Other	2%	2%
Total	100%	100%

Portland - Owners		
Type	2010	2019
Single Family	91%	90%
Multifamily	7%	8%
Other	2%	2%
Total	100%	100%

Parkrose - Renters		
Type	2010	2019
Single Family	39%	26%
Multifamily	61%	73%
Other	0%	1%
Total	100%	100%

Portland - Renters		
Type	2010	2019
Single Family	27%	26%
Multifamily	72%	74%
Other	1%	1%
Total	100%	100%

Figure 7 – Source: 2019 American Community Survey; US Census Bureau

All Housing Types

Similar to Portland, as a whole, the majority of Parkrose residents—60% for both geographies, in 2019—live in single family homes. The neighborhood’s trend of a moderate decline (5%) in the share of residents living in single family homes tracks closely with the city (2%) from 2010 to 2019. As Portland develops more multi-family housing, the trend of increasing multi-family tenancy is likely to continue.

Owners

For both Parkrose and Portland, the change rates of single- and multi-family ownership did not change enough between 2010 and 2019 to be considered statistically significant.

Renters

For both Parkrose and Portland, in 2019, renters reside in multi-family dwellings to a much larger degree than in single-family across the decade in measure. However, during the 2010 to

2019 period, the share of households renting single-family houses declined significantly—from 39% to 26%. The trend of fewer renters occupying single-family homes is likely to continue, as ownership rates increase, and as increased development of multi-family dwellings continues. Portland, as a whole, did not present such a shift, as renter tenure remained statistically the same for both single- and multi-family housing types. Portland’s recent history of developing multi-family units has bolstered this dynamic.

Residential Tenure

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Housing Market

Single-Family Home Cost (Median Sale Price)

Year	Parkrose		Portland	
	Sale Price	Percent Change	Sale Price	Percent Change
2010	\$217,480	-	\$313,431	-
2011	\$181,113	-17%	\$288,035	-8%
2012	\$173,531	-4%	\$301,415	5%
2013	\$213,125	23%	\$337,856	12%
2014	\$220,878	4%	\$363,420	8%
2015	\$276,372	25%	\$395,822	9%
2016	\$305,989	11%	\$435,514	10%
2017	\$327,386	7%	\$450,738	3%
2018	\$368,327	13%	\$458,439	2%
2019	\$335,352	-9%	\$446,539	-3%
2020	\$364,285	9%	\$488,543	9%
Total increase	\$146,805	67.5%	\$175,112	55.9%

Figure 8 – Source: 2019 American Community Survey; US Census Bureau

From 2010 to 2020 the median price of a home in Parkrose increased 68%, climbing from \$217,480 to \$364,00. This rate of increase outpaced the rest of Portland which showed a median price increase of 56% going from \$313,000 to \$488,543 during that time.

Multi-family Rental Market Trends

Average Monthly Rent and Vacancy

Multi-family Rentals (2021)		Trend
Vacant Units	29	↓
Existing Buildings	44	↑
Avg. Units/Building	19	↑
Asking Rent/SF	\$1.29	↑
Concession Rate	0.50%	↑
Studio Asking Rent	\$698	↑
1 Bedroom Asking Rent/Unit	\$827	↑
2 Bedroom Asking Rent/Unit	\$1,129	↑
3 Bedroom Asking Rent/Unit	\$1,294	↑

Figure 9 – Source: Oregon Public Housing Directory, Portland State University; Oregon State Housing and Community Services Department

Over the last 10 years, the demographic and housing market characteristics of Parkrose changed significantly due to the increasing cost of housing in Portland. Parkrose remains a more affordable than other areas of the city, but became less affordable at a faster rate than the rest of Portland, as a whole. Between 2010 and 2019, the cost of a single-family home rose by 68% in Parkrose, but the number of households for which the cost of housing accounts for at least 30% of their income—a measure of cost burden—decreased by 15% for homeowners.

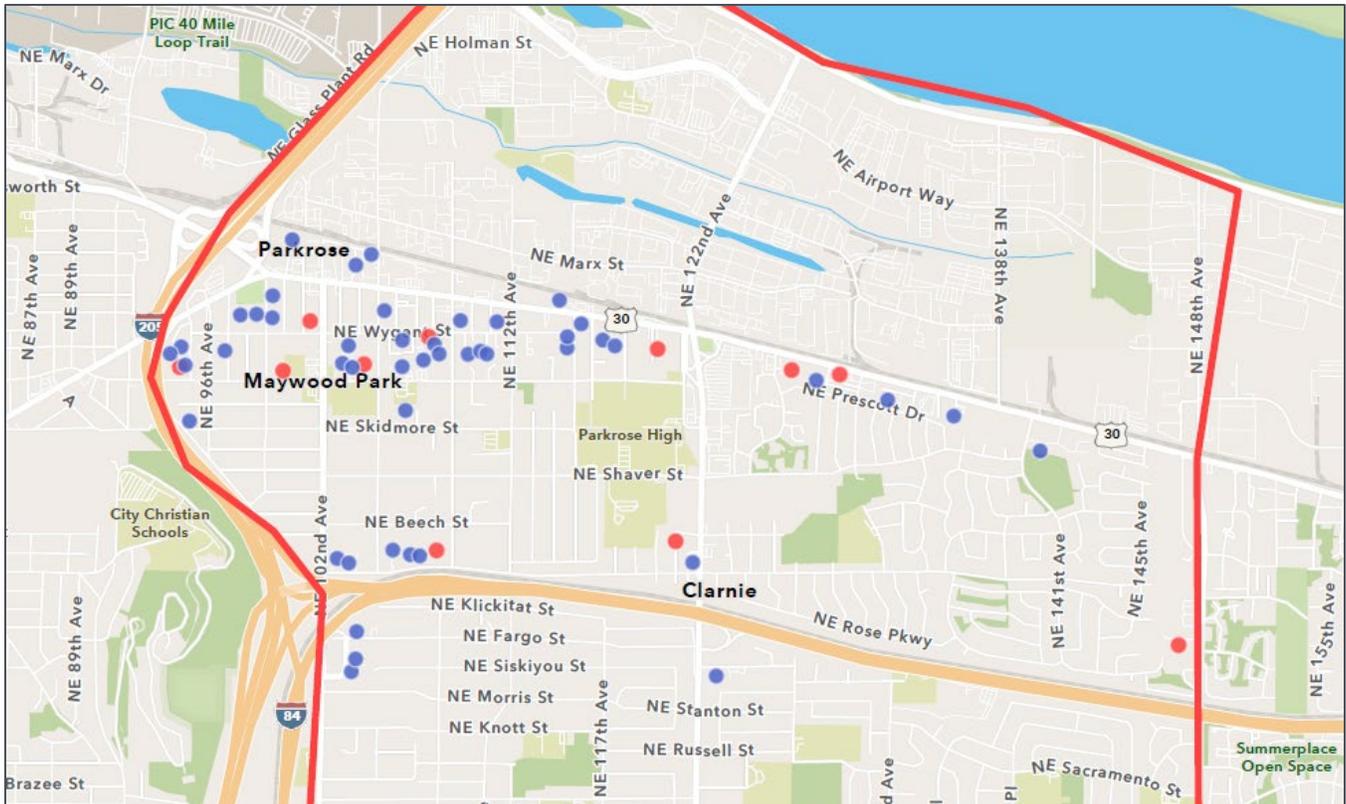
For renters, similarly, the number reporting rental cost burden dropped from 59% to 45%; but in 2019 fewer Parkrose single-family homes were being rented than in 2010, as more families purchased homes in the neighborhood. Even as rents rise for all apartment sizes—from studios to 3 bedrooms—in Parkrose, fewer households reporting rent cost burden reside in Parkrose than in 2010.

Affordable Rental Housing

Fair Market Rentals

Unit Size	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms	Studios	Total Units
Count	205	168	75	0	22	470

Figure 10 – Source: BPS Internet Search (Google/Craigslist); Costar, 2019



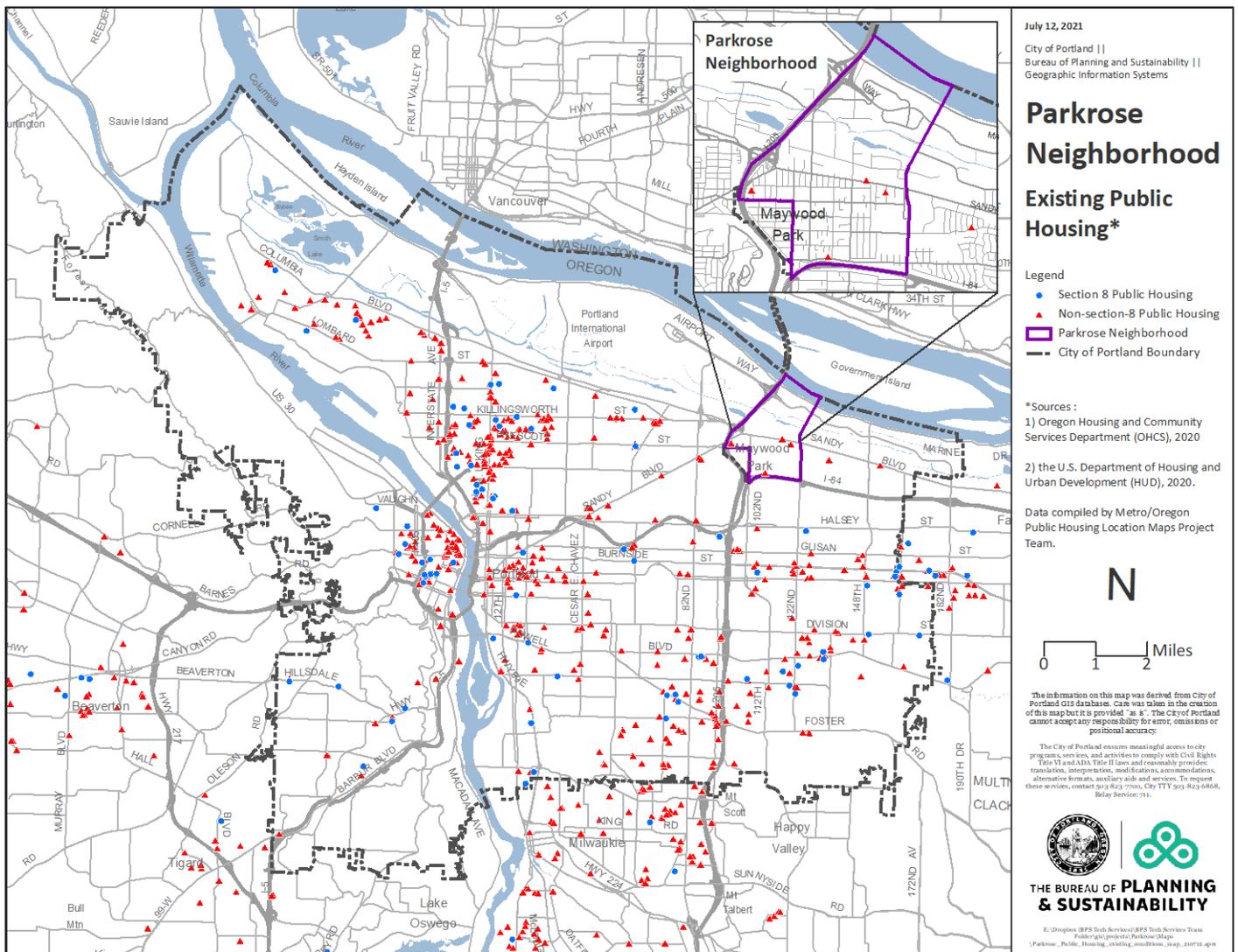
Map 2. This map shows the locations of affordable, market-rate multifamily housing, the greatest concentrations of which are located between NE Prescott and NE Sandy (based on CoStar data, multifamily with two- or three-star rankings).

Regulated Affordable Housing

Program	Parkrose	Portland
Public Housing (Non-S8)	0	22,092
Section 8	55	4,262
Total Regulated Units	55	26,354

Figure 11 – Source: Oregon Public Housing Directory, Portland State University; Oregon State Housing and Community Services Department

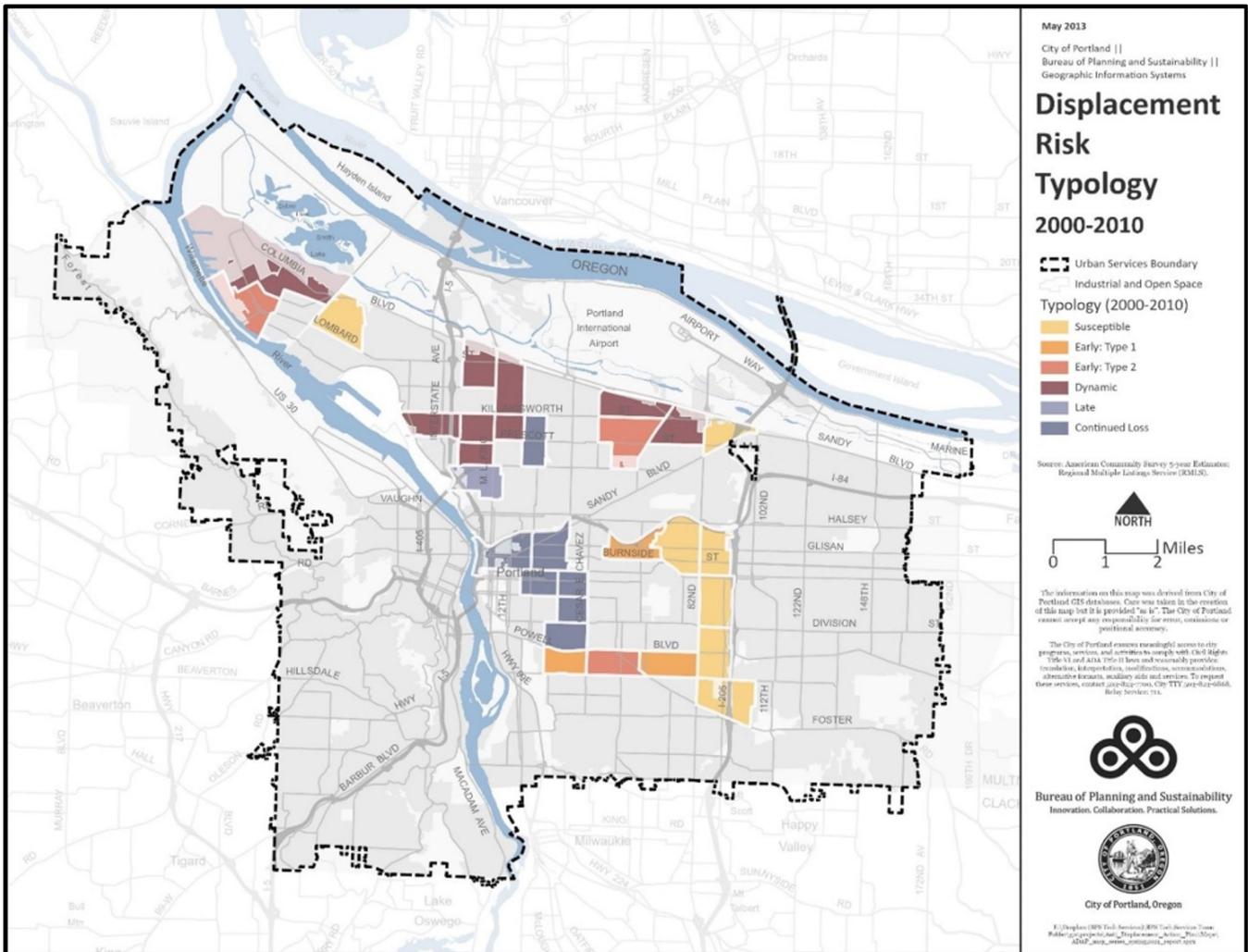
Of the 26,354 regulated (Public Housing) affordable housing units in Portland, just 55— or .2%—of the units are located in the Parkrose community (Figure 11), and all of those units are Section 8. Map 3 below shows the locational distribution of regulated affordable housing across Portland and Parkrose.



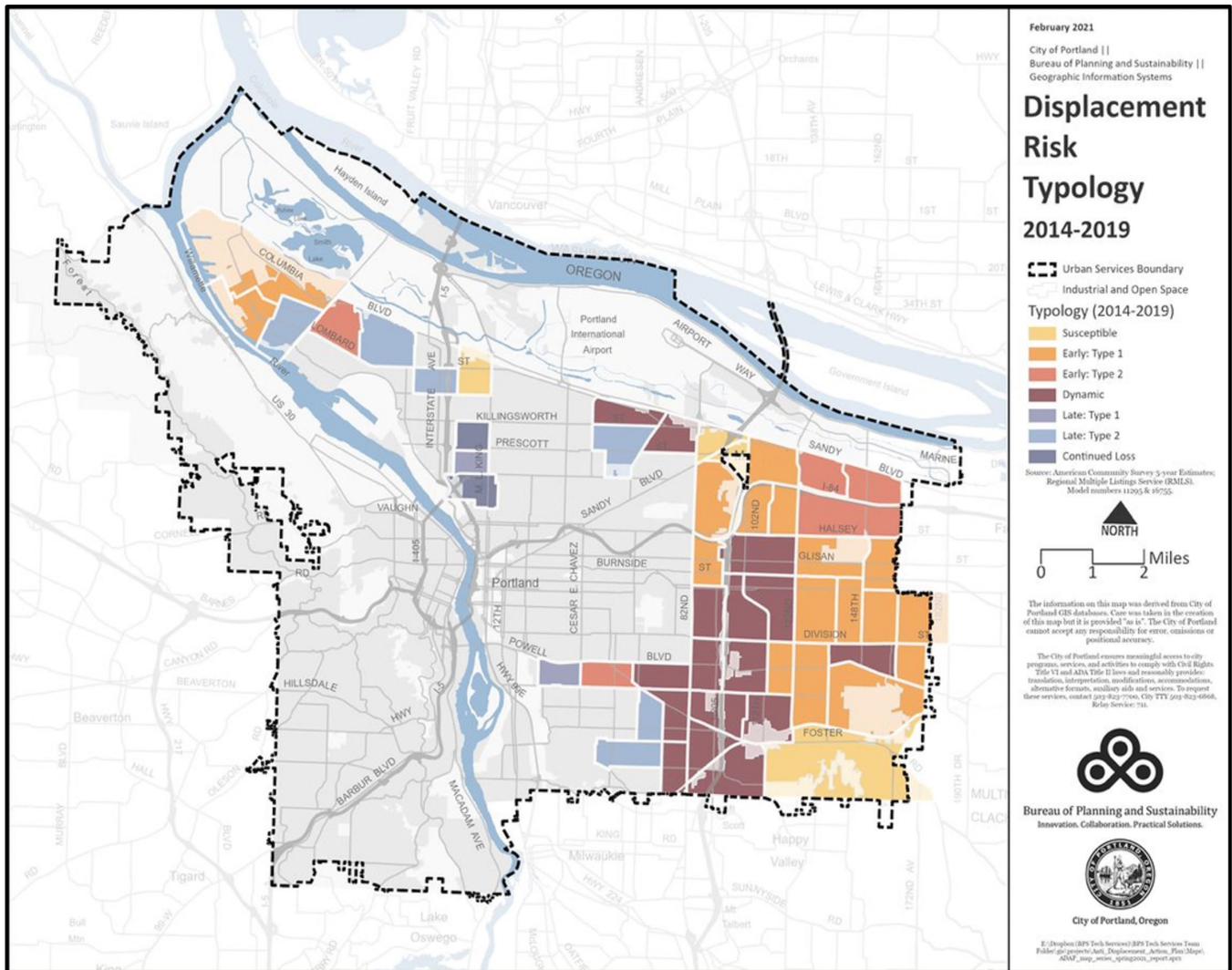
Map 3 – Source: BPS; Oregon Public Housing Directory, Portland State University; Oregon State Housing and Community Services Department

Displacement Risk

Displacement risk is based on three related factors: people who are vulnerable to economic displacement (lower income, renters, people without college degrees, and people of color); areas that are showing demographic change; and areas with rapidly increasing housing costs. The maps below depict neighborhoods in terms of stages of risk of displacement.



Map 4 – City of Portland, Bureau of Planning and Sustainability



Map 5– City of Portland, Bureau of Planning and Sustainability

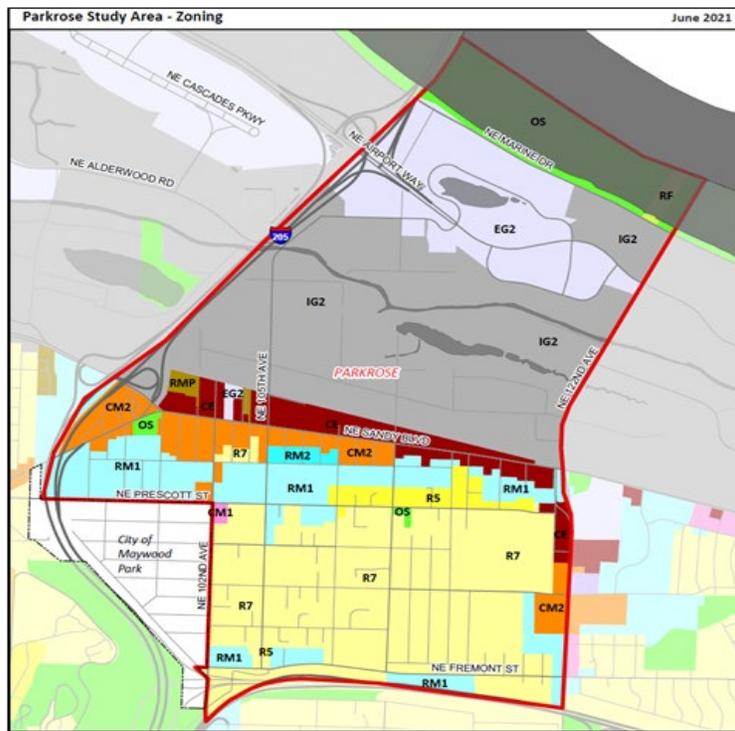
In 2013 (map 4), Parkrose was not categorized as at-risk for displacement, similar to much of Portland. However, in 2021, most of East Portland showed a shift toward a significant risk of displacement (map 5), with many neighborhoods experiencing the latter stages of displacement. Importantly, Parkrose became a neighborhood in the early stage (Type 1) of displacement, with rising sales prices and rents forcing vulnerable residents into more affordable neighborhoods.

Zoning Context

Portland's Zoning Map and Zoning Code guide the types of land uses (such as residential or industrial) allowed on properties and the characteristics of development, such as building size and outdoor area.

The Parkrose study area zoning is less predominantly single-dwelling residential (29 percent of the land area) than Portland as a whole (where 44 percent of land is zoned for single-dwelling development). In contrast, a much higher percentage of the Parkrose study area is zoned for employment or industrial uses (48 percent) compared to Portland as a whole (22 percent). Parkrose zoning and land uses are divided into three major parts: residential zoning is located mostly south of Sandy Boulevard, commercial zoning is predominant along Sandy, and the area north of the Sandy Boulevard commercial corridor has employment and industrial zoning. This table shows the acres and percentage of land in various zoning categories and generalized development characteristics. The following summarizes the areas and zoning where residential development is allowed.

- **Single-dwelling zoning**, where detached houses predominate, is mostly located south of NE Prescott. The most common single dwelling zoning in the area is R7, a zone for houses on medium-sized lots in areas with a suburban character. The area's R7 zoning also includes the large Parkrose high school and middle school campuses. There is also some R5 single-dwelling zoning in a portion of the area north of Prescott. Zoning code amendments adopted as part of the Residential Infill Project (effective August 2021) allow up to 4 units on properties in these zones (up to 6 units when affordable units are included).
- **Multi-dwelling zoning** is located mostly north of Prescott, where the predominant RM1 multi-dwelling zone allows low-rise development of up to three stories (typically duplexes, townhouses, and small apartment buildings). Existing development in this area includes a mix of houses, low-rise apartments, and religious institutions. South of Prescott, there are smaller areas with low-rise RM1 zoning along or near NE Fremont. The area also has two manufactured home parks north of Sandy Boulevard with RMP zoning. The Parkrose study area has a higher proportion of multi-dwelling zoning (12 percent) than Portland as a whole (8 percent).
- Multi-dwelling residential development is also allowed in the area's **commercial/mixed-use zones**, primarily located along or near Sandy Boulevard and 122nd Avenue. The area's CM2 and CE zones allow development up to four-stories in scale. While four-story multi-dwelling or mixed-use development is common along closer-in corridors, residential development of this scale has not taken place in the Parkrose commercial/mixed-use zones. The Parkrose study area has a higher proportion of commercial/mixed use zoning (10 percent) than Portland as a whole (6 percent).



Zoning	Acres	% of Land Area	Types of Development
Single-dwelling	256	29.0%	
R5	19	2.1%	Houses, typically on 5,000 SF lots, corner duplexes
R7	236	26.8%	Houses, typically on 7,000 SF lots
Multi-dwelling	106	12.0%	
RMP	5	0.6%	Manufactured dwelling parks
RM1	97	11.0%	Multi-family development, up to 3 stories
RM2	4	0.5%	Multi-family development, up to 4 stories
Commercial/Mixed-Use	87	9.9%	
CM1	2	0.2%	Commercial and/or multi-family development up to 3 stories
CM2	43	4.8%	Commercial and/or multi-family development up to 4 stories
CE	43	4.9%	Auto-oriented commercial development or multi-family development up to 4 stories
Employment	107	12.1%	
EG2	107	12.1%	Employment or light industrial uses, some commercial
Industrial	317	35.9%	
IG2	317	35.9%	Industrial or employment uses
Open space	10	1.1%	Parks and other public open space
Total	883	100.0%	

Figure 12 – Source: City of Portland Bureau of Planning and Sustainability

Existing Housing Stock

The Parkrose study area includes a diverse range of housing types. Fifty-seven percent (57 percent) of housing units in the area are detached single-family houses, which is slightly lower than the citywide percentage (60 percent). A significant amount of the area’s housing (22 percent) consists of small-scale multi-unit housing of up to four units (“middle housing” - such as duplexes, townhouses, and fourplexes), which is much larger than the citywide percentage (13 percent). Multi-family housing with five or more units provide another 20 percent of existing housing, while other housing – primarily manufactured housing – are about 2 percent of housing units in the area.

Existing Housing Types (2019)		
Housing Type	Percentage	Units
Detached houses	57%	986
Middle housing (up to 4 units)	22%	375
Small multi-family (5-9 units)	6%	98
Medium multi-family (10-19 units)	8%	139
Large multi-family (20+ units)	6%	109
Other (primarily mobile homes)	2%	29
Total Housing Units	100%	1,736

Figure 13 – Source: City of Portland Bureau of Planning and Sustainability

Recent Housing Development

The Parkrose study area has seen a relatively small amount of new housing units constructed in recent years, with 117 units of all types permitted in almost 20 years (2001-2019) – an average of only 6 new units per year. Of this amount, the majority (63 percent) of new units have been for multi-unit buildings, with the largest percentage of units (40 percent) being for middle housing with up to 4 units and another 23 percent being for other multi-family housing). The remaining 37 percent of new housing units have been for single family houses.

Parkrose Building Permits by Year and Number of Units

(missing years indicate no building permits issued)

Year	Single-Family Houses	Middle Housing (up to 4 units)	Multi-family
2001	1	2	--
2003	14	11	--
2004	7	11	18
2005	7	4	--
2008	5	1	--
2014	4	2	--
2017	1	5	--
2018	3	9	9
2019	1	2	--
Total Units	43	47	27
Percentage	37%	40%	23%

Figure 14 – Source: City of Portland Bureau of Planning and Sustainability

Anticipated Future Housing Growth by 2035

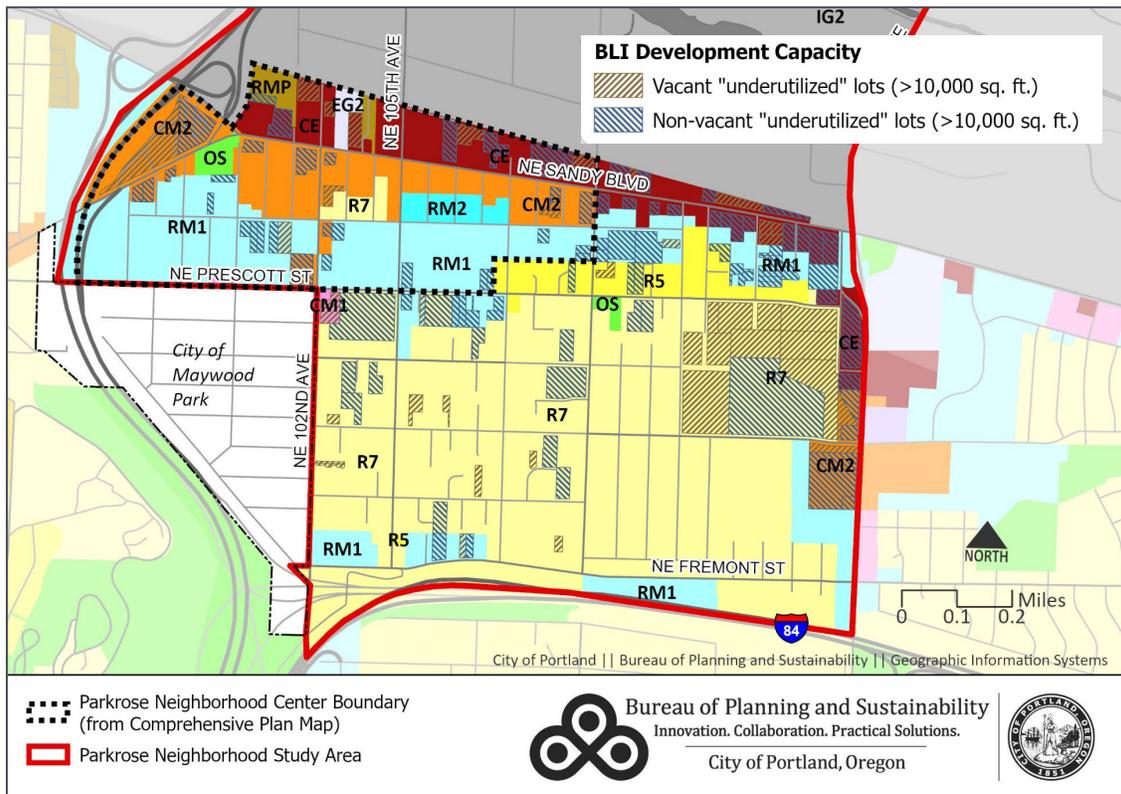
Estimates of residential development through 2035 show a similar rate of housing growth for the area (22 percent) compared to the city as a whole (25 percent increase). This growth estimate is based on the amount of development allowed by zoning. While the Parkrose study area has seen relatively little recent development, it includes areas intended in Portland’s Comprehensive Plan to accommodate housing growth, such as the Parkrose Neighborhood Center (with commercial and multi-dwelling zoning focused around Sandy Boulevard), the Parkrose light rail station area, and the 122nd Avenue corridor.

Anticipated Growth by 2035	
2015 existing housing units	2,350
Additional units by 2035	513
2035 total housing units	2,864
% increase in housing units	22%
(citywide increase is 25%)	

Figure 15 – Source: City of Portland Bureau of Planning and Sustainability

Potential Future Housing Development Sites

The map below shows vacant or underutilized land that is zoned to allow residential development (“underutilized” lots are those in which only on a small portion of the property is developed with buildings). This map only identifies vacant or underutilized properties that are 10,000 square feet or larger, which can be more practical to develop than smaller properties. This vacant or underutilized land amounts to a total of 130 acres, 53 acres of which has commercial/mixed use zoning, with another 19 acres in multi-dwelling zoning. Both the commercial/mixed use and multi-dwelling zones allow multi-dwelling residential development. Note that a large portion of the vacant/underutilized land in the R7 single-dwelling zone includes school fields at Parkrose High School and Prescott Elementary that are not likely to be developed with housing.



Housing Topic Resources in Parkrose

Participants in Housing Working Group and other related conversations include:

- Safiyya Algellal- Homeless Coordinator, Parkrose School District
- Andre Goodlow- Parkrose High School
- Kyna Harris- Argay neighbor, Oregon Public Health Institute
- James Lee- Parkrose School District Alum, Community Development Partners
- JR Lilly- Historic Parkrose Board
- Diane Linn- Proud Ground
- Danell Norby- Parkrose neighbor, Portland Housing Bureau
- Pete Pham- Historic Parkrose Board
- Paul Tabron Jr- Parkrose neighbor, Elevate

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About City of Portland Bureau of Planning and Sustainability

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