

2017 Population Estimate for Troutdale Town Center

BACKGROUND

This document outlines how a 2017 population estimate for the Town Center Plan was reached. It takes into account new construction since 1996 over a 20 year period and applies source data and a specific methodology to calculate an estimated population for each development type. This figure then is added to the population reported in 1996 (at the formation of the Troutdale Town Center and the base figures used for the 1998 Town Center Plan).

SOURCE DATA ASSUMPTIONS

- Occupancy Rates (City-wide): 97.4% for all housing units – *2016 American Community Survey (ACS)*
- Vacancy Rates (City-wide): 0.9% for homeowners, 3.7% for rental units – *2016 ACS*
- Average Household Size (City-wide): 2.9 for owner-occupied, 2.63 for rental units – *2016 ACS*
- Median Household Size (Town Center): 2.41– *Metro State of the Centers Atlas*
- Home Ownership (Town Center): 43.3% – *Metro State of the Centers Atlas*

POPULATION ESTIMATE METHODOLOGY

- Assume 95% occupancy (5% vacancy) for all housing types
- Assume 2.3 people/unit for Multi-Family (Apartments/Condos)
- Assume 2.5 people/unit for Townhomes
- Assume 2.7 people/lot for Single-Family Homes
- For Non-Subdivision Single-Family, assume 50% of lots were previously occupied
- Rounded to nearest whole number

SINGLE-FAMILY & TOWNHOME DEVELOPMENT SINCE 1996 – ALL DATA VIA MULTNOMAH COUNTY ASSESSOR

Beaver Creek Cottages (Single-Family Residential)

Built in 2011 | 10 Lots

Population Estimate (2.7/unit): 26

Edgefield Estates (Townhomes)

Built in 2005-2006 | 38 Units

Population Estimate (2.5/unit): 90

Oakeside (Single-Family Residential)

Built in 2006 | 32 Lots

Population Estimate (2.7/lot): 82

Non-Subdivision Single-Family

Various Times | 46 Lots

Population Estimate (2.7/lot with 50% reduction of population gain due to demos): 59

Non-Subdivision Townhomes

Various Times | 20 Units

Population Estimate (2.5/unit): 48

MULTI-FAMILY DEVELOPMENT SINCE 1996 – ALL DATA VIA MULTNOMAH COUNTY ASSESSOR

Edgefield Meadows Condos

Phased Project | 56 Units

1st Phase in 2001 (Edgefield Court) | 2nd Phase in 2006 (Edgefield Terrace) | 3rd Phase in 2007 (Edgefield Ave)

Population Estimate (2.3/unit): 122

Halsey Heights Apartments

Built in 1999 | 69 Units

Population Estimate (2.3/unit): 151

Hampton Heights Apartments

Built in 1997 | 65 Units

Population Estimate (2.3/unit): 142

River Court Condominiums

Built in 2001 | 16 Units

Population Estimate (2.3/unit): 35

Riverview Apartments

Built in 2002 | 21 Units

Population Estimate (2.3/unit): 46

Troutdale Terrace Apartments

Built in 2003 | 226 Units (Low Income)

Population Estimate (2.3/unit): 494

POPULATION ESTIMATE TOTALS

Single-Family: 305
Multi-Family: 990
Total: 1,295

LOT/UNIT TOTALS

Single-Family: 146
Multi-Family: 453
Total: 599

POPULATION ESTIMATES

1996 Profile: 966
2011 Metro: 1,924
2015 Est (from 1996) 2,925
2017 Metro: 1,173
2017 City: **2,217** (using 1996 figure as base + 1,295 from model above)

NUMBER OF LOTS DEVELOPED BY DECADE (NOT TOTAL STRUCTURES OR UNITS)

2010-PRESENT	25	1 Commercial	24 Residential
2000-2009	199	6 Commercial	193 Residential
1990-1999	43	23 Commercial	20 Residential
1980-1989	7	2 Commercial	5 Residential
1970-1979	38	1 Commercial	37 Residential
1960-1969	18	2 Commercial	16 Residential
1950-1959	25	3 Commercial	22 Residential
1940-1949	17	1 Commercial	17 Residential
1930-1939	16	7 Commercial	9 Residential
1920-1929	23	11 Commercial	12 Residential
1910-1919	2	0 Commercial	2 Residential
1900-1909	20	2 Commercial	18 Residential
1890-1899	7	0 Commercial	7 Residential

121 Properties with no date, 98 are “vacant” per MultCo