

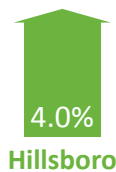
Hillsboro's Population and Households

Population and housing characteristics are useful for better understanding Hillsboro and the people who live here. Characteristics such as population growth, age of residents, household size and composition, commuting patterns, average pay per employee, and home ownership provide useful information about how the characteristics of Hillsboro's households compared to Washington County and Oregon.

Unless otherwise noted, all data in this document are from the U.S. Census. This document defines the Portland Region as Washington County, Clackamas County, and Multnomah County.

Hillsboro's population grew by more than 57,000 people between 1990 and 2014, an increase of more than 150%.

AVERAGE POPULATION GROWTH PER YEAR, 2000-2014



POPULATION, 2014

Source: Portland State University, Population Research Center

95,310
Hillsboro

560,465
Washington Co.

1,717,765
Portland Region

Hillsboro's population is younger on average than Washington County or Oregon's median age.

MEDIAN AGE, 2013

34
Hillsboro

36
Washington Co.

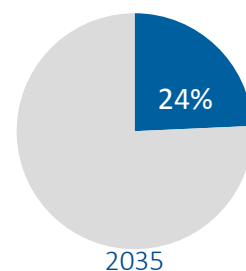
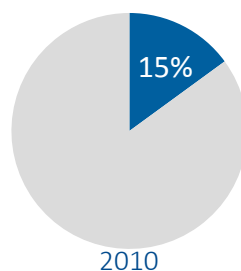
39
Oregon

Between 2010 and 2035, population over 60 years old will increase from 15% to 24% in Washington County.

The percentage of people over 60 years old will also increase in Hillsboro.

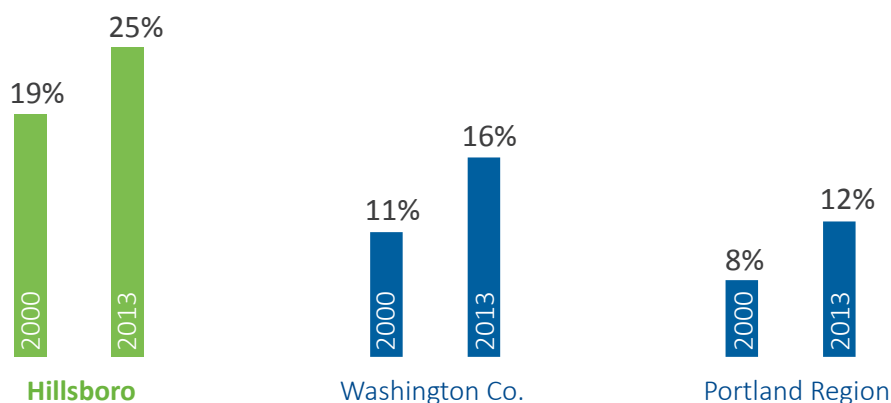
POPULATION AGED 60 AND OLDER, WASHINGTON COUNTY 2010 & 2035

Source: Oregon Office of Economic Analysis



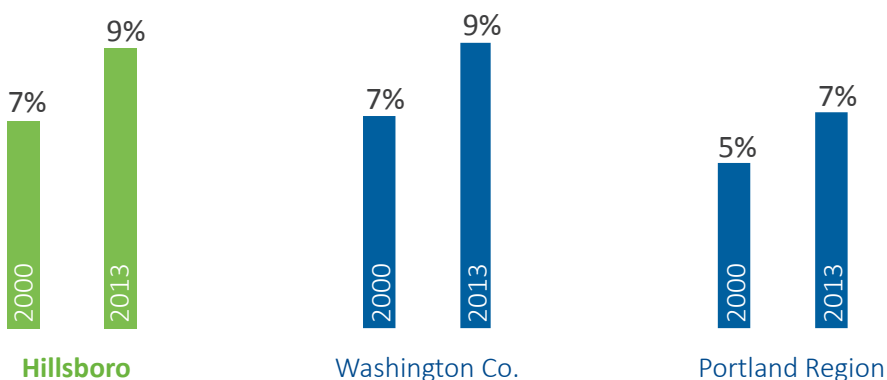
HILLSBORO'S POPULATION AND HOUSEHOLDS

PERCENT OF POPULATION THAT IS HISPANIC OR LATINO, 2000 AND 2013



Hillsboro is more ethnically diverse than other areas of Washington County. Hispanic and Latino populations have grown and now account for 25% of Hillsboro's population.

PERCENT OF POPULATION THAT IS ASIAN, 2000 AND 2013

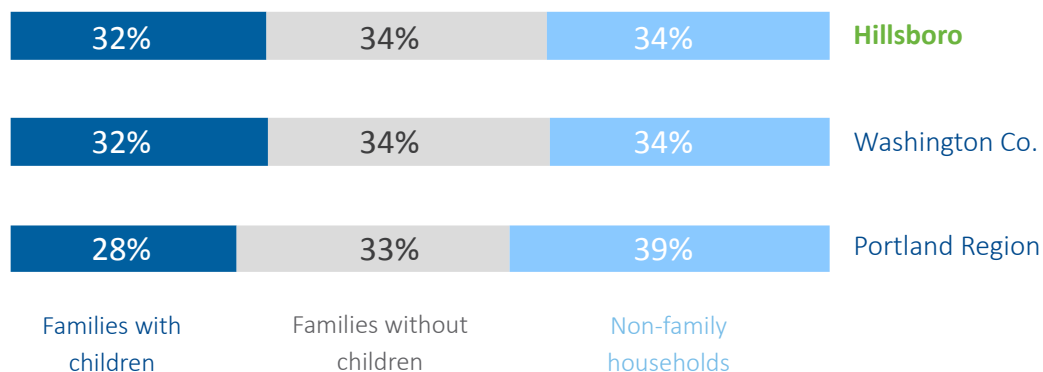


Hillsboro has a larger percentage of Asian residents than the Portland Region.

HOUSEHOLD COMPOSITION, 2013

A family household is one in which the resident is related to at least one other person in the household by birth, marriage, or adoption. Non-family households include people living alone, unmarried couples, and unrelated housemates.

Hillsboro has a larger percentage of family households than the Portland Region.



Housing for Workers at Businesses in Hillsboro

About one-fifth of people that work at businesses located in Hillsboro also live in Hillsboro. One of the City's residential policy objectives is to decrease commuting across the Portland Region by providing housing opportunities for people to both live and work in Hillsboro. This section provides information about the income of people who work in Hillsboro, which informs the type of housing needed by workers in Hillsboro.

The difference between the average and median pay, especially in Hillsboro, suggests that there is considerable variation in the distribution of pay among all workers. The analysis below shows that workers at businesses in Hillsboro are generally higher paid than workers across the Portland Region. The difference is most distinct for the highest wage workers.

WAGES OF WORKERS EMPLOYED AT BUSINESSES IN HILLSBORO AND THE PORTLAND REGION, 2014

Source: Oregon Employment Department, Quarterly Census of Employment and Wages

Workers at businesses in Hillsboro have higher pay than the Portland Regional average.

The highest paid workers in Hillsboro have a median wage that more than double that of the highest paid workers in the Portland Region.

The median wage of workers in Hillsboro is about \$15,000 above the median wage for workers in the Portland Region.

Hillsboro

\$138K

\$78K

\$59K

\$32K

MEDIAN WAGE OF WORKERS
WITH THE TOP 25% OF WAGES

AVERAGE WAGE

MEDIAN WAGE

MEDIAN WAGE OF WORKERS WITH
THE BOTTOM 25% OF WAGES

Portland Region

\$67K

\$52K

\$44K

\$25K

HOUSING FOR WORKERS AT BUSINESSES IN HILLSBORO

The maps below show the average wage and the income necessary to purchase a house. The median wage for workers in Hillsboro is generally higher than in most other parts of the Portland Region, with several areas showing an average wage of \$80,000 and above. The level of income necessary to afford a house in much of Hillsboro is at or below the median family income in 2014.

Hillsboro has a concentration of high wage jobs and relatively low cost housing.

While Hillsboro has a substantial number of high wage jobs, the city has relatively few areas with high amenity housing (e.g., single-family detached housing on lots 7,000 to 10,000 square feet or high amenity condominiums in the urban core). In contrast, Portland, Bethany, Lake Oswego, and other areas have higher concentrations of higher cost and higher

COMPARISON, AVERAGE WAGE AND SINGLE-FAMILY AFFORDABILITY 2014

