


# Vancouver Community Profile

## Population Trends

The Portland metropolitan region, Clark, Clackamas, Multnomah, and Washington Counties, **added over 274,000** residents from **2010-20**

This is a population increase of **13%**



**People living in Vancouver<sup>1</sup>**  
**161,791** | **190,915**  
in **2010** | in **2020**

This is an increase of **18%** or **29,124** people

This increase is expected to continue, with **268,000** people expected in **2042<sup>3</sup>**

## Economics

- The 2021 Employment rate was **96.5%**<sup>19</sup>
- The **top industries** Vancouver residents work in are health care, education, food service, administrative, real estate, business, manufacturing, engineering, construction, transportation and materials moving<sup>19</sup>
- As of December 2021, the unemployment rate was **3.5%**.<sup>20</sup>

**Median income of Vancouver residents<sup>16</sup>**  
**\$47,307** | **\$63,617**  
in **2010** | in **2022**

This is an increase of **34%**

The median income in **Clark County** is **\$75,253** | The median income in **Washington state** is **\$73,775**

**12.7%** of people and **8.3%** of families experiencing poverty.<sup>19</sup>



# Age, Ethnicity, Language, LGBTQ+ Orientation, Race, Veteran status



Between **2010** to **2020**, the population of communities of color living in Vancouver increased by **64%**<sup>6</sup>

## 2020 Vancouver total population race and ethnicity breakdown:<sup>2</sup>

5.6%	Asian
2.3%	Black or African American
13.9%	Hispanic and Non-White
0.6%	Native American
1.5%	Native Hawaiian and other Pacific Islander
6%	Two or more races
71.5%	White

## 2020 Vancouver school aged population K-12 race and ethnicity breakdown:<sup>2</sup>

4.65%	Asian
3.15%	Black or African American
27.45%	Hispanic and Non-White
0.45%	Native American
2.7%	Native Hawaiian and other Pacific Islander
8.9%	Two or more races
52.6%	White

- In 2019, **12.7%** or 16,587 people speak a language other than English at home <sup>7</sup>
- The median age of Vancouver's population is **37 years old**, 22% of the population is under 18 years old, and **47%** of the population under 35 years old <sup>7</sup>
- Vancouver has a **small aging population**, with 7% being 75 years old or older. <sup>7</sup>
- In 2020 there were **11,772 veterans** living in Vancouver<sup>8</sup>

- According to the of both Vancouver School District and Evergreen School District middle and high schools, the **percentage of students self-reporting as LGBTQ+:**<sup>9</sup>

- **33%** of 8th graders
- **31%** of 10th graders
- **31%** of 12th graders

Approximately  
**10.7%**  
of adults living in  
Vancouver identify  
as **LGBTQ** <sup>10</sup>



**91%**

of Vancouver residents have a **high school diploma**<sup>12</sup>



**29.2%**

residents hold a **bachelor's degree**<sup>12</sup>

## Education

- Between the Vancouver and Evergreen School Districts, there were **44,825 students enrolled** for the 2021-22 school year.
- In the 2020-21 school year, **62%** of ninth graders in Vancouver and Evergreen School Districts passed all of their courses.<sup>11</sup>
- In the 2020-21 school year, **90%** of the senior classes at Vancouver and Evergreen School districts graduated.<sup>11</sup>



In 2021-22,  
**21,539**  
students in  
Vancouver  
received **free and reduced lunch**

which is  
**48%**  
of the  
student  
population



## Housing

**Average single family home value**  
**\$213,400** | **\$490,494**  
 in 2010 | in 2022

This is an increase of

**129%**

**48%** | **52%**  
 of Vancouver residents **rent** their home<sup>16</sup> | of Vancouver residents **own** their home<sup>16</sup>

In 2020, the median **monthly mortgage** payment was **\$1,635**<sup>17</sup>

In March 2022, **average market rent** for a 1-bedroom unit in Vancouver was **\$1,411**<sup>18</sup>

- In 2021 there were **83,868 housing units** in Vancouver, a **32% increase** from 63,620 in 2010<sup>4</sup>
- There is an estimated **deficit of 13,500 housing units** in greater Clark County (7% of the existing housing stock), including a **4,000-unit deficit** within the City of Vancouver (5% of the existing housing stock)<sup>14</sup>
- From 2019-21, **80%** of new construction in the city has been Multifamily<sup>15</sup>
- Of Vancouver renters, **39.5% are rent burdened** (paying more than 35% of their income on rent)<sup>16</sup>
- Of Vancouver residents, **21.9% are extremely rent burdened** (paying more than 50% of their income on rent)<sup>16</sup>

## Climate

- Of all the **contributors to Green House Gases** in Vancouver, the largest sectors are<sup>29</sup>:
  - Transportation: **36%**
  - Buildings: **28%**
  - Aviation: **25%**
  - Industrial Processes: **8%**
- According to Clark Public Utilities, roughly **9%** of energy used in Vancouver and greater Clark County comes from **renewable energy sources**<sup>30</sup>

**In 2020** the citywide tree canopy was **6,066 acres**, covering **19%** of Vancouver land<sup>31</sup>

Vancouver aims to achieve a tree canopy of **28% by 2030**



**Tree canopy** refers to the part of a city that is shaded by trees, and is needed to mitigate urban heat island effect and overall warming.





## Health, Safety, and Mobility

- In 2020, **9.7% of Vancouver residents live with a disability**<sup>20</sup>  
Disability being defined by serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation.
- Clark County Public Health reported in 2018 that there were 176 male deaths per 100,000 population and 118 female deaths per 100,000 population caused from **heart disease**<sup>21</sup>
- In 2018 there were 853 **cancer deaths** per 100,000 population in Clark County<sup>26</sup>
- There were 210 deaths per 100,000 population in 2018 from **chronic lower respiratory disease**, which includes asthma and chronic obstructive pulmonary disease<sup>26</sup>
- Clark County saw **507 diabetes deaths** per 100,000 population in 2018<sup>26</sup>
- In 2019, **21,400** Clark County residents **receive food stamps** or SNAP benefits<sup>24</sup>
- There has been an **average of 2,200 vehicle crashes per year** between 2015 and Spring 2022<sup>25</sup>
- Between 2015 and 2022, there have been **80 fatal car crashes**, or 0.5% of all crashes reported<sup>30</sup>
- In 2020, Vancouver's **daily average vehicle miles traveled** (VMT) per person was 14.48.<sup>28</sup> This number was impacted by the Covid-19 pandemic. In 2019 the daily average was 17.48.<sup>28</sup>

**47,679**

Vancouver residents live **within a quarter mile** of the Mill Plain Bus Rapid Transit and the Vine BRT.



**Of Vancouver workers ages 16 and over:**

- 75%** drive alone to work
- 10%** carpool to work
- 9%** work from home
- 3%** take public transit
- 2%** walk to work
- 1.1%** take other transport
- 0.5%** bike to work



# Sources

<sup>1</sup>2010 Decennial Census, US Census Bureau

<sup>2</sup>2020 Decennial Census, US Census Bureau

<sup>3</sup>City of Vancouver Comprehensive Planning estimate, based on recent growth trends as quantified by the Washington State Office of Financial Management

<sup>4</sup>Postcensal Estimates of Housing Units from the Washington State Office of Financial Management

<sup>5</sup>EcoNorthwest Analysis conducted for City of Vancouver; originally presented at the March 28, 2022 City Council workshop

<sup>6</sup>2010 Decennial Census, US Census Bureau and 2020 Decennial Census, US Census Bureau

<sup>7</sup>US Census Bureau American Community Survey, 5 year estimates 2019

<sup>8</sup>2020 Decennial Census, US Census Bureau

<sup>9</sup>Statewide Healthy Youth Survey conducted in 2021, sponsored by Health Care Authority, the Department of Health, the Office of Superintendent of Public Instruction, and the Liquor and Cannabis Board

<sup>10</sup>2020 Behavioral Risk Factor Surveillance System survey results gathered from 8 Vancouver zip codes

<sup>11</sup>Washington Office of Superintendent 2021-22 school year report card

<sup>12</sup>Washington Office of Superintendent 2021-22 school year report card

<sup>13</sup>Washington State Office of Financial Management

<sup>14</sup>ECONorthwest analysis, using data from Up for Growth

<sup>15</sup>Source: ECONorthwest analysis using City of Vancouver building permit data

<sup>16</sup>2020 Decennial Census, US Census Bureau

<sup>17</sup>Source: US Census, American Community Survey, 2016-2020

<sup>18</sup>Co-Star, US Department of Housing and Urban Development

<sup>19</sup>Vancouver Annual Report: The federal poverty line for an individual is \$14,097 or below annually; the federal poverty line for a family of four is \$27,949 annually.

<sup>20</sup>2020 Decennial Census, US Census Bureau

<sup>21</sup>Clark County Health Assessment and Evaluation 2018 Data and Reports

<sup>22</sup>Clark County Public Health Covid-19 Data

<sup>23</sup>Washington State Department of Health Covid-19 Data Dashboard

<sup>24</sup>US Census Bureau American Community Survey, 5 year estimates 2016-2020

<sup>25</sup>City's Collision Data Portal

<sup>26</sup>Census Reporter using American Community Survey 5-year estimates 2016-2020

<sup>27</sup>Calculated using data from C-TRAN, Census data, and ESRI

<sup>28</sup>Metro Daily Vehicle Miles of Travel

<sup>29</sup>Vancouver Climate Action Plan

<sup>30</sup>Clark Public Utilities Integrated Resource Plan, clarkpublicutilities.com

<sup>31</sup>Vancouver Urban Tree Canopy Assessment

## Notes:

Census data and most other sources statistically undercount historically underserved communities.

The City does not have complete demographic data for Boards and Commission members citywide.

