



To: Medford School District
From: Carla Angeli Paladino, Principal Planner and Casandra Brown, Planner II, AICP
Date: April 29, 2024
Subject: **City of Medford Housing Data/Trends**

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The data provided here is from the Housing Capacity Analysis (2023), the draft 2023 Downtown Housing and Residential Market Analysis, Census data (5-year ACS), and housing purchase and tenure information from Ticor Title. The City of Medford Housing Element outlines land needs for accommodating population growth, and community needs over time. The Housing Capacity Analysis also describes key trends related to Medford’s projected population growth, demographics, and needed housing units. The full document can be accessed on the City’s [website](#).

The City of Medford is forecasted to grow to a population of 122,242 by 2042. To accommodate this forecasted population, the city will need to permit an average of 655 new dwelling units each year. The housing mix has predominantly been single family units (65%), multifamily of all types (33%), and accessory dwelling units (2%). However, a shift in those percentages may result in increased demand for attached and multifamily housing due to an aging population, increasing housing costs, and housing affordability concerns. The market is currently producing a range of housing types including multi-family apartments, middle housing (duplexes, triplexes, quadplexes, cottage clusters, and accessory dwelling units), as well as single family homes.

In calendar year 2023, the City permitted 873 residential units and granted certificate of occupancies for 434 units.

	Single Family Units (SFR)*	Multi-family Units (MFR)	Regulated Affordable Units (MFR)	Totals
Permitted	389	254	230	873
Certificate of Occupancy	287	147	0	434
	*This number includes detached SFR (315), attached SFR (4), Duplex (12units), Accessory Dwelling Units (57), and Manufactured Homes (1)			



While the City does not track demographic information on who purchases or rents homes, the Census Bureau and Ticor Title do collect this information. Below is a summary of single-family homes sold within the past 5-years and the median age of occupants from Ticor Title, and general population trends in school-age children in the City of Medford from the Census Bureau. These population estimates do not consider school district boundaries or public school enrollment rates.

Trends in Single Family Home Occupancy

Total Single Family Homes Sold in the Past 5 Years (April 2019- April 2024):	3,762
New Homes Occupied by People Age 40-	42%
New Homes Occupied by People Age 50+	58%
Median Occupant Age:	52.5

The population growth from 2010 to 2022 shows the percentage of school age children remained fairly consistent over the 12-year period at over 19 percent.

City of Medford Population Trends	2010	2015	2022
Population Total	75,082	77,656	85,539
School Age (5-19)	14,701	14,740	16,784
School Age as (%) of Population	20%	19%	20%

Medford’s average household size for the planning period is 2.47 persons.

The following are charts outlined in the City’s Housing Capacity Analysis. Many of the tables (Exhibits 30 and 31) use US Census ACS data prior to 2020. These exhibits show growth in all age categories but with accelerated growth occurring in those ages 60 and over. Forecast data (Exhibits 32 and 33) follows this trend with the overall growth of the County population increasing most rapidly for those age 60 and over.

Figure 6.1 from the Downtown Market Study shows the ten-year forecast with the most population growth occurring for those 45 and older, and a significant increase for those over 65 years of age. There is a slight increase for those ages 15-24, but it does not identify those younger.



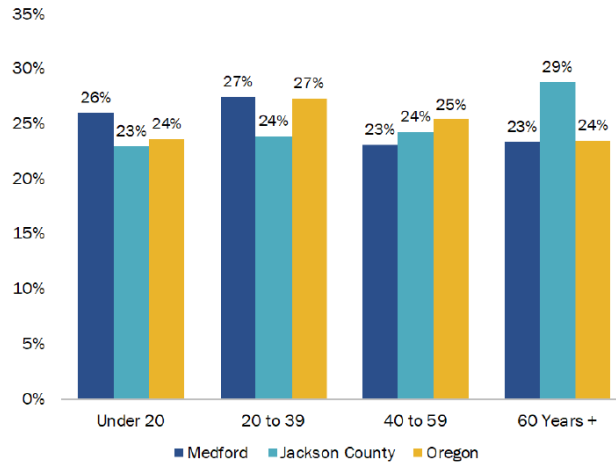
In the **2014-2018** period, about **51%** of Medford's residents were between the ages of **20 and 59** years.

Medford had a smaller share of people over the age of 60 than Jackson County.

About a quarter of Medford's population is under 20 years old.

Exhibit 30. Population Distribution by Age, Medford, Jackson County, and Oregon, 2014–2018

Source: US Census Bureau, 2014–2018 ACS, Table B01001.

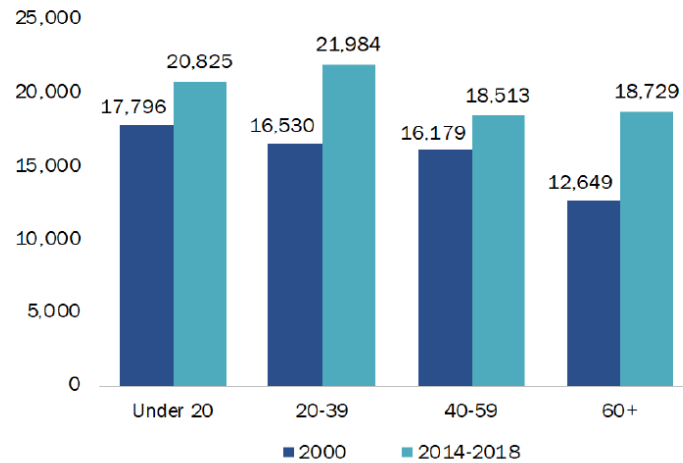


Between 2000 and 2014-2018, all age groups in Medford grew in size.

The largest increase in residents were those aged 60 and older (growth of 6,080 people) followed by those aged 20-39 (growth of 5,454 people).

Exhibit 31. Population Growth by Age, Medford, 2000, 2014–2018

Source: US Census Bureau, 2000 Decennial Census Table P012 and 2014–2018 ACS, Table B01001.



By 2040, Jackson County's population over the age of 60 is forecast to grow 27%.

Exhibit 32. Fastest-Growing Age Groups, Jackson County, 2020 to 2040

Source: PSU Population Research Center, Jackson County Forecast, June 2018

11%	8%	25%	27%
5,363	4,211	13,899	18,456
People	People	People	People
Under 20	20-39 Yrs	40-59 Yrs	60+ Yrs

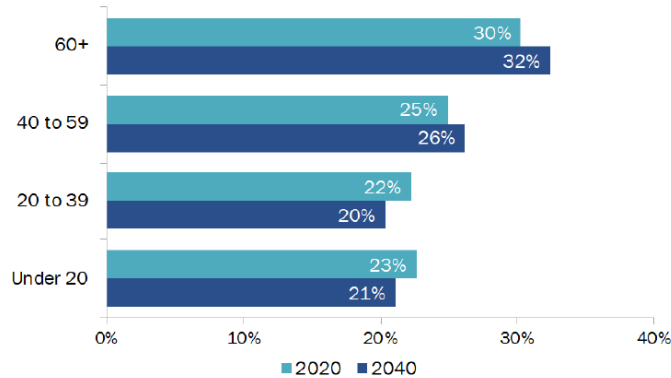


By 2040, it is forecasted that Jackson County residents aged 40 and older will make up 58% of the county's total population.

This accounts for a 3% increase from this age cohort's population estimate for 2020.

Exhibit 33. Population Growth by Age Group, Jackson County, 2020 and 2040

Source: PSU Population Research Center, Jackson County Forecast, June 2018.

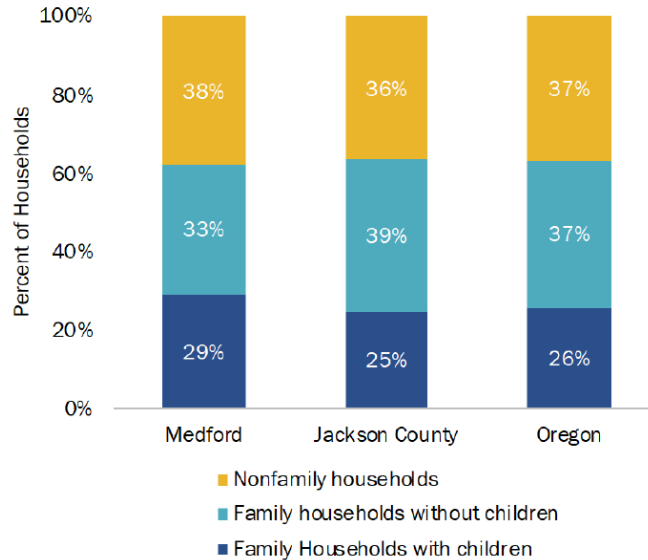


Medford had a slightly larger share of households with children than Jackson County.

About 29% of Medford households have children, compared with 25% of Jackson County households and 26% of Oregon households.

Exhibit 39. Household Composition, Medford, Jackson County, Oregon, 2014-2018

Source: US Census Bureau, 2014-2018 ACS 5-Year Estimate, Table DP02.





From the 2017-18 school year to the 2018-19 school year, student homelessness increased by 7% (87 students), from 1,164 students in 2017-18 to 1,251 students in 2018-19.

Of the 1,251 students in 2018-19 experiencing homelessness, 170 were unaccompanied.

Exhibit 53. Students Homeless by Living Situation, Medford School District, 2017-2018 and 2018-2019

Source: McKinney Vento, Homeless Student Data.

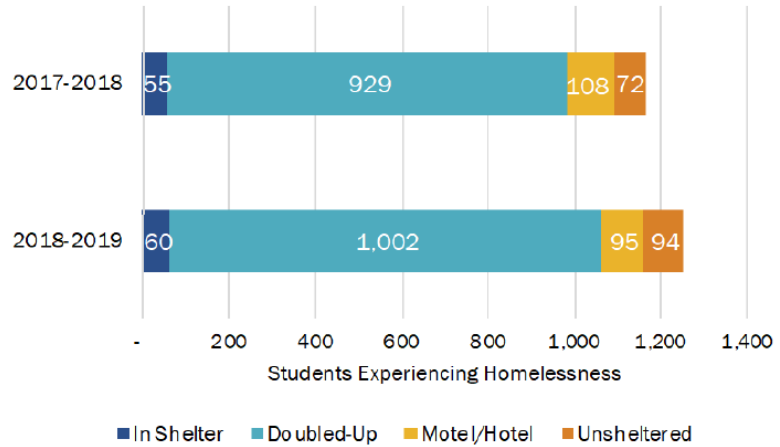
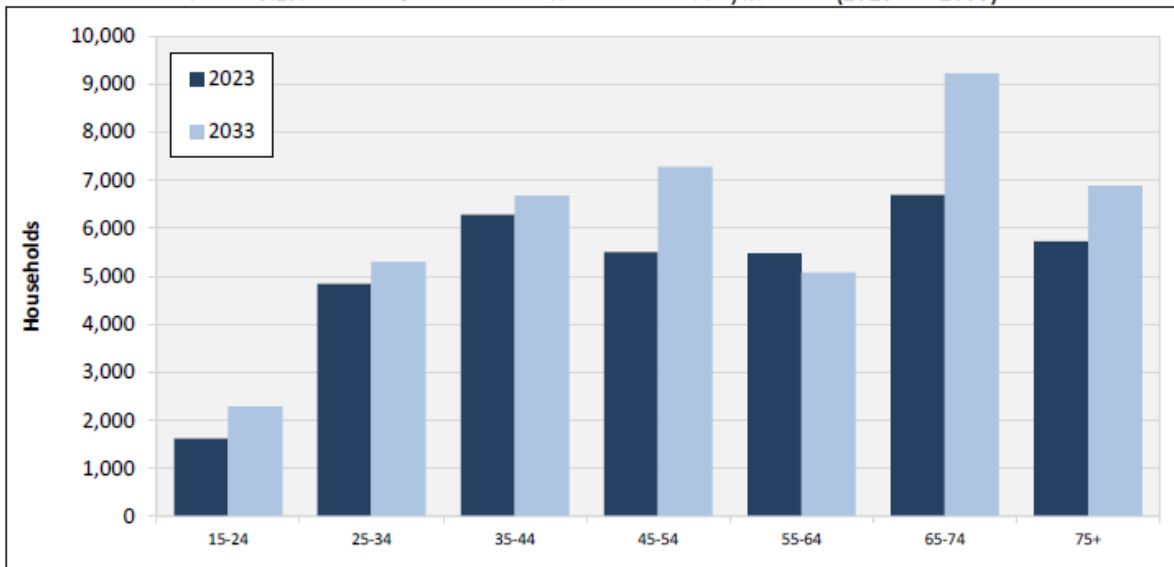


FIGURE 6.1: PROJECTED DISTRIBUTION OF HOUSEHOLDS BY AGE, MEDFORD (2023 AND 2033)



SOURCE: EnviroNics, JOHNSON ECONOMICS