

**ORDINANCE AMENDING THE BANKS COMPREHENSIVE PLAN
TO UPDATE LONG TERM POPULATION/EMPLOYMENT FORECAST**

WHEREAS, the Banks City Council has adopted a Periodic Review Work Program to update the Banks Comprehensive Plan and implementing ordinances; and

WHEREAS, Task 1 of the adopted Work Program provides for a plan amendment to update long term population and employment forecasts in the Comprehensive Plan text; and

WHEREAS, the City has coordinated the long term population forecast with the Oregon Office of Economic Analysis, the PSU Population Research Center, Metro, and Washington County; and

WHEREAS, the Banks Planning Commission has conducted a public hearing on October 28, 2003 to consider the proposed plan text amendment, PA-53-03, (Exhibit A) incorporated herein by reference by exhibit A, and unanimously adopted a motion to forward the proposal to City Council with a recommendation that Council adopt the plan text amendment; and

WHEREAS, the Banks City Council has conducted a public hearing on December 9, 2003 regarding the proposed amendment and concurs with the Planning Commission's recommendation; and

WHEREAS, the Washington County Board of Commissioners has provided written concurrence (Exhibit B) that includes some caveats with the updated long term population forecast.

THEREFORE BE IT ORDAINED by the City Council of Banks that the attached document entitled "*PLAN TEXT AMENDMENT TO UPDATE LONG TERM POPULATION/EMPLOYMENT FORECAST*" is hereby **adopted**.



Robert Orłowski, Mayor

ATTEST:

 4/13/04
Deborah Deegan, City Recorder

EXHIBIT A

PLAN TEXT AMENDMENT TO UPDATE LONG TERM POPULATION/EMPLOYMENT FORECAST

1. INTRODUCTION

The City's long term population and employment forecast is being updated. The last population update in 1988 did not attempt to revise the Plan's original population forecast of 1,050 by year 2000 (based on an average annual growth rate of 3.28 percent), because of the potential for sudden population increase when the South Banks properties were developed. The South Banks development in the form of the Banks Estates and Arbor Village subdivisions has since occurred, and the City's certified population for July 1, 2000 was in fact 1,310 persons.

As provided in the adopted Periodic Review Work Program, the City is undertaking the task of updating its long term population and employment forecast to year 2024.

2. POPULATION HISTORY

The City's population is subject to change according to three components:

- Births;
- Deaths;
- Net Migration (persons moving in or out).

The most influential component on population for Banks is net migration. Until the mid-late ninety's, the City's population remained very stable. The construction of many new housing units in the Banks Estates and Arbor Village developments resulted in a substantial increase in population due to net migration. Table 1 below shows the City's annual growth rate for 1980 - 2002:

Table 1. Banks Population Growth 1980-2002

<u>Year</u>	<u>Population</u>	<u>Percent Change</u>
1980	495	
1981	510	+3.03
1982	510	0.00
1983	495	-3.03
1984	490	-1.01
1985	495	+1.01
1986	500	+1.01
1987	500	0.00
1988	495	-1.01
1989	500	+1.01
1990	565	+3.00
1991	565	0.00
1992	570	+0.88
1993	570	0.00
1994	570	0.00
1995	575	+0.88
1996	570	-0.87
1997	625	+9.65
1998	845	+35.20
1999	1,310	+55.03
2000	1,310	0.00
2001	1,400	+6.87
2002	1,420	+1.43

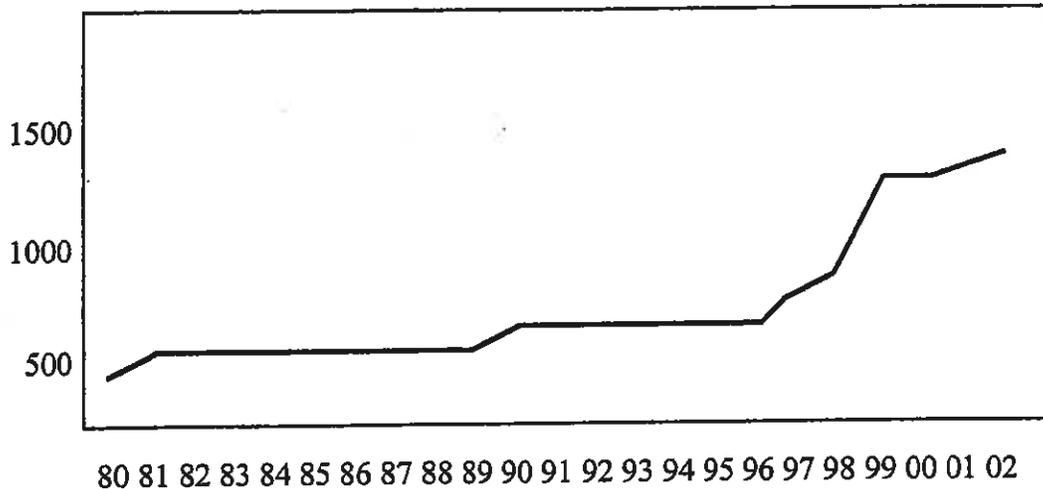
(Source: PSU Population Research Center Annual Population Reports, July 1 population estimate date.)

As is evident from Table 1, the City's population remained very stable at approximately 500 residents through the 1980's and showed a moderate increase through the mid-1990. During the latter 1990's, Banks experienced a major population gain by growing from 625 in 1997 to 1,310 in 1999.

During the past twenty-two year time span, Banks has nearly tripled in population size from 495 persons in 1980 to 1,420 persons in 2002. The population gain for this time period amounts to 925 persons and represents a percentage increase of 186.87 percent (average annual growth rate of 8.49 percent), with the largest gain occurring from 1997-2002 (795 persons, 127.20 percent increase).

Figure 1 illustrates the City's population trend for the same twenty-two year period:

Figure 1. Banks Historical Population Trend



Nearly all cities in Eastern Washington County (except North Plains) experienced their highest population growth during the 1995-2000 time period. Banks exhibited by far the highest percentage increase during this time period. This peak growth in population may likely be attributed to a vigorous regional economy that benefited all jurisdictions alike. Table 2 below shows the growth rate for Eastern Washington County cities plus the County in five year increments from 1980 to 2000:

	1980		1985		1990		1995		2000	
	<u>Pop</u>	<u>% Inc</u>								
Banks	495	-	495	0.00	565	14.14	575	1.77	1310	127.83
Cornelius	4550	-	5050	10.99	6175	22.28	7220	16.92	9760	35.18
Forest Grove	11600	-	11750	1.29	13625	15.96	14755	8.29	17830	20.84
Hillsboro	28000	-	30270	8.11	37800	24.88	46160	22.12	71455	54.80
North Plains	720	-	950	31.94	990	0.67	1245	25.76	1625	30.52
WashCo	247800	-	268000	8.15	315000	17.54	370000	17.46	449250	21.42

(Source: PSU Population Research Center Annual Population Reports, July 1 population estimate date.)

3. LONG TERM POPULATION FORECAST

According to the Periodic Review Work Program, the City needs to update its long term population forecast to year 2024. The state statute requires that the population forecast be coordinated with Washington County.

Prior comments from the County staff have suggested that the City consider historic growth trends in preparing the population forecast. It is also noted that the population updating task was originally scheduled as Task 1 for the City's Work Program. However, the Work Program was amended to defer Task 1 for a year to allow time for the County and Metro to complete their update of the Regional Forecast. Metro is currently working on the update with assistance from the counties and cities in the Portland region. However, completion of the process may exceed the City's deadline for completing Periodic Review Work Task 1.

City staff consulted with the Oregon Office of Economic Analysis (OEA), which is responsible for preparing the long term population forecast for the state and counties. OEA does not prepare population forecasts for cities but did provide a brief description of their forecast procedure and draft population forecast table for counties (see attached Exhibit A).

The Population Research Center (PRC) at Portland State University (PSU) is responsible for preparing the annual population estimates effective July 1 for cities and counties. PRC determines city population estimates based on changes in the local housing stock, i.e., issuance of residential Building Permits. PRC does not usually prepare long term population forecasts and did provide useful advice for performing this task.

Consultation with the OEA and PRC staff suggested some alternative forecast methods that the City could utilize, including the following methods:

A. Historical Growth Trend

This method utilizes the City's historical growth trend as shown in Table 1 and Figure 1. Projecting this same growth trend for Banks in five-year increments is shown in Table 3 below. The County population is shown for comparison, and the County forecast figures were provided in the OEA forecast table for counties (Exhibit A).

Table 3. Banks Historical Trend Population Forecast

<u>Year</u>	<u>Banks Population</u>	<u>County Population</u>
2000	1,310	449,250
2005	1,420	491,648
2010	1,621	536,935
2015	1,650	588,441
2020	3,759	641,965
2025	4,075	698,223

(Source: OEA Long Term Population Forecast (Draft)
for County Population & City Staff for City Population.)

The long term population forecast for Banks based on the past trend method is **4,075 persons**.

B. Annual Percentage Rate

This method assumes that population growth would occur incrementally at an average percentage rate per year. Two alternative percentage rates appear applicable to Banks.

One method is to apply the County's long term average annual percentage rate to Banks. As shown on the OEA table, the population forecast for Washington County to year 2025 is 698,223 persons. This computes to an annual average growth increase of 2.22 percent for the 2000 - 2025 time period. Presuming that the City of Banks population were to grow at the same average annual rate as Washington County, then the year 2024 forecast for Banks would be **2,303 persons**.

Another method is to identify a city of similar type and size for projecting a similar growth rate for Banks. For purposes of comparison, the City of North Plains represents a city of similar size and type. North Plains has recently completed its Periodic Review that included updating their long term (year 2020) population forecast.

The 2002 PRC certified population for North Plains is 1,660. Metro has designated North Plains as a “*Neighbor City*” and managed a “*North Plains Neighbor City Study*” in 1997. This study included a population forecast of 3000 to year 2015 and 7600 to year 2040. The 2015 forecast was based on an annual percentage increase of 4.6 percent. The City also utilized a percentage figure of 4.5 percent annual increase and determined a population forecast of 3,750 persons for year 2020. Based on an annual increase of 4.5 percent, the City’s population forecast to year 2024 would be 3,739 persons.

C. Proportional Method

Another method assumes that the proportion of City population in relation to County population will remain constant during the forecast period. In year 2000, the City’s population comprised 0.29 percent of the County population. This proportion (0.0029) was applied in Table 2 below and shows the population forecast in five-year increments based on the OEA projections for Washington County:

Table 2. Banks Proportional Population Forecast

<u>Year</u>	<u>City Population</u>	<u>County Population</u>
2000	1,310	449,250
2005	1,426	491,648
2010	1,557	536,935
2015	1,706	588,441
2020	1,862	641,965
2025	2,025	698,223

(Source: OEA Long Term Population Forecast (Draft) for County Population & City Staff for City Population.)

The long term population forecast (year 2025) for Banks based on the proportional method is 2,025 persons.

As discussed above, the four alternative population forecasts are summarized as follows:

- 2,025 - Proportional Method
- 2,303 - County 2.22 Annual Percentage Increase
- 3,739 - North Plains 4.50 Annual Percentage Increase
- 4,075 - Historical Growth Trend Method

The proportional method assumes that the relationship between the City and County projected populations remain unchanged for the long term. This method represents the most conservative forecast and disregards the City's past population trend. It substantially understates the long term growth potential for Banks.

Similarly, the County's 2.22 average annual percentage increase to year 2025 appears low for use as a forecast method for Banks. The County's historical average growth rate for 1980-2002 was 3.95 percent per year, compared to an average annual growth rate of 8.49 percent for Banks during the same time period. So it would not seem valid to rely on the County's growth rate for Banks because they are significantly different.

The most optimistic forecast is reflected in the historical growth trend method. While there is reason for optimism, the high levels of population growth experienced in the latter 1990's would seem to be a difficult feat to repeat. As explained in a "2000-2030 Regional Forecast" by Metro:

"During the 1990's, about two-thirds of new residents had never lived in the Portland area before. Net in-migration will still be a force driving population growth in the future, but a lesser one. Only about half of the region's population increase during the next 20 years will come from migration; the remainder will be from residents having children and grandchildren."

(Page 31, "Metro Regional Forecast", September 2002.)

Not to be overly optimistic or pessimistic, the method utilizing the average annual percentage rate for North Plains merits serious consideration. Banks and North Plains are similar in population size and locational factors for attracting future growth. It would appear that comparable economic circumstances and market forces apply to Banks as they do to North Plains. In this regard, a "*Westside Economic Study*" was performed in 2002 that provides an economic analysis focusing on Washington County. The key conclusions contained in this study are listed as follows:

- "*The Westside economy accounts for nearly about one-fourth of all economic activity in the Portland Metropolitan area.*"
- "*The Westside economy is tightly connected to the overall economy of the Portland metropolitan area. The Westside is connected by enormous daily flows of commuting workers, the larger scale and continuing migration of people within the region, and by the ties of economic transactions between different parts of the region. Because of state government's substantial reliance on income taxes, the Portland metropolitan area and the Westside make disproportionate contributions to the state's revenues.*"
- "*The Westside economy has experienced rapid economic growth, particularly during the last decade. The Westside's role in the regional economy has been transformed from a net supplier of labor and importer of wages from the rest of the region, to a net demander of labor and a net exporter of wages to the rest of the region.*"
- "*The expansion of the Westside economy has been driven by the competitive success of industry clusters that characterize the distinctive economic specializations of the Westside. In particular the growth of the high technology industry cluster has been the dominant reason for the growth in this part of the region. The growth of*

other clusters, most notably the growth of the apparel/sporting goods cluster centered around Nike, has also helped propel Westside growth."

- *"The Westside economy has evolved continually over the past several decades, and continues to evolve today. Certain critical decisions, many taken decades ago, continue to have an enormous impact on the shape of the Westside economy. The Westside's role as a high tech center owes primarily to the decision by Tektronix to build its primary operations in Beaverton at a time when the company was highly profitable and rapidly growing. This established a local labor force concentration that attracted Intel and other firms in the 1970s and 1980s, triggering a successful agglomeration of high technology firms. Other subsequent public and private decisions have enabled this cluster to flourish on the Westside."*

(Executive Summary, "The Westside Economy", Impresa, Inc., January 2002.)

While the study conclusions cited above recognize the past rapid growth of the Westside economy, the economic forecast for the next several years appears more subdued than in the 1990's. Much of the growth in the region during the 1990's was driven by the tremendous growth in the semiconductor industry. This industry is characterized by a highly cyclical pattern, so it is unclear whether or not the industry's growth in the next ten years will be as robust as it was during the last ten.

Thus, a repeat of the high levels of population growth that occurred in the latter 1990's would not seem to be a realistic expectation. The City's forecast based on the historical trend having an average annual growth rate of 8.49 percent appears overly optimistic in view of the study's economic assessment. This does not mean to imply a low growth scenario, but does indicate a time period for the economy to grow at a more moderate rate. The 4.5 percent annual growth rate for North Plains represents a moderate rate that would be appropriate for Banks. Therefore, the year 2024 population forecast for Banks is determined to be 3,739 persons.

4. EMPLOYMENT FORECAST

The long term employment forecast is based on the projected households for year 2024. The number of households is derived from the long term population forecast, i.e., 3,739 persons. The 1999 growth management study for Banks utilized a household factor of 2.50 persons per household by year 2020. This ratio remains applicable for forecasting to year 2024 and is calculated at 1,496 households.

Based on a low, medium, and high range of jobs/household ratios, the projected long term employment for Banks (year 2024) is shown as follows:

High Range (1.3 jobs/household ratio):	1,945
Medium Range (1.1 jobs/household ratio):	1,646
Low Range (0.9 jobs/household ratio):	1,346

EXHIBIT A-2

A brief description of long-term population forecast procedure

The current long-term population forecasts for Oregon and its Counties are developed using the widely used cohort-component projection procedure. This forecasting model "survives" the initial population distribution by age and sex to the future years. The population is subjected to projected age-sex-specific birth and death rates to determine the number of births and deaths during a given period. A separate assumption is made for the migration estimates and they are subjected to the same vital rates. In the current forecast, the July 1, 2000 population by five-year age groups is projected subject to specific assumptions about vital events and migrations.

In order to verify the validity of the method applied, a separate and independent forecast of the County population was carried out by the Senior Economist in our office. The independent forecasts based on econometric model justified the results from the cohort-component method.

The forecast is based on five-year age group and five-year time period. The age-sex detail will be made available at the time of the final release.

Births

Number of births are calculated by applying age-specific fertility rates (ASFR) to the women in corresponding age groups.

The Census Bureau has projected ASFR for the nation. Oregon's future rates were determined by modifying the projected U.S. rates based on the historical Oregon/U.S. ratio and by general trending.

The initial County ASFR was computed for a county or for a group of counties if the rates were distorted by fewer number of births. The projection of County rates were determined based on the County's rates anchored to the U.S. and Oregon's projected rates.

Deaths:

Based on the historical change in life expectancies, U.S. and Oregon's life expectancies estimated for 2040 and for the intervening years.

Separate life tables for Oregon's males and females for the year 2000 were constructed. The life tables were adjusted to yield the previously estimated life expectancies for each of the forecast period. In the forecast model, survival rates derived from the life tables were used to estimate the number surviving and dying by age and sex during a forecast cycle. The state survival rates were modified to fit the expected number of deaths in each of the counties.

Migration:

Migration is the most complex and most volatile component of population change.

Age/sex-specific net migration rates for Oregon and its Counties were estimated for each of the five year period from 1980 through 2000 (1980-85, 1985-90, 1990-95, and 1995-2000). The average of the total net

migration rates by sex were used to determine the initial estimate of the volume of net migration. The initial rates were modified, if necessary, to reflect the recent and historical trends. The age-sex detailed 1990 Census migration rates were used to determine the number of in-and-out migrants from the total net migrants.

T A B L E S

TABLE 1. POPULATION

Area Name	Note: population as of July 1, Census Bureau										Forecast, OEA →																								
	1975					1980					1985					1990					1995					PSU estimates					Forecast, OEA →				
	1970	1975	1980	1985	1990	1995	2000	2001	2002	2005	2010	2015	2020	2025	2030	2035	20	2000	2001	2002	2005	2010	2015	2020	2025	2030	2035	20							
Albany	2,103,151	2,325,000	2,642,128	2,672,648	2,860,375	3,184,369	3,436,750	3,471,700	3,504,700	3,629,036	3,845,278	4,098,697	4,356,255	4,608,105	4,852,416	5,089,665	5,323,1	3,471,700	3,504,700	3,629,036	3,845,278	4,098,697	4,356,255	4,608,105	4,852,416	5,089,665	5,323,1								
Albany	15,077	15,700	16,158	15,731	15,433	16,691	16,750	16,700	16,700	16,855	17,052	17,353	17,590	17,767	17,921	18,073	18,2	16,700	16,700	16,700	16,855	17,052	17,353	17,590	17,767	17,921	18,073	18,2							
Albany	54,002	61,600	68,493	67,275	71,059	76,517	78,300	79,000	79,900	80,601	83,016	85,650	88,171	90,431	92,161	93,454	94,5	79,000	79,900	80,601	83,016	85,650	88,171	90,431	92,161	93,454	94,5								
Albany	167,440	205,100	242,981	250,118	280,862	314,922	340,000	345,150	350,850	364,370	392,297	427,825	464,610	503,794	543,579	584,785	628,3	350,850	350,850	364,370	392,297	427,825	464,610	503,794	543,579	584,785	628,3								
Albany	28,574	29,700	32,561	32,452	33,436	35,527	35,700	35,850	36,100	36,425	37,143	37,948	38,554	39,320	39,712	39,989	40,2	36,100	36,100	36,425	37,143	37,948	38,554	39,320	39,712	39,989	40,2								
Albany	28,894	32,400	35,744	35,707	37,809	40,576	43,700	44,300	44,600	45,859	48,346	51,338	54,284	57,018	59,527	61,958	64,4	44,300	44,600	45,859	48,346	51,338	54,284	57,018	59,527	61,958	64,4								
Albany	56,964	59,700	63,944	59,941	60,441	63,549	62,800	62,950	62,650	62,675	62,650	63,007	63,166	63,434	63,421	63,217	62,5	62,950	62,650	62,675	62,650	63,007	63,166	63,434	63,421	63,217	62,5								
Albany	10,103	11,500	13,099	13,137	14,258	16,843	19,300	19,850	20,200	21,059	22,743	24,714	26,735	28,781	30,840	32,972	35,1	19,850	20,200	21,059	22,743	24,714	26,735	28,781	30,840	32,972	35,1								
Albany	13,106	14,300	17,078	16,664	19,449	21,009	21,200	21,550	21,250	21,571	21,900	22,503	23,003	23,220	23,376	23,516	23,6	21,200	21,250	21,571	21,900	22,503	23,003	23,220	23,376	23,516	23,6								
Albany	30,922	42,400	62,397	64,959	76,053	95,491	116,600	122,050	126,500	134,397	151,635	171,167	192,329	209,919	226,669	242,597	257,6	122,050	126,500	134,397	151,635	171,167	192,329	209,919	226,669	242,597	257,6								
Albany	72,238	83,700	93,837	91,956	95,050	98,874	100,500	101,200	101,300	103,893	107,825	112,788	117,500	121,934	126,224	130,587	135,1	101,200	101,300	103,893	107,825	112,788	117,500	121,934	126,224	130,587	135,1								
Albany	2,253	2,100	2,045	1,840	1,719	1,799	1,900	1,900	1,900	1,942	1,990	2,060	2,129	2,193	2,259	2,324	2,3	1,900	1,900	1,942	1,990	2,060	2,129	2,193	2,259	2,324	2,3								
Albany	7,109	7,300	8,210	8,137	7,870	8,042	7,950	7,800	7,750	7,948	8,037	8,173	8,302	8,396	8,471	8,545	8,6	7,800	7,750	7,948	8,037	8,173	8,302	8,396	8,471	8,545	8,6								
Albany	7,186	7,300	8,237	7,209	7,068	7,238	7,600	7,600	7,600	7,816	8,099	8,454	8,798	9,115	9,430	9,755	10,0	7,600	7,600	7,816	8,099	8,454	8,798	9,115	9,430	9,755	10,0								
Albany	13,221	14,900	15,863	16,245	16,960	18,916	20,500	20,600	20,450	21,750	23,127	24,687	26,263	27,853	29,445	31,034	32,6	20,600	20,450	21,750	23,127	24,687	26,263	27,853	29,445	31,034	32,6								
Albany	95,515	114,900	133,000	136,444	147,392	167,378	182,200	184,700	187,600	196,316	209,396	223,716	237,505	251,058	263,471	275,032	286,0	184,700	187,600	196,316	209,396	223,716	237,505	251,058	263,471	275,032	286,0								
Albany	8,616	10,200	11,692	12,748	13,853	16,949	19,150	19,400	19,850	21,312	23,809	26,960	30,285	33,544	36,935	40,578	44,5	19,400	19,850	21,312	23,809	26,960	30,285	33,544	36,935	40,578	44,5								
Albany	36,368	48,000	58,982	60,666	62,985	71,313	76,050	76,850	77,650	80,053	83,869	88,065	92,272	96,547	100,561	104,531	108,0	76,850	77,650	80,053	83,869	88,065	92,272	96,547	100,561	104,531	108,0								
Albany	50,316	53,900	59,280	57,476	57,948	61,132	63,900	64,200	64,550	65,806	67,942	70,559	73,344	75,902	78,269	80,570	82,5	64,200	64,550	65,806	67,942	70,559	73,344	75,902	78,269	80,570	82,5								
Albany	6,376	6,600	7,584	7,608	7,182	7,484	7,450	7,500	7,450	7,532	7,641	7,783	7,909	8,002	8,080	8,151	8,2	7,500	7,450	7,532	7,641	7,783	7,909	8,002	8,080	8,151	8,2								
Albany	216,476	240,300	275,828	267,051	284,261	306,704	323,950	325,900	328,150	337,420	354,876	375,232	395,030	413,230	430,245	446,443	462,4	325,900	328,150	337,420	354,876	375,232	395,030	413,230	430,245	446,443	462,4								
Albany	26,020	28,400	35,443	35,979	39,075	44,112	44,600	44,650	44,700	45,508	47,044	49,209	51,432	53,494	55,348	57,119	58,5	44,650	44,700	45,508	47,044	49,209	51,432	53,494	55,348	57,119	58,5								
Albany	72,635	80,900	89,716	88,019	91,690	98,853	103,350	103,500	104,000	106,927	112,169	118,497	124,861	131,157	137,447	143,910	150,0	103,500	104,000	106,927	112,169	118,497	124,861	131,157	137,447	143,910	150,0								
Albany	23,353	24,700	26,980	27,878	26,162	29,550	31,750	32,000	32,000	33,054	34,341	35,553	36,709	37,784	38,762	39,596	40,2	32,000	32,000	33,054	34,341	35,553	36,709	37,784	38,762	39,596	40,2								
Albany	152,298	171,700	205,599	213,019	229,938	260,879	286,300	288,450	291,000	303,248	326,035	353,370	381,504	408,437	434,153	458,928	482,7	288,450	291,000	303,248	326,035	353,370	381,504	408,437	434,153	458,928	482,7								
Albany	4,459	5,200	7,497	8,090	7,618	9,075	11,100	11,150	11,250	11,983	13,025	14,350	15,764	17,233	18,741	20,336	22,0	11,150	11,250	11,983	13,025	14,350	15,764	17,233	18,741	20,336	22,0								
Albany	554,765	547,400	563,632	564,249	586,617	629,617	662,400	666,350	670,250	683,874	707,293	732,022	756,360	778,329	797,123	812,048	823,5	666,350	670,250	683,874	707,293	732,022	756,360	778,329	797,123	812,048	823,5								
Albany	35,651	39,700	45,362	45,231	49,924	56,759	62,700	63,600	63,450	66,233	70,515	76,052	81,752	87,153	92,529	97,803	103,1	63,600	63,450	66,233	70,515	76,052	81,752	87,153	92,529	97,803	103,1								
Albany	2,130	2,000	2,168	2,141	1,924	1,988	1,950	1,900	1,850	1,980	2,009	2,040	2,062	2,047	2,026	2,005	1,5	1,900	1,850	1,980	2,009	2,040	2,062	2,047	2,026	2,005	1,5								
Albany	18,109	18,500	21,259	21,022	21,638	23,593	24,300	24,600	24,600	24,804	25,407	26,216	26,897	27,399	27,739	27,993	28,2	24,600	24,600	24,804	25,407	26,216	26,897	27,399	27,739	27,993	28,2								
Albany	45,095	48,900	59,145	60,024	59,433	65,535	70,850	70,900	71,000	74,041	77,765	81,942	86,165	90,164	93,910	97,413	100,7	70,900	71,000	74,041	77,765	81,942	86,165	90,164	93,910	97,413	100,7								
Albany	19,559	22,000	24,050	24,131	23,674	24,931	24,550	24,550	24,600	25,030	25,874	26,959	28,023	29,049	30,116	31,287	32,6	24,550	24,600	25,030	25,874	26,959	28,023	29,049	30,116	31,287	32,6								
Albany	6,257	6,600	7,301	7,323	6,945	7,504	7,250	7,100	7,150	7,387	7,568	7,811	8,030	8,208	8,361	8,511	8,6	7,100	7,150	7,387	7,568	7,811	8,030	8,208	8,361	8,511	8,6								
Albany	20,246	20,300	21,951	22,627	21,781	23,011	23,850	24,150	23,750	24,180	24,691	25,424	26,202	26,977	27,712	28,395	29,0	24,150	23,750	24,180	24,691	25,424	26,202	26,977	27,712	28,395	29,0								
Albany	159,382	197,400	247,848	269,244	315,469	384,335	449,250	455,800	463,050	491,648	536,935	588,441	641,965	698,223	756,365	813,742	869,8	455,800	463,050	491,648	536,935	588,441	641,96												

TABLE 2. POPULATION GROWTH RATE (annualized)

Area Name	1970-75	1975-80	1980-85	1985-90	1990-95	1995-00	2000-01	2001-02	2000-05	2005-10	2010-15	2015-20	2020-25	2025-30	2030-35	2035-
Albany	2.01%	2.56%	0.23%	1.36%	2.15%	1.53%	1.01%	0.95%	1.09%	1.16%	1.28%	1.22%	1.12%	1.03%	0.95%	0.90
Albany	0.81%	0.58%	-0.54%	-0.38%	1.57%	0.07%	-0.30%	0.00%	0.13%	0.23%	0.35%	0.27%	0.20%	0.17%	0.17%	0.1
Albany	2.63%	2.12%	-0.36%	1.09%	1.48%	0.46%	0.89%	1.13%	0.58%	0.59%	0.62%	0.58%	0.51%	0.38%	0.28%	0.2
Albany	4.06%	3.39%	0.58%	2.32%	2.29%	1.53%	1.50%	1.64%	1.38%	1.48%	1.73%	1.65%	1.62%	1.52%	1.46%	1.4
Albany	0.77%	1.84%	-0.07%	0.60%	1.21%	0.10%	0.42%	0.69%	0.40%	0.39%	0.43%	0.32%	0.39%	0.20%	0.14%	0.1
Albany	2.29%	1.96%	-0.02%	1.14%	1.41%	1.48%	1.36%	0.67%	0.96%	1.06%	1.20%	1.12%	0.98%	0.86%	0.80%	0.71
Albany	0.94%	1.37%	-1.29%	0.17%	1.00%	-0.24%	0.24%	-0.48%	-0.04%	-0.01%	0.11%	0.05%	0.08%	0.00%	-0.06%	-0.01
Albany	2.59%	2.60%	0.06%	1.64%	3.33%	2.72%	2.81%	1.75%	1.74%	1.54%	1.66%	1.57%	1.47%	1.38%	1.34%	1.21
Albany	1.74%	3.55%	-0.49%	3.09%	1.54%	0.18%	1.64%	-1.40%	0.35%	0.30%	0.54%	0.44%	0.19%	0.13%	0.12%	0.1
Albany	6.31%	7.73%	0.80%	3.15%	4.55%	3.99%	4.57%	3.58%	2.84%	2.41%	2.42%	2.33%	1.75%	1.54%	1.36%	1.21
Albany	2.95%	2.29%	-0.40%	0.66%	0.79%	0.33%	0.69%	0.10%	0.66%	0.74%	0.90%	0.82%	0.74%	0.69%	0.68%	0.61
Albany	-1.41%	-0.53%	-2.11%	-1.36%	0.91%	1.09%	0.00%	0.00%	0.43%	0.49%	0.69%	0.66%	0.60%	0.59%	0.57%	0.51
Albany	0.53%	2.35%	-0.18%	-0.67%	0.43%	-0.23%	-1.90%	-0.64%	0.00%	0.22%	0.33%	0.31%	0.22%	0.18%	0.17%	0.1
Albany	0.31%	2.42%	-2.67%	-0.40%	0.48%	0.98%	0.00%	0.00%	0.56%	0.71%	0.86%	0.80%	0.71%	0.68%	0.68%	0.6
Albany	2.39%	1.25%	0.48%	0.86%	2.18%	1.61%	0.49%	0.00%	1.18%	1.23%	1.31%	1.24%	1.18%	1.11%	1.05%	0.91
Albany	3.70%	2.93%	0.51%	1.54%	2.54%	1.70%	1.36%	1.56%	1.49%	1.29%	1.32%	1.20%	1.11%	0.97%	0.86%	0.71
Albany	3.38%	2.73%	1.73%	1.66%	4.03%	2.44%	1.30%	2.29%	2.14%	2.22%	2.49%	2.33%	2.04%	1.93%	1.88%	1.81
Albany	5.55%	4.12%	0.56%	0.75%	2.48%	1.29%	1.05%	1.04%	1.03%	0.93%	0.98%	0.77%	0.91%	0.81%	0.77%	0.7
Albany	1.38%	1.90%	-0.62%	0.16%	0.82%	0.89%	0.47%	0.54%	0.59%	0.64%	0.76%	0.32%	0.24%	0.61%	0.58%	0.51
Albany	0.69%	2.78%	0.06%	0.06%	1.15%	-0.09%	0.67%	-0.67%	0.22%	0.29%	0.37%	0.32%	0.24%	0.19%	0.17%	0.1
Albany	2.09%	2.76%	-0.65%	1.25%	1.52%	1.09%	0.60%	0.69%	0.81%	1.01%	1.12%	1.03%	0.90%	0.81%	0.74%	0.7
Albany	1.75%	4.43%	0.30%	1.65%	2.42%	0.22%	0.11%	0.11%	0.40%	0.66%	0.90%	0.88%	0.79%	0.68%	0.63%	0.6
Albany	2.16%	2.07%	-0.38%	0.82%	1.50%	0.89%	0.15%	0.48%	0.68%	0.96%	1.10%	1.05%	0.98%	0.94%	0.92%	0.9
Albany	1.12%	1.77%	0.65%	-1.27%	2.44%	1.44%	0.78%	0.00%	0.80%	0.76%	0.69%	0.64%	0.58%	0.51%	0.43%	0.3
Albany	2.40%	3.60%	0.71%	1.53%	2.52%	1.86%	0.75%	0.88%	1.15%	1.45%	1.61%	1.53%	1.36%	1.22%	1.11%	1.0
Albany	3.07%	7.32%	1.52%	-1.20%	3.50%	4.03%	0.45%	0.89%	1.53%	1.67%	1.94%	1.88%	1.78%	1.68%	1.63%	1.6
Albany	-0.27%	0.58%	0.02%	0.78%	1.41%	1.02%	0.59%	0.58%	0.64%	0.67%	0.69%	0.65%	0.57%	0.48%	0.37%	0.2
Albany	2.15%	2.67%	-0.06%	1.97%	2.57%	1.99%	1.43%	-0.24%	1.10%	1.25%	1.51%	1.45%	1.28%	1.20%	1.11%	1.0
Albany	-1.26%	1.61%	-0.25%	-2.14%	0.65%	-0.39%	-2.60%	-2.67%	0.30%	0.30%	0.31%	0.21%	-0.15%	-0.20%	-0.21%	-0.1
Albany	0.43%	2.78%	-0.22%	0.58%	1.73%	0.59%	1.23%	0.00%	0.41%	0.48%	0.63%	0.51%	0.37%	0.25%	0.18%	0.1
Albany	1.62%	3.80%	0.30%	-0.20%	1.95%	1.56%	0.07%	0.14%	0.88%	0.98%	1.05%	1.00%	0.91%	0.81%	0.73%	0.6
Albany	2.35%	1.78%	0.07%	-0.38%	1.03%	-0.31%	0.00%	0.20%	0.39%	0.66%	0.82%	0.77%	0.72%	0.72%	0.76%	0.8
Albany	1.07%	2.02%	0.06%	-1.06%	1.55%	-0.69%	-2.09%	0.70%	0.38%	0.48%	0.63%	0.55%	0.44%	0.37%	0.36%	0.31
Albany	0.05%	1.56%	0.61%	-0.76%	1.10%	0.72%	1.25%	-1.67%	0.28%	0.42%	0.59%	0.60%	0.58%	0.54%	0.49%	0.41
Albany	4.28%	4.55%	1.66%	3.17%	3.95%	3.12%	1.45%	1.58%	1.80%	1.76%	1.83%	1.74%	1.68%	1.60%	1.46%	1.3
Albany	0.79%	-4.67%	-0.46%	-0.98%	2.23%	-0.19%	0.00%	0.00%	0.87%	0.93%	1.09%	1.01%	0.95%	0.91%	0.98%	1.0
Albany	2.88%	3.42%	1.11%	2.30%	2.85%	2.33%	1.05%	1.27%	1.45%	1.59%	1.83%	1.73%	1.64%	1.55%	1.50%	1.41

TABLE 3. POPULATION CHANGE

Area Name	1970-75	1975-80	1980-85	1985-90	1990-95	1995-00	2000-01	2001-02	2000-05	2005-10	2010-15	2015-20	2020-25	2025-30	2030-35	2035-
egon	221,849	317,128	30,520	187,727	323,994	252,381	34,950	33,000	192,286	216,242	253,419	257,558	251,850	244,311	237,249	234,1
ker	623	458	-427	-298	1,258	59	-50	0	105	197	300	238	177	154	153	1
nton	7,598	6,893	-1,218	3,784	5,458	1,783	700	900	2,301	2,415	2,633	2,521	2,261	1,729	1,294	1,1
ackamas	37,660	37,881	7,137	30,744	34,060	25,078	5,150	5,700	24,370	27,927	35,527	36,786	39,183	39,785	41,206	43.5
atsop	1,126	2,861	-109	984	2,091	173	150	250	725	719	805	606	766	392	277	2
lumbia	3,506	3,344	-37	2,102	2,767	3,124	600	300	2,159	2,488	2,992	2,946	2,734	2,508	2,432	2,4
ios	2,736	4,244	-4,003	500	3,108	-749	150	-300	-125	-26	357	159	268	-12	-204	-2
ook	1,397	1,599	38	1,121	2,585	2,457	550	350	1,759	1,685	1,971	2,020	2,046	2,060	2,131	2,1
rry	1,194	2,778	-414	2,785	1,560	191	350	-300	371	329	604	499	217	156	140	1
schutes	11,478	19,997	2,562	11,094	19,438	21,109	5,450	4,450	17,797	17,238	19,532	21,162	17,590	16,750	15,927	15,0
uglas	11,462	10,137	-1,881	3,094	3,824	1,626	700	100	3,393	3,932	4,963	4,712	4,434	4,290	4,363	4.5
lliam	-153	-55	-205	-121	80	101	0	0	42	48	70	69	65	65	65	65
ant	191	910	-73	-267	172	-92	-150	-50	-2	89	136	129	94	75	74	3
rrney	114	937	-1,028	-141	170	362	0	0	216	283	355	343	318	315	324	3
od River	1,679	963	382	715	1,956	1,584	100	-150	1,250	1,377	1,560	1,576	1,590	1,592	1,589	1.5
ckson	19,385	18,100	3,444	10,948	19,986	14,822	2,500	2,900	14,116	13,080	14,320	13,790	13,553	12,413	11,562	11,0
fferson	1,584	1,492	1,056	1,105	3,096	2,201	250	450	2,162	2,497	3,151	3,325	3,260	3,391	3,643	3,5
sephine	11,632	10,982	1,684	2,319	8,328	4,737	800	800	4,003	3,816	4,196	4,207	4,275	4,013	3,971	4,1
arnath.	3,584	5,380	-1,804	472	3,184	2,768	300	350	1,906	2,136	2,617	2,785	2,558	2,367	2,301	2.3
ike	224	984	24	-426	302	-34	50	-50	82	109	142	125	94	78	71	71
me	23,824	35,528	-8,777	17,210	22,443	17,246	1,950	2,250	13,470	17,456	20,356	19,799	18,199	17,015	16,198	16,0
neolin	2,380	7,043	536	3,096	5,037	488	50	50	908	1,536	2,165	2,223	2,063	1,853	1,772	1,8
nn	8,265	8,816	-1,697	3,671	7,163	4,497	150	500	3,577	5,242	6,328	6,365	6,296	6,290	6,463	6,7
alheur	1,347	2,280	898	-1,716	3,388	2,200	250	0	1,304	1,287	1,212	1,156	1,075	978	834	6
arion	19,402	33,899	7,420	16,919	30,941	25,421	2,150	2,550	16,948	22,787	27,335	28,134	26,933	25,716	24,775	23,8
orow	741	2,297	593	-472	1,457	2,025	50	100	883	1,043	1,325	1,414	1,469	1,508	1,595	1,7
ultnomah	-7,365	16,232	617	22,368	43,000	32,783	3,950	3,900	21,474	23,419	24,729	24,338	21,969	18,793	14,925	11,5
ilk	4,049	5,662	-131	4,693	6,835	5,941	900	-150	3,533	4,283	5,537	5,700	5,401	5,375	5,274	5,3
ierman	-130	168	-27	-217	64	-38	-50	-50	30	30	31	21	-15	-21	-21	.
llamook	391	2,759	-237	616	1,955	707	300	0	504	603	809	681	502	341	253	2
natilla	3,805	10,245	879	-591	6,102	5,315	50	100	3,191	3,725	4,177	4,223	3,999	3,746	3,503	3,3
ion	2,441	2,050	81	-457	1,257	-381	0	50	480	844	1,085	1,064	1,027	1,067	1,171	1,3
allowa	343	701	22	-378	559	-254	-150	50	137	181	243	219	178	153	150	1
asco	54	1,651	676	-846	1,230	839	300	-400	330	510	733	778	775	735	683	6
ashington	38,018	50,448	21,396	46,225	68,866	64,915	6,550	7,250	42,398	45,286	51,506	53,524	56,257	58,142	57,377	56,1
heeler	74	-396	-34	-70	165	-15	0	0	69	77	95	93	91	92	104	1
amhill	6,290	8,760	3,177	7,162	10,109	9,392	900	1,100	6,424	7,592	9,524	9,828	10,151	10,406	10,873	11,4

TABLE 4. NUMBER OF BIRTHS

Area Name	1970-75	1975-80	1980-85	1985-90	1990-95	1995-00	2000-05	2005-10	2010-15	2015-20	2020-25	2025-30	2030-35	2035-
Wagon	162,413	191,057	204,629	199,722	210,570	222,082	233,873	248,387	261,421	272,057	281,078	291,987	304,769	318,4
ker	1,087	1,153	1,192	952	915	872	902	966	1,002	952	919	925	954	9
nton	3,685	3,960	4,498	4,342	4,020	4,087	4,162	4,436	4,739	4,826	4,642	4,472	4,442	4,5
ackamas	13,128	16,360	17,073	17,464	19,712	20,460	21,688	23,815	26,099	28,155	29,960	31,906	34,237	36,5
atsop	2,043	2,403	2,451	2,240	2,110	1,986	2,014	2,003	1,987	1,972	1,930	1,849	1,835	1,8
lumbia	2,325	2,727	2,670	2,488	2,420	2,620	2,856	3,165	3,331	3,479	3,482	3,532	3,667	3,8
os	4,669	5,006	4,585	3,856	3,511	3,194	3,103	3,208	3,137	2,922	2,729	2,680	2,707	2,7
ook	850	998	1,031	990	1,051	1,101	1,175	1,294	1,453	1,558	1,612	1,672	1,770	1,8
rry	965	1,150	1,127	1,056	1,005	811	812	838	904	905	875	862	877	8
schutes	2,819	4,124	5,037	4,905	5,529	6,619	7,854	9,360	10,715	11,926	12,859	13,706	14,672	15,6
uglas	6,543	7,656	7,050	6,562	6,018	5,591	5,684	6,302	6,671	6,745	6,783	7,035	7,439	7,8
lliam	133	164	170	90	76	89	97	105	111	113	114	118	123	1
'ant	588	620	610	558	500	443	446	506	535	526	504	499	516	5
arney	602	667	576	546	436	426	483	546	591	594	584	600	635	6
od River	1,036	1,303	1,404	1,393	1,468	1,561	1,695	1,762	1,831	1,896	1,964	2,050	2,141	2,2
ckson	7,399	8,853	9,703	9,741	10,027	10,448	11,080	12,457	13,448	13,941	14,242	14,716	15,395	16,1
fferson	874	1,023	1,257	1,388	1,378	1,526	1,669	1,842	2,015	2,172	2,280	2,387	2,581	2,8
ephine	3,231	4,127	4,158	3,990	3,984	3,978	4,129	4,381	4,718	4,872	4,897	5,000	5,220	5,5
amath	4,678	4,770	4,500	4,197	4,308	4,149	4,220	4,435	4,681	4,727	4,694	4,743	4,880	5,0
ike	501	585	620	530	482	374	395	433	451	439	417	414	423	4
ine	16,835	19,688	20,057	18,973	18,206	18,434	18,743	20,434	21,617	22,097	22,184	22,496	23,136	23,5
ncoln	1,704	2,292	2,569	2,354	2,297	2,166	2,195	2,389	2,524	2,539	2,502	2,550	2,689	2,8
nn	6,178	6,849	6,877	6,498	6,474	7,151	7,535	8,061	8,570	8,897	9,186	9,625	10,148	10,6
alheur	2,102	2,474	2,567	2,261	2,531	2,505	2,546	2,564	2,520	2,496	2,496	2,501	2,476	2,4
arion	11,894	15,401	17,258	17,303	19,775	22,302	23,335	24,610	25,982	27,387	28,668	29,922	31,068	32,0
arrow	344	569	704	631	650	767	836	975	1,128	1,248	1,307	1,362	1,459	1,5
ultnomah	38,681	41,457	44,141	44,141	45,760	45,869	46,198	46,119	45,710	45,678	46,032	46,681	47,153	47,4
ilk	2,525	3,071	3,336	3,271	3,254	3,450	3,690	4,276	4,753	5,047	5,199	5,375	5,679	6,0
ierman	120	153	162	110	95	90	92	104	112	107	99	94	96	
llamook	1,252	1,517	1,515	1,234	1,240	1,168	1,180	1,302	1,377	1,354	1,269	1,232	1,258	1,2
natilla	3,568	4,751	5,460	4,662	5,004	5,209	5,456	5,794	6,122	6,333	6,419	6,520	6,681	6,8
tion	1,620	1,898	1,940	1,614	1,501	1,483	1,570	1,843	1,979	1,983	1,991	2,064	2,197	2,3
allowa	405	548	606	420	349	325	331	393	434	432	411	407	425	4
asco	1,405	1,584	1,675	1,399	1,431	1,473	1,508	1,561	1,608	1,676	1,727	1,761	1,789	1,8
ashington	13,384	16,900	21,210	22,880	28,096	33,627	37,923	39,170	41,111	44,209	47,856	51,447	54,549	57,2
heeler	136	115	83	58	66	64	68	81	84	86	89	95	101	1
ambill	3,111	4,150	4,768	4,633	4,894	5,673	6,202	6,854	7,372	7,768	8,154	8,689	9,353	10,0

TABLE 5. NUMBER OF DEATHS

Area Name	1970-75	1975-80	1980-85	1985-90	1990-95	1995-00	2000-01	2001-02	2000-05	2005-10	2010-15	2015-20	2020-25	2025-30	2030-35	2035-
REGON	101,340	103,939	111,685	121,318	131,769	145,411	28,615	29,243	148,805	157,030	165,792	177,596	194,424	215,608	238,235	255,7
aker	947	876	942	891	905	1,003	191	194	1,016	1,005	1,003	1,001	1,026	1,050	1,079	1,0
anton	1,573	1,629	1,834	1,965	2,035	2,253	454	437	2,291	2,484	2,654	2,864	3,012	3,420	3,876	4,2
ackamas	7,051	7,828	8,887	9,784	11,087	12,489	2,563	2,580	13,029	14,177	15,402	17,008	18,456	21,306	24,172	26,4
atsop	1,789	1,698	1,680	1,676	1,919	1,882	372	381	1,918	1,980	2,074	2,215	2,379	2,641	2,897	3,0
olumbia	1,354	1,418	1,518	1,556	1,615	1,828	298	326	1,812	1,941	2,095	2,288	2,560	2,857	3,117	3,2
os	2,580	2,683	2,931	3,227	3,617	4,026	801	822	4,112	4,184	4,312	4,504	4,591	4,956	5,261	5,4
ook	567	587	617	715	779	871	198	194	946	1,024	1,119	1,215	1,345	1,472	1,607	1,7
urry	643	761	914	1,010	1,276	1,538	254	254	1,495	1,662	1,759	1,822	2,033	2,060	2,089	2,0
eschutes	1,687	1,980	2,355	2,858	3,394	4,106	909	937	4,827	5,577	6,357	7,229	8,310	9,436	10,614	11,6
uglas	3,283	3,519	3,905	4,399	5,057	5,749	1,126	1,101	5,694	6,168	6,553	6,896	7,321	7,761	8,208	8,4
lliam	115	97	79	82	83	94	17	23	106	115	116	119	124	128	135	1
ant	348	366	383	373	388	420	101	92	454	423	408	404	416	430	446	4
arney	347	342	317	369	356	399	74	77	363	370	375	386	405	425	453	4
od River	708	732	719	777	743	806	175	163	824	869	912	973	1,059	1,169	1,300	1,4
ckson	5,078	5,155	5,715	6,721	7,425	8,916	1,862	1,885	9,755	10,367	10,933	11,647	12,674	13,859	15,035	15,8
fferson	381	453	486	535	563	772	168	176	777	873	1,001	1,132	1,285	1,432	1,590	1,7
sephine	2,447	2,650	3,107	3,626	4,109	4,739	933	950	4,700	5,119	5,427	5,757	6,174	6,631	7,065	7,3
amath	2,188	2,306	2,474	2,585	2,844	3,236	655	672	3,357	3,458	3,578	3,726	3,942	4,175	4,394	4,4
ike	302	308	313	323	371	402	82	70	381	395	397	398	408	420	436	4
me	8,007	8,673	9,806	11,207	12,086	13,861	2,732	2,772	13,924	14,985	15,901	16,941	18,504	20,248	22,113	23,3
ncoln	1,588	1,769	2,041	2,229	2,398	2,649	552	560	2,809	2,969	3,116	3,304	3,510	3,787	4,061	4,2
nn	3,198	3,248	3,615	4,086	4,331	4,988	945	1,013	5,055	5,298	5,524	5,812	6,279	6,788	7,260	7,5
alheur	1,100	1,069	1,155	1,267	1,307	1,386	254	214	1,288	1,330	1,366	1,403	1,482	1,590	1,717	1,8
arion	7,527	8,030	9,217	9,917	10,931	12,076	2,390	2,410	12,101	12,757	13,464	14,445	15,904	17,583	19,435	20,5
orrow	226	262	272	298	312	368	70	69	379	430	483	538	598	662	734	8
ultnomah	30,978	29,430	28,030	28,587	28,998	28,727	5,482	5,590	28,281	27,745	27,772	28,855	31,566	35,173	39,304	42,3
ilk	1,695	1,683	1,983	1,997	2,274	2,492	502	525	2,643	2,845	3,017	3,237	3,534	3,903	4,314	4,6
ierman	105	97	87	84	99	103	14	14	81	93	103	108	131	133	135	1
llamook	1,074	1,008	1,163	1,208	1,310	1,421	249	280	1,439	1,544	1,644	1,717	1,815	1,923	2,033	2,0
natilla	2,347	2,389	2,635	2,733	2,759	2,953	457	498	2,797	2,964	3,108	3,265	3,531	3,833	4,193	4,5
nion	1,007	897	993	1,022	1,090	1,204	234	257	1,317	1,256	1,240	1,254	1,288	1,320	1,352	1,3
allowa	339	392	348	335	373	429	69	67	356	387	412	430	453	477	502	5
asco	1,067	1,025	1,108	1,131	1,266	1,361	282	292	1,486	1,441	1,400	1,405	1,460	1,527	1,605	1,6
ashington	5,562	6,281	7,511	9,076	10,876	12,505	2,488	2,630	13,364	15,024	16,788	19,003	22,035	25,585	29,585	33,2
heeler	79	79	79	74	93	94	14	12	72	82	91	95	100	103	102	1
amhill	2,064	2,227	2,466	2,595	2,700	3,265	649	706	3,558	3,686	3,889	4,199	4,712	5,348	6,017	6,6

TABLE 6. NET MIGRATION

Area Name	1970-75	1975-80	1980-85	1985-90	1990-95	1995-00	2000-01	2001-02	2000-05	2005-10	2010-15	2015-20	2020-25	2025-30	2030-35	2035-
REGON	160,777	230,011	-62,424	109,324	245,194	175,711	23,493	17,588	107,217	124,883	157,790	163,098	165,196	167,932	170,715	171,9
aker	483	181	-677	-359	1,249	190	(2)	22	219	236	301	287	284	279	277	2
anton	5,486	4,562	-3,882	1,407	3,473	-51	356	547	430	463	548	558	630	678	728	7
ackamas	31,583	29,349	-1,049	23,064	25,435	17,108	3,785	4,302	15,710	18,290	24,831	25,638	27,680	29,185	31,141	33,0
atsop	872	2,157	-880	421	1,900	70	173	218	628	695	892	849	1,214	1,184	1,339	1,4
olumbia	2,535	2,036	-1,189	1,171	1,962	2,333	410	178	1,115	1,264	1,756	1,755	1,813	1,833	1,881	1,5
os	647	1,922	-5,657	-129	3,215	83	311	(61)	884	950	1,533	1,741	2,129	2,264	2,350	2,4
ook	1,115	1,188	-376	846	2,313	2,227	508	311	1,530	1,415	1,637	1,677	1,779	1,860	1,969	1,5
rry	873	2,390	-627	2,739	1,831	918	414	(185)	1,054	1,153	1,459	1,416	1,375	1,353	1,352	1,3
schutes	10,346	17,853	-120	9,048	17,303	18,596	4,801	3,947	14,770	13,456	15,173	16,465	13,042	12,480	11,869	10,5
uglas	8,202	6,000	-5,026	932	2,863	1,785	708	124	3,403	3,799	4,845	4,863	4,972	5,016	5,133	5,2
lliam	-172	-122	-296	-129	87	107	(14)	9	51	59	75	74	75	76	77	77
ant	-50	657	-300	-452	60	-115	(74)	(29)	6	6	9	7	6	5	4	4
arney	-141	612	-1,287	-318	90	335	(25)	3	96	106	138	136	138	140	143	1
od River	1,352	392	-303	100	1,232	830	(10)	(307)	379	483	641	654	685	711	748	7
ckson	17,064	14,403	-544	7,928	17,385	13,291	2,535	2,688	12,791	10,989	11,804	11,496	11,985	11,556	11,201	10,7
fferson	1,091	922	285	252	2,281	1,447	174	315	1,269	1,528	2,137	2,285	2,265	2,435	2,653	2,8
ephine	10,848	9,505	634	1,955	8,453	5,499	1,074	1,019	4,573	4,555	4,904	5,093	5,551	5,644	5,815	5,5
amath	1,095	2,916	-3,830	-1,140	1,720	1,856	146	222	1,042	1,159	1,514	1,785	1,806	1,798	1,815	1,8
ike	25	707	-283	-633	191	-6	65	(46)	67	71	88	85	84	84	84	84
ine	14,996	24,513	-19,028	9,445	16,323	12,674	1,411	1,447	8,651	12,007	14,640	14,643	14,518	14,767	15,175	15,4
ncolin	2,264	6,520	9	2,971	5,138	971	248	191	1,522	2,115	2,756	2,988	3,071	3,090	3,144	3,1
nn	5,285	5,215	-4,959	1,259	5,020	2,335	(50)	103	1,098	2,478	3,282	3,280	3,388	3,453	3,575	3,6
alheur	345	876	-514	-2,710	2,165	1,081	58	(253)	46	52	59	62	62	66	75	75
arion	15,036	26,529	-621	9,534	22,098	15,195	804	407	5,714	10,934	14,816	15,192	14,169	13,377	13,143	12,7
orrow	623	1,990	162	-805	1,119	1,627	51	0	425	498	680	704	759	808	870	5
ultnomah	-15,069	4,205	-15,494	6,814	26,238	15,641	822	328	3,558	5,045	6,791	7,515	7,503	7,285	7,076	6,8
ilk	3,219	4,274	-1,484	3,420	5,856	4,983	718	(341)	2,485	2,852	3,801	3,890	3,737	3,903	3,909	3,8
erman	-145	112	-102	-243	68	-25	(26)	(48)	18	19	22	22	17	18	18	18
llamook	213	2,251	-589	591	2,025	961	275	46	762	845	1,077	1,044	1,047	1,033	1,028	1,0
natilla	2,584	7,884	-1,946	-2,520	3,857	3,060	(212)	(289)	531	895	1,163	1,155	1,111	1,058	1,015	5
tion	1,828	1,049	-866	-1,049	846	-660	(35)	(11)	227	258	345	335	323	323	326	3
allowa	277	545	-236	-463	583	-150	(90)	47	162	175	221	216	220	223	228	2
asco	-285	1,092	109	-1,114	1,065	727	264	(391)	308	390	525	506	508	501	498	4
ashington	30,196	39,829	7,698	32,421	51,646	43,793	3,328	2,460	17,840	21,140	27,184	28,319	30,436	32,280	32,414	32,0
heeler	17	-432	-38	-54	192	16	8	0	73	78	102	102	102	100	105	1
amhill	5,244	6,837	875	5,124	7,915	6,984	585	615	3,781	4,425	6,041	6,259	6,709	7,065	7,537	7,5

EXHIBIT B

<p style="text-align: center;">SUPPLEMENTAL INFORMATION SUPPORTING BANKS POPULATION FORECAST</p>

The following information is provided regarding two questions raised during the Washington County Board of Commissioners worksession on February 10, 2004:

1. *Why is Banks considered similar to North Plains with regard to forecasting long term population growth?*

The cities of Banks and North Plains are considered similar for purposes of population forecasting because of the following reasons:

- Both Banks and North Plains are small cities that are similar in population size, i.e., July 1, 2003 certified estimate by PSU population Research Center is 1,430 for Banks and 1,640 for North Plains.
- Both cities are located on state highways within six miles of each other in the same general vicinity of eastern Washington County.
- Both cities are located in close proximity to metropolitan Portland but are outside the Metro Urban Growth Boundary.
- Both cities experience spillover growth from the metro area.
- Both cities are subject to similar economic forces and cycles that affect population and employment growth in Washington County.
- Both cities have experienced similar population gains during the past two decades, i.e., population increase for Banks from 1980 to 2003 was 935 persons, and the population increase for North Plains during the same time period was 920 persons.

- Both cities exhibit a small town rural character and have many demographic traits in common such as average family size, racial composition, percent of owner-occupied and renter-occupied housing units, percent of population 25 years and over being a high school graduate or higher, etc. The demographic data for each city is shown in the attached U.S. Census Bureau fact sheets.

2. *How did the Metro staff determine that the proposed long term population forecast for Banks was acceptable?*

The Metro staff reviewed the population forecast for Banks and found it acceptable for allocating future growth in the Metroscope model. The Metro staff accepted the Banks forecast largely on their assessment that sufficient economic demand will exist to justify the City's population estimate.

The Metro staff also presumed that an amendment to the City's urban growth boundary (UGB) would be necessary to meet future land needs. It is further noted that the City would consider appropriate density requirements as well as infill and redevelopment potential that would affect any proposed UGB amendment. The City intends to maintain its small town, rural character and expects to do so and still fulfill the urbanization requirements of Goal 14.

U.S. Census Bureau

American FactFinder

Banks city, Oregon

Highlights from the Census 2000 Demographic Profiles:

	Number	Percent	U.S.		
General Characteristics - show more >>					
Total population	1,288	100.0	100%	map	brief
Male	635	49.4	49.1%	map	brief
Female	651	50.8	50.9%	map	brief
Median Age (years)	28.7	(X)	35.3	map	brief
Under 5 years	140	10.9	6.8%	map	
18 years and over	826	64.2	74.3%		
65 years and over	52	4.0	12.4%	map	brief
One race - Total					
White	1,246	96.9	97.6%		
Black or African American	1,172	91.1	75.1%	map	brief
American Indian and Alaska Native	5	0.4	12.3%	map	brief
Asian	4	0.3	0.9%	map	brief
Native Hawaiian and Other Pacific Islander	23	1.8	3.6%	map	brief
Some other race	6	0.5	0.1%	map	brief
Two or more races	36	2.8	5.5%	map	
Hispanic or Latino (of any race)	40	3.1	2.4%	map	brief
Average household size	49	3.8	12.5%	map	brief
Average family size	2.92	(X)	2.59	map	brief
Total housing units	3.31	(X)	3.14	map	
Occupied housing units	492	100.0	100.0%	map	
Owner-occupied housing units	440	89.4	91.0%		brief
Renter-occupied housing units	351	79.8	86.2%	map	
Vacant housing units	89	20.2	33.8%	map	brief
	52	10.6	9.0%	map	
Social Characteristics - show more >>					
Population 25 years and over	734	100.0			
High school graduate or higher	633	86.2	80.4%	map	brief
Bachelor's degree or higher	149	23.4	24.4%	map	
Civilian veterans (civilian population 25 years and older)	122	14.7	12.7%	map	brief
Disability Status (population 21 to 64 years)	94	12.9	19.2%	map	brief
Foreign Born	49	3.8	11.1%	map	brief
Now Married (population 15 years and over)	585	66.4	54.4%		brief
Speak a language other than English at home (5 years and older)	51	4.5	17.9%	map	brief
Economic Characteristics - show more >>					
In Labor Force (16 years and older)	701	80.9	63.9%		brief
Mean travel time to work in minutes (16 years and older)	25.5	(X)	25.5	map	
Median household income (dollars)	57,500	(X)	41,994	map	
Median family income (dollars)	61,932	(X)	50,046	map	
Per capita income (dollars)	21,354	(X)	21,857	map	
Families below poverty level	11	3.1	9.2%	map	brief
Individuals below poverty level	41	3.2	12.4%	map	
Housing Characteristics - show more >>					
Single-family owner-occupied homes	312	100.0			
Median value (dollars)	185,100	(X)	119,600	map	brief
Median of selected monthly owner costs	(X)	(X)			
With a mortgage	1,398	(X)	1,088	map	
Not mortgaged	275	(X)	295		

(X) Not applicable.

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)



U.S. Census Bureau

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GCT-H7. Structural and Facility Characteristics of All Housing Units: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: Oregon - Place

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, and definitions see <http://factfinder.census.gov/home/en/data/c2k0/excerpt3.htm>.

Geographic area	Total housing units	Median rooms	Percent				Year Structure Built	
			1 unit, detached or attached	In buildings with 10 or more units	Lacking complete plumbing facilities	Lacking complete kitchen facilities	1990 to March 2000	1939 or earlier
Oregon	1,462,709	5.3	66.0	11.9	0.9	1.3	21.9	13.4
PLACE								
Adair Village city, Benton County	178	5.8	73.8	0.0	0.0	1.1	9.0	0.0
Adams city, Umatilla County	121	5.5	66.1	0.0	0.0	0.0	20.7	35.5
Adrian city, Malheur County	70	5.2	62.9	0.0	0.0	0.0	21.4	18.6
Albany city	17,388	5.1	63.0	12.1	0.5	1.6	21.6	9.4
Albany city, Benton County (part)	1,893	8.8	97.0	0.0	0.0	0.5	28.5	5.4
Albany city, Linn County (part)	15,495	4.9	58.8	13.6	0.6	1.8	21.2	9.9
Aloha CDP, Washington County	14,905	5.9	80.7	7.8	0.3	0.2	23.5	1.9
Altamont CDP, Klamath County	8,323	5.3	83.6	2.3	0.6	1.1	11.4	9.6
Amity city, Yamhill County	489	5.5	67.1	0.4	0.6	0.4	17.6	21.2
Antelope city, Wasco County	40	4.6	50.0	0.0	7.5	7.5	10.0	50.0
Arlington city, Gilliam County	278	5.3	61.5	0.0	2.2	1.4	18.7	19.8
Astoria city, Clatsop County	9,071	4.8	65.3	13.2	0.3	2.1	22.2	15.3
Astoria city, Clatsop County	4,660	5.1	60.1	12.8	1.6	3.1	8.5	48.0
Astoria city, Clatsop County	4,660	5.1	60.1	12.8	1.6	3.1	8.5	48.0
Athens city, Umatilla County	461	5.9	71.4	0.0	0.0	0.0	16.5	27.5
Aumsville city, Marion County	1,074	5.4	68.0	0.3	0.4	0.6	52.0	4.3
Aurora city, Marion County	240	6.4	79.8	0.0	0.0	0.0	23.3	17.9
Baker City city, Baker County	4,401	5.3	74.4	5.2	1.3	1.5	12.2	33.0
Baker City city, Baker County	1,599	4.8	66.2	13.2	0.0	3.0	28.2	7.3
Bandon city, Coos County	482	6.3	84.4	7.7	0.6	0.4	65.6	12.2
Banks city, Washington County	38	5.3	100.0	0.0	0.0	0.0	0.0	26.3
Barlow city, Clackamas County	38	5.3	100.0	0.0	0.0	0.0	9.7	4.4
Barview CDP, Coos County	858	4.9	59.9	0.0	0.9	0.9	16.3	11.2
Bay City city, Tillamook County	578	5.4	72.8	0.9	0.0	0.3	16.3	11.2
Beaver CDP, Tillamook County	93	4.6	48.2	0.0	0.0	0.0	6.5	7.5
Beaverton city, Washington County	32,507	4.9	50.5	28.4	0.4	1.1	28.1	1.3
Bend city, Deschutes County	22,498	5.3	70.3	7.5	0.5	1.1	38.3	7.2
Biggs Junction CDP, Sherman County	31	4.0	35.5	12.9	0.0	0.0	0.0	0.0
Boardman city, Morrow County	948	4.3	37.4	10.3	0.9	0.4	23.0	1.5
Bonanza town, Klamath County	154	5.3	84.9	0.0	0.0	0.0	20.1	16.2
Brookings city, Curry County	2,569	4.9	67.4	8.8	0.0	1.2	33.6	1.8
Brooks CDP, Marion County	149	4.6	47.0	0.0	0.0	0.0	16.8	0.0
Brownsville city, Linn County	585	5.7	61.7	0.0	0.5	0.9	18.1	33.0
Bunker Hill CDP, Coos County	674	4.5	56.4	1.0	2.4	0.0	8.8	22.7
Burns city, Harney County	1,469	4.6	63.2	1.5	0.0	3.2	9.6	23.6
Butte Falls town, Jackson County	175	4.9	68.1	0.0	0.0	0.0	16.6	32.6
Butteville CDP, Marion County	88	7.0	73.9	0.0	0.0	0.0	20.5	9.1
Canby city, Clackamas County	4,790	5.7	70.5	11.4	0.8	1.8	31.9	6.2
Cannon Beach city, Clatsop County	1,660	5.0	83.4	2.7	0.4	0.8	27.5	15.4
Canyon City town, Grant County	289	5.1	69.9	7.3	0.0	0.0	5.2	22.1
Canyonville city, Douglas County	537	4.8	65.6	3.1	0.3	0.3	8.9	11.9
Cape Meares CDP, Tillamook County	141	4.7	91.5	0.0	0.0	0.0	27.0	0.0
Carlton city, Yamhill County	582	5.5	80.1	2.7	0.0	0.7	16.3	30.1
Cascade Locks city, Hood River County	476	5.2	65.0	4.4	0.0	1.7	21.0	14.7
Cave Junction city, Josephine County	790	4.7	44.7	5.3	0.3	0.3	12.4	2.8
Cayuse CDP, Umatilla County	21	5.9	71.4	0.0	0.0	0.0	19.0	33.3
Cedar Hills CDP, Washington County	3,900	5.5	66.6	13.9	0.4	0.0	3.1	1.6
Cedar Mill CDP, Washington County	4,976	6.8	70.8	18.4	0.1	0.0	26.6	1.6
Central Point city, Jackson County	4,720	5.5	74.8	4.2	0.0	1.5	40.8	4.0
Chenoweth CDP, Wasco County	1,396	5.5	58.4	0.9	0.0	0.7	11.4	3.0
Chiloquin city, Klamath County	280	4.9	69.7	0.7	1.0	1.0	9.7	19.3
City of The Dalles city, Wasco County	5,248	5.5	71.3	8.7	0.3	1.0	10.6	24.3
Clackamas CDP, Clackamas County	2,173	4.9	48.4	22.5	0.4	0.4	49.5	2.1
Clatskanie city, Columbia County	666	5.5	68.2	7.1	0.5	0.9	6.3	24.0
Cloverdale CDP, Tillamook County	108	6.2	79.2	0.0	0.0	0.0	15.1	36.8

**QT-H7. Year Structure Built and Year Householder Moved Into Unit: 2000**Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)Geographic Area: **Banks city, Oregon**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, and definitions see <http://factfinder.census.gov/home/en/data/notes/expsf3.htm>.

Subject	Number	Percent
TENURE BY YEAR STRUCTURE BUILT		
Owner-occupied housing units	337	100.0
Built 1999 to March 2000	83	24.6
Built 1995 to 1998	151	44.8
Built 1990 to 1994	2	0.6
Built 1980 to 1989	16	4.7
Built 1970 to 1979	35	10.4
Built 1960 to 1969	6	1.8
Built 1950 to 1959	3	0.9
Built 1940 to 1949	4	1.2
Built 1939 or earlier	37	11.0
Median	1997	(X)
Renter-occupied housing units		
Built 1999 to March 2000	33	31.5
Built 1995 to 1998	4	4.3
Built 1990 to 1994	0	0.0
Built 1980 to 1989	2	2.1
Built 1970 to 1979	12	12.5
Built 1960 to 1969	11	11.7
Built 1950 to 1959	5	5.3
Built 1940 to 1949	10	10.6
Built 1939 or earlier	20	21.3
Median	1971	(X)
TENURE BY YEAR HOUSEHOLDER MOVED INTO UNIT		
Owner-occupied housing units	337	100.0
Moved in 1999 to March 2000	103	32.0
Moved in 1995 to 1998	159	47.2
Moved in 1990 to 1994	11	3.3
Moved in 1980 to 1989	21	6.2
Moved in 1970 to 1979	19	5.6
Moved in 1969 or earlier	19	5.6
Median	1997	(X)
Renter-occupied housing units		
Moved in 1999 to March 2000	94	100.0
Moved in 1995 to 1998	43	51.1
Moved in 1990 to 1994	25	26.6
Moved in 1980 to 1989	17	18.1
Moved in 1970 to 1979	4	4.3
Moved in 1969 or earlier	0	0.0
Median	1999	(X)

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H36, H37, H38, and H39.

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QT-P3. Race and Hispanic or Latino: 2000Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent DataGeographic Area: Banks city, OregonNOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://factfinder.census.gov/home/en/datatools/exosf1u.htm>.

Subject	Number	Percent
RACE		
Total population	1,286	100.0
One race	1,246	96.9
White	1,172	91.1
Black or African American	5	0.4
American Indian and Alaska Native	4	0.3
American Indian	4	0.3
Alaska Native	0	0.0
Both American Indian and Alaska Native	0	0.0
American Indian or Alaska Native, not specified	0	0.0
Asian	23	1.8
Asian Indian	1	0.1
Chinese	1	0.1
Filipino	9	0.7
Japanese	1	0.1
Korean	9	0.7
Vietnamese	0	0.0
Other Asian category	2	0.2
Two or more Asian categories	0	0.0
Native Hawaiian and Other Pacific Islander	6	0.5
Native Hawaiian	3	0.2
Samoan	1	0.1
Guamanian or Chamorro	2	0.2
Other Pacific Islander category	0	0.0
Two or more Native Hawaiian or Other Pacific Islander categories	0	0.0
Some other race	36	2.8
Two or more races	40	3.1
Two races including Some other race	17	1.3
Two races excluding Some other race, and three or more races	23	1.8
Two races excluding Some other race	23	1.8
Three or more races	0	0.0
HISPANIC OR LATINO		
Total population	1,286	100.0
Hispanic or Latino (of any race)	49	3.8
Mexican	34	2.6
Puerto Rican	0	0.0
Cuban	0	0.0
Other Hispanic or Latino	15	1.2
Not Hispanic or Latino	1,237	96.2
RACE AND HISPANIC OR LATINO		
Total population	1,286	100.0
One race	1,246	96.9
Hispanic or Latino	35	3.0
Not Hispanic or Latino	1,207	93.9
Two or more races	40	3.1
Hispanic or Latino	10	0.8
Not Hispanic or Latino	30	2.3

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P3, P4, PCT4, PCT5, PCT8, and PCT11.

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QT-P35. Poverty Status In 1999 of Families and Nonfamily Householders: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: Banks city, Oregon

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, and definitions see <http://factfinder.census.gov/home/enr/data/notes/expo3Q.htm>.

Poverty Status	Number		Percent below poverty level
	All income levels	Below poverty level	
Families	357	11	3.1
With related children under 18 years	251	9	3.6
With related children under 5 years	119	1	0.8
Householder worked in 1999	334	11	3.3
Full-time, year-round	278	2	0.7
Householder 65 years and over	25	0	0.0
Family received:			
Supplemental Security Income (SSI) and/or public assistance income in 1999	6	0	0.0
Social Security income in 1999	31	0	0.0
Mean income deficit (dollars)	3,955	(X)	(X)
Married-couple families	310	4	1.3
With related children under 18 years	207	2	1.0
With related children under 5 years	108	0	0.0
Householder worked in 1999	287	4	1.4
Full-time, year-round	245	2	0.8
Householder 65 years and over	28	0	0.0
Family received:			
Supplemental Security Income (SSI) and/or public assistance income in 1999	6	0	0.0
Social Security income in 1999	31	0	0.0
Mean income deficit (dollars)	7,450	(X)	(X)
Families with female householder, no husband present	28	4	14.3
With related children under 18 years	25	4	16.0
With related children under 5 years	9	1	33.3
Householder worked in 1999	28	4	14.3
Full-time, year-round	19	0	0.0
Householder 65 years and over	0	0	(X)
Family received:			
Supplemental Security Income (SSI) and/or public assistance income in 1999	0	0	(X)
Social Security income in 1999	1	0	0.0
Mean income deficit (dollars)	2,300	(X)	(X)
Nonfamily householder	99	8	8.1
Below 150 percent of poverty level	15	(X)	(X)
Families below:			
150 percent of poverty level	25	(X)	(X)
185 percent of poverty level	42	(X)	(X)
With related children under 18 years	34	(X)	(X)
With related children under 5 years	9	(X)	(X)

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P90, P91, P92, P93, PCT59, PCT60, and PCT61.

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QT-P32. Income Distribution in 1999 of Households and Families: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: Banks city, Oregon

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, and definitions see <http://factfinder.census.gov/home/en/tables/exps3.htm>.

Subject	Households	Families			Nonfamily households
		Total	Married-couple families	Female householder, no husband present	
NUMBER					
Total	488	357	310	28	98
Less than \$10,000	12	4	2	2	8
\$10,000 to \$14,999	14	7	2	2	10
\$15,000 to \$19,999	11	9	6	1	2
\$20,000 to \$24,999	16	12	9	3	5
\$25,000 to \$29,999	24	14	11	3	10
\$30,000 to \$34,999	31	19	15	1	11
\$35,000 to \$39,999	25	17	10	5	11
\$40,000 to \$44,999	18	13	13	0	5
\$45,000 to \$49,999	31	30	27	0	4
\$50,000 to \$59,999	45	45	35	5	6
\$60,000 to \$74,999	80	65	60	3	16
\$75,000 to \$99,999	65	77	74	3	7
\$100,000 to \$124,999	23	27	27	0	2
\$125,000 to \$149,999	13	13	13	0	0
\$150,000 to \$199,999	4	4	4	0	0
\$200,000 or more	1	1	1	0	0
Median income (dollars)	57,500	61,932	65,682	36,657	35,795
Mean income (dollars)	60,944	65,095	69,699	42,029	39,957
PERCENT DISTRIBUTION					
Total	100.0	100.0	100.0	100.0	100.0
Less than \$10,000	2.6	1.1	0.8	7.1	8.1
\$10,000 to \$14,999	3.1	2.0	0.6	7.1	10.1
\$15,000 to \$19,999	2.4	2.5	1.9	3.6	2.0
\$20,000 to \$24,999	3.5	3.4	2.9	10.7	5.1
\$25,000 to \$29,999	5.3	3.9	3.5	10.7	10.1
\$30,000 to \$34,999	6.8	5.3	4.6	3.6	11.1
\$35,000 to \$39,999	6.4	4.8	3.2	17.9	11.1
\$40,000 to \$44,999	3.9	3.6	4.2	0.0	5.1
\$45,000 to \$49,999	6.8	8.4	8.7	0.0	4.0
\$50,000 to \$59,999	10.5	12.6	11.8	17.9	8.1
\$60,000 to \$74,999	19.7	18.2	19.4	10.7	16.2
\$75,000 to \$99,999	18.6	21.6	23.9	10.7	7.1
\$100,000 to \$124,999	6.4	7.8	8.7	0.0	2.0
\$125,000 to \$149,999	2.9	3.6	4.2	0.0	0.0
\$150,000 to \$199,999	0.9	1.1	1.3	0.0	0.0
\$200,000 or more	0.2	0.3	0.3	0.0	0.0

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P52, P53, P54, P79, P80, P81, PCT38, PCT40, and PCT41.

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GCT-PH1. Population, Housing Units, Area, and Density: 2000
Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data
Geographic Area: Oregon -- Place

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://factfinder.census.gov/home/enr/data/notes/xxos1u1u.htm>.

Geographic area	Population	Housing units	Area in square miles			Density per square mile of land area	
			Total area	Water area	Land area	Population	Housing units
Oregon	3,421,358	1,452,709	98,380.64	2,383.85	95,996.79	35.6	15.1
PLACE							
Adair Village city, Benton County	538	180	0.24	0.00	0.24	2,250.3	755.7
Adams city, Umatilla County	297	118	0.34	0.00	0.34	863.1	342.9
Adrian city, Malheur County	147	68	0.25	0.00	0.25	597.0	268.0
Albany city	40,652	17,374	16.07	0.19	15.88	2,571.8	1,093.6
Benton County (part)	5,104	1,881	4.01	0.06	3.95	1,292.2	478.2
Linn County (part)	36,748	15,493	12.07	0.13	11.93	2,995.3	1,299.2
Alpha CDP, Washington County	41,741	14,851	7.37	0.00	7.37	5,650.9	2,013.9
Altamont CDP, Klamath County	18,603	8,316	8.72	0.00	8.72	2,248.5	963.8
Amity city, Yamhill County	1,478	485	0.91	0.01	0.90	2,481.0	824.2
Antelope city, Wasco County	59	41	0.51	0.00	0.51	116.8	81.2
Arlington city, Gilliam County	524	277	2.03	0.31	1.79	295.2	168.0
Ashland city, Jackson County	19,522	9,050	6.50	0.00	6.50	3,003.1	1,392.2
Astoria city, Clatsop County	9,813	4,858	10.62	4.48	6.14	1,597.6	790.9
Athens city, Umatilla County	1,221	473	0.97	0.00	0.97	2,152.5	833.6
Athena city, Marion County	3,009	1,024	0.79	0.00	0.79	3,792.9	1,293.2
Aurora city, Marion County	655	282	0.45	0.00	0.45	1,441.8	578.7
Baker City city, Baker County	9,850	4,435	6.91	0.00	6.91	1,427.5	642.1
Bandon city, Coos County	2,833	1,535	3.10	0.34	2.75	1,029.4	567.8
Banks city, Washington County	1,285	492	0.33	0.00	0.33	3,885.7	1,488.6
Barlow city, Clackamas County	140	41	0.08	0.00	0.08	2,275.8	888.6
Barview CDP, Coos County	1,872	842	1.78	0.40	1.39	1,345.8	605.3
Bay City city, Tillamook County	1,149	576	1.84	0.37	1.27	903.4	455.2
Beaver CDP, Tillamook County	145	73	0.40	0.00	0.40	365.1	183.6
Beaverton city, Washington County	76,129	32,500	16.32	0.00	16.32	4,664.5	1,991.3
Bend city, Deschutes County	52,029	22,507	32.24	0.22	32.02	1,624.8	702.9
Biggs Junction CDP, Sherman County	60	22	0.84	0.00	0.84	69.6	28.2
Boardman city, Morrow County	2,855	947	3.94	0.36	3.58	798.2	264.8
Bonanza town, Klamath County	415	152	0.83	0.00	0.83	497.8	182.3
Brookings city, Curry County	5,447	2,614	2.82	0.03	2.79	1,951.8	898.6
Brooks CDP, Marion County	410	158	0.91	0.00	0.91	807.0	311.0
Brownsville city, Linn County	1,449	579	1.30	0.00	1.30	1,116.2	448.0
Bunker Hill CDP, Coos County	1,462	633	1.57	0.09	1.48	990.3	428.8
Burns city, Harney County	3,054	1,487	3.59	0.00	3.59	861.5	418.1
Butte Falls town, Jackson County	489	170	0.40	0.00	0.40	1,100.2	426.0
Butteville CDP, Marion County	293	113	1.11	0.07	1.04	282.0	108.8
Canby city, Clackamas County	12,790	4,743	3.77	0.00	3.77	3,390.0	1,257.1
Cannon Beach city, Clatsop County	1,588	1,841	1.49	0.00	1.49	1,066.8	1,102.4
Canyon City town, Grant County	669	294	1.39	0.00	1.39	480.3	211.1
Canyonville city, Douglas County	1,293	590	0.92	0.00	0.92	1,411.6	633.2
Cape Meares CDP, Tillamook County	110	155	3.10	0.26	2.84	38.6	55.0
Carlton city, Yamhill County	1,514	578	0.87	0.00	0.87	1,745.1	668.2
Cascade Locks city, Hood River County	1,115	476	2.98	0.83	2.15	517.8	221.0
Cave Junction city, Josephine County	1,363	730	1.84	0.00	1.84	828.8	443.5
Cayuse CDP, Umatilla County	99	23	2.88	0.00	2.88	20.5	7.8
Cedar Hills CDP, Washington County	8,949	3,928	2.32	0.01	2.31	3,880.8	1,702.8
Cedar Mill CDP, Washington County	12,597	4,951	3.72	0.00	3.72	3,388.3	1,331.7
Central Point city, Jackson County	12,493	4,760	3.07	0.00	3.07	4,073.6	1,552.1
Chenoweth CDP, Wasco County	3,412	1,387	6.70	0.01	6.69	510.5	207.9
Chiloquin city, Klamath County	716	290	0.80	0.00	0.80	890.1	380.9
City of The Dalles city, Wasco County	12,158	5,227	6.55	0.29	6.25	2,311.6	994.0
Clackamas CDP, Clackamas County	5,177	2,133	2.13	0.00	2.13	2,425.3	989.3
Clatskanie city, Columbia County	1,528	659	1.20	0.00	1.20	1,274.1	549.5
Cloverdale CDP, Tillamook County	242	108	0.80	0.00	0.80	301.7	132.2
Coburg city, Lane County	955	387	0.70	0.00	0.70	1,384.1	552.8
Columbia City city, Columbia County	1,571	640	1.10	0.35	0.75	2,103.6	858.2
Condon city, Gilliam County	759	413	0.86	0.00	0.86	887.3	482.8



North Plains city, Oregon

Highlights from the Census 2000 Demographic Profiles:

	Number	Percent	U.S.		
General Characteristics - show more >>					
Total population	1,805	100.0	100%	map	brief
Male	793	49.4	49.1%	map	brief
Female	812	50.6	50.9%	map	brief
Median Age (years)	34.0	(X)	35.3	map	brief
Under 5 years	154	9.6	8.8%	map	
18 years and over	1,123	70.0	74.3%		
65 years and over	171	10.7	12.4%	map	brief
One race - Total	1,562	97.3	97.8%		
White	1,457	90.8	75.1%	map	brief
Black or African American	2	0.1	12.3%	map	brief
American Indian and Alaska Native	27	1.7	0.9%	map	brief
Asian	30	1.9	3.6%	map	brief
Native Hawaiian and Other Pacific Islander	2	0.1	0.1%	map	brief
Some other race	44	2.7	5.5%	map	
Two or more races	43	2.7	2.4%	map	brief
Hispanic or Latino (of any race)	114	7.1	12.5%	map	brief
Average household size	2.70	(X)	2.59	map	brief
Average family size	3.24	(X)	3.14	map	
Total housing units	633	100.0	100.0%	map	
Occupied housing units	594	93.8	91.0%		brief
Owner-occupied housing units	448	75.4	66.2%	map	
Renter-occupied housing units	146	24.6	33.8%	map	brief
Vacant housing units	39	6.2	9.0%	map	
Social Characteristics - show more >>					
Population 25 years and over	1,018	100.0			
High school graduate or higher	888	85.3	80.4%	map	brief
Bachelor's degree or higher	110	15.3	24.4%	map	
Civilian veterans (civilian population 25 years and older)	172	15.7	12.7%	map	brief
Disability Status (population 21 to 64 years)	109	12.3	19.2%	map	brief
Foreign Born	84	5.2	11.1%	map	brief
Now Married (population 15 years and over)	732	63.2	54.4%		brief
Speak a language other than English at home (5 years and older)	144	10.0	17.9%	map	brief
Economic Characteristics - show more >>					
In Labor Force (18 years and older)	815	71.9	63.9%		brief
Mean travel time to work in minutes (16 years and older)	23.4	(X)	25.5	map	
Median household income (dollars)	49,563	(X)	41,994	map	
Median family income (dollars)	55,156	(X)	50,046	map	
Per capita income (dollars)	18,794	(X)	21,857	map	
Families below poverty level	21	4.8	9.2%	map	brief
Individuals below poverty level	84	5.3	12.4%	map	
Housing Characteristics - show more >>					
Single-family owner-occupied homes	365	100.0			
Median value (dollars)	157,600	(X)	119,600	map	brief
Median of selected monthly owner costs	(X)	(X)			
With a mortgage	1,140	(X)	1,088	map	
Not mortgaged	289	(X)	295		

(X) Not applicable.

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)

Island City city, Union County	377	5.7	72.9	0.3	0.5	0.0	24.1	8.5
Jacksonville city, Jackson County	1,120	5.5	75.9	2.9	0.0	0.4	22.4	12.3
Jefferson city, Marion County	905	5.5	71.9	3.1	0.0	0.6	32.6	9.1
Jennings Lodge CDP, Clackamas County	3,097	5.4	57.9	21.7	0.0	1.0	18.2	8.1
John Day city, Grant County	833	5.0	65.1	4.0	0.0	0.1	7.7	10.0
Johnson City city, Clackamas County	295	4.9	7.8	1.4	0.7	1.4	24.7	0.0
John Valley city, Malheur County	147	5.6	64.6	0.0	0.0	0.0	15.6	33.3
Joplin city, Wallowa County	540	5.3	70.4	3.7	0.6	1.3	15.2	25.2
Junction City city, Lane County	1,965	4.7	57.9	15.4	0.4	2.0	22.5	9.8
Katzer city, Marion County	12,775	5.6	69.7	9.3	0.1	0.3	35.1	1.6
King City city, Washington County	1,483	4.4	65.1	16.3	0.0	2.2	5.9	1.1
Kirkpatrick CDP, Umatilla County	55	5.6	85.5	0.0	0.0	0.0	10.9	23.6
Klamath Falls city, Klamath County	8,653	4.7	67.8	11.6	1.0	1.6	12.6	32.8
Labish Village CDP, Marion County	100	5.1	92.0	0.0	0.0	0.0	0.0	6.0
Lafayette city, Yamhill County	894	5.4	63.6	1.4	0.8	0.5	45.9	7.9
La Grande city, Union County	5,445	4.9	63.6	12.3	0.6	2.4	8.1	30.9
Lake Oswego city	15,668	6.4	71.6	13.8	0.0	0.5	19.4	6.2
Clackamas County (part)	14,337	6.6	72.8	13.6	0.0	0.6	19.4	6.8
Multnomah County (part)	1,323	5.2	58.7	15.4	0.0	0.0	20.0	0.0
Washington County (part)	8	6.0	100.0	0.0	0.0	0.0	0.0	0.0
Lakeside city, Coos County	770	4.6	51.0	0.0	0.6	1.0	21.6	7.3
Lakeview town, Lake County	1,216	5.1	79.3	4.9	0.8	1.0	4.3	28.6
La Pine CDP, Deschutes County	3,008	5.0	57.1	0.2	6.0	8.1	30.1	1.1
Lebanon city, Linn County	5,484	5.1	71.2	6.0	0.3	2.2	15.6	13.0
Lexington town, Morrow County	114	6.4	58.8	0.0	0.0	0.0	11.4	31.6
Lincoln Beach CDP, Lincoln County	2,199	5.1	70.3	2.2	1.7	1.7	28.6	2.1
Lincoln City city, Lincoln County	5,017	4.6	60.1	16.8	0.0	1.8	26.5	11.6
Lonerock city, Gilliam County	28	4.6	85.7	0.0	10.7	0.0	7.1	75.0
Long Creek city, Grant County	107	5.2	73.8	0.0	1.9	1.9	1.9	32.7
Lostine city, Wallowa County	121	5.8	75.8	0.0	0.0	0.0	3.3	34.2
Lowell city, Lane County	345	5.4	64.7	3.5	0.0	0.0	26.3	8.1
Lyons city, Linn County	391	5.6	76.5	0.0	0.5	0.0	17.5	7.2
McMinnville city, Yamhill County	9,832	5.3	62.3	10.8	0.1	0.9	34.8	9.1
Madras city, Jefferson County	1,927	4.5	49.3	16.7	0.4	0.6	31.6	3.4
Malin city, Klamath County	213	4.9	73.9	9.9	3.4	3.4	4.9	25.6
Marzanita city, Tillamook County	1,074	5.3	66.6	0.2	0.4	1.2	33.9	6.9
Marion CDP, Marion County	94	4.3	62.8	0.0	0.0	0.0	0.0	23.4
Maupin city, Wasco County	283	5.0	72.2	0.4	0.0	1.1	13.7	17.9
Maywood Park city, Multnomah County	325	6.9	95.5	0.0	0.0	0.0	2.5	35.4
Medford city, Jackson County	28,310	5.2	68.2	12.0	0.3	1.2	24.7	9.8
Mehama CDP, Marion County	131	4.8	60.1	0.0	4.6	0.0	0.0	18.3
Merrill city, Klamath County	375	4.9	62.4	8.7	1.9	0.0	10.4	16.3
Metolius city, Jefferson County	211	5.6	64.9	0.0	0.9	1.4	23.2	2.8
Mezger CDP, Washington County	1,573	5.2	64.5	17.1	0.4	3.6	13.1	8.1
Mill City city	818	5.4	67.7	0.5	0.0	0.8	5.8	30.9
Lin County (part)	491	5.4	69.6	0.0	0.0	0.4	6.7	28.1
Marion County (part)	127	5.3	60.3	2.4	0.6	2.4	2.4	41.7
Millersburg city, Linn County	265	5.3	69.9	1.4	1.8	2.1	20.0	1.4
Milton-Freewater city, Umatilla County	2,450	4.9	71.0	5.2	2.1	1.0	18.0	20.0
Milwaukie city	9,049	5.4	68.0	16.8	0.4	1.0	10.2	12.9
Clackamas County (part)	9,049	5.4	68.0	16.8	0.4	1.0	10.2	12.9
Multnomah County (part)	0	0.0	(X)	(X)	(X)	(X)	(X)	(X)
Mission CDP, Umatilla County	345	5.0	60.8	0.0	0.6	0.6	30.9	4.6
Mitchell city, Wheeler County	94	5.1	78.7	0.0	0.0	2.1	12.8	27.7
Molalla city, Clackamas County	2,052	5.2	69.5	10.4	0.3	1.3	41.5	9.3
Monmouth city, Polk County	2,959	4.8	59.3	14.0	0.0	0.2	26.9	8.5
Monroe city, Benton County	269	5.2	70.6	5.6	0.0	0.7	21.8	21.9
Monument city, Grant County	65	5.3	72.9	2.4	7.1	7.1	2.4	18.6
Moro city, Sherman County	144	5.6	58.5	0.0	0.0	0.0	14.6	51.4
Mosier city, Wasco County	207	5.3	47.3	9.6	1.4	0.0	51.7	14.5
Mount Angel city, Marion County	1,129	5.2	60.9	18.0	0.6	1.4	10.2	21.4
Mount Hood Village CDP, Clackamas County	1,912	5.2	84.5	1.1	2.4	1.7	30.9	17.7
Mount Vernon city, Grant County	284	4.9	53.0	0.0	0.0	0.0	11.0	17.4
Myrtle Creek city, Douglas County	1,440	5.1	75.7	9.7	0.9	2.8	21.6	9.7
Myrtle Point city, Coos County	1,142	5.1	71.3	0.6	2.0	1.8	3.0	24.3
Nehalem city, Tillamook County	129	5.2	60.6	0.0	0.0	0.0	17.8	34.9
Neskowin CDP, Tillamook County	400	5.5	99.5	0.0	1.8	1.8	22.6	20.0
Nestara CDP, Tillamook County	653	4.5	73.0	0.0	0.0	0.0	23.9	7.2
Newberg city, Yamhill County	6,427	5.3	69.8	8.9	0.1	1.5	29.7	11.3
Newport city, Lincoln County	5,019	4.8	54.3	6.5	1.3	1.9	25.7	11.3
North Bend city, Coos County	4,299	4.9	70.1	11.2	0.2	2.3	9.3	17.9
North Plains city, Washington County	697	5.6	74.6	9.6	0.0	0.3	55.6	10.4
North Powder city, Union County	214	5.4	60.3	2.3	0.9	1.9	14.0	36.0
Nyssa city, Malheur County	1,099	4.9	77.7	1.9	1.4	0.3	11.6	14.9
Oak Grove CDP, Clackamas County	5,602	4.8	54.2	18.9	0.7	0.6	8.5	12.8
Oak Hills CDP, Washington County	3,473	6.6	63.6	18.7	0.2	0.2	36.6	0.3
Oakland city, Douglas County	398	5.3	78.1	1.0	0.0	0.9	7.5	31.4
Oakridge city, Lane County	1,516	5.1	68.3	3.1	0.0	0.0	7.8	10.6
Oatfield CDP, Clackamas County	6,136	6.6	90.8	4.2	0.4	0.6	11.5	4.7
Oceanside CDP, Tillamook County	532	4.5	93.8	0.0	0.0	0.0	35.5	7.1
Odell CDP, Hood River County	575	5.5	61.3	0.0	0.0	0.0	25.7	9.7
Ontario city, Malheur County	4,445	4.8	60.6	9.9	1.4	2.0	16.6	6.7
Oregon City city, Clackamas County	10,165	5.3	65.0	10.9	0.4	1.7	34.0	15.5
Pacific City CDP, Tillamook County	1,108	4.8	60.6	0.6	2.1	1.1	33.1	5.2

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QT-H7. Year Structure Built and Year Householder Moved Into Unit: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

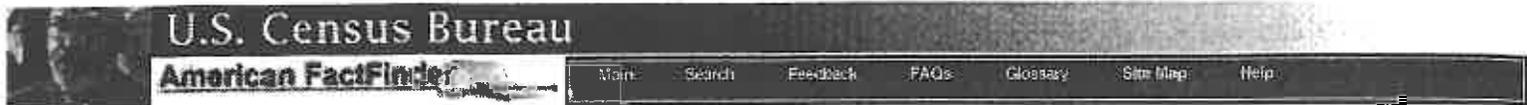
Geographic Area: North Plains city, Oregon

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, and definitions see <http://factfinder.census.gov/home/en/data/notes/expsf3.htm>.

Subject	Number	Percent
TENURE BY YEAR STRUCTURE BUILT		
Owner-occupied housing units		
Built 1999 to March 2000	448	100.0
Built 1995 to 1998	22	4.9
Built 1990 to 1994	118	26.3
Built 1980 to 1989	89	19.8
Built 1970 to 1979	59	12.5
Built 1960 to 1969	43	9.6
Built 1950 to 1959	10	2.2
Built 1940 to 1949	17	3.8
Built 1939 or earlier	39	8.7
Median	55	12.2
	1880	(X)
Renter-occupied housing units		
Built 1999 to March 2000	146	100.0
Built 1995 to 1998	6	5.5
Built 1990 to 1994	59	37.7
Built 1980 to 1989	29	19.9
Built 1970 to 1979	9	6.2
Built 1960 to 1969	15	10.3
Built 1950 to 1959	0	0.0
Built 1940 to 1949	11	7.5
Built 1939 or earlier	9	6.2
Median	10	6.8
	1993	(X)
TENURE BY YEAR HOUSEHOLDER MOVED INTO UNIT		
Owner-occupied housing units		
Moved in 1999 to March 2000	448	100.0
Moved in 1995 to 1998	49	10.2
Moved in 1990 to 1994	191	42.5
Moved in 1980 to 1989	93	20.7
Moved in 1970 to 1979	65	14.5
Moved in 1969 or earlier	27	6.0
Median	27	6.0
	1995	(X)
Renter-occupied housing units		
Moved in 1999 to March 2000	146	100.0
Moved in 1995 to 1998	50	34.2
Moved in 1990 to 1994	71	48.6
Moved in 1980 to 1989	19	13.0
Moved in 1970 to 1979	2	1.4
Moved in 1969 or earlier	4	2.7
Median	0	0.0
	1998	(X)

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H36, H37, H38, and H39.



P3. Race and Hispanic or Latino: 2000
Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data
Geographic Area: North Plains city, Oregon

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://factfinder.census.gov/home/enr/data/notes/excerpt1u.htm>.

Subject	Number	Percent
RACE		
Total population	1,608	100.0
One race	1,562	97.3
White	1,457	90.8
Black or African American	2	0.1
American Indian and Alaska Native	27	1.7
American Indian	25	1.6
Alaska Native	1	0.1
Both American Indian and Alaska Native	0	0.0
American Indian or Alaska Native, not specified	1	0.1
Asian	30	1.9
Asian Indian	2	0.1
Chinese	2	0.1
Filipino	6	0.4
Japanese	6	0.4
Korean	7	0.4
Vietnamese	1	0.1
Other Asian category	6	0.4
Two or more Asian categories	0	0.0
Native Hawaiian and Other Pacific Islander	2	0.1
Native Hawaiian	1	0.1
Samoan	0	0.0
Guamanian or Chamorro	1	0.1
Other Pacific Islander category	0	0.0
Two or more Native Hawaiian or Other Pacific Islander categories	0	0.0
Some other race	44	2.7
Two or more races	43	2.7
Two races including Some other race	3	0.6
Two races excluding Some other race, and three or more races	34	2.1
Two races excluding Some other race	25	1.6
Three or more races	9	0.6
HISPANIC OR LATINO		
Total population	1,608	100.0
Hispanic or Latino (of any race)	114	7.1
Mexican	93	5.8
Puerto Rican	3	0.2
Cuban	0	0.0
Other Hispanic or Latino	18	1.1
Not Hispanic or Latino	1,491	92.9
RACE AND HISPANIC OR LATINO		
Total population	1,608	100.0
One race	1,562	97.3
Hispanic or Latino	93	6.2
Not Hispanic or Latino	1,463	91.2
Two or more races	43	2.7
Hispanic or Latino	15	0.9
Not Hispanic or Latino	28	1.7

(X) Not applicable.
 Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P3, P4, PCT4, PCT5, PCT8, and PCT11.



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U-T-P35. Poverty Status in 1999 of Families and Nonfamily Householders: 2000

Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)

Geographic Area: North Plains city, Oregon

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, and definitions see <http://factfinder.census.gov/home/en/tables/notes/exp03.htm>.

Poverty Status	Number		Percent below poverty level
	All income levels	Below poverty level	
Families	433	21	4.8
With related children under 18 years	259	13	5.1
With related children under 5 years	99	0	0.0
Householder worked in 1999	373	13	3.5
Full-time, year-round	285	6	2.1
Householder 65 years and over	51	11	21.6
Family received:			
Supplemental Security Income (SSI) and/or public assistance income in 1999	6	0	0.0
Social Security income in 1999	78	8	10.3
Mean income deficit (dollars)	4,229	(X)	(X)
Married-couple families	383	14	3.8
With related children under 18 years	209	6	2.9
With related children under 5 years	89	0	0.0
Householder worked in 1999	312	6	1.9
Full-time, year-round	239	6	2.5
Householder 65 years and over	39	8	20.5
Family received:			
Supplemental Security Income (SSI) and/or public assistance income in 1999	6	0	0.0
Social Security income in 1999	65	8	12.3
Mean income deficit (dollars)	4,600	(X)	(X)
Families with female householder, no husband present	47	7	14.9
With related children under 18 years	34	7	20.6
With related children under 5 years	0	0	(X)
Householder worked in 1999	39	7	18.4
Full-time, year-round	27	0	0.0
Householder 65 years and over	12	3	25.0
Family received:			
Supplemental Security Income (SSI) and/or public assistance income in 1999	0	0	(X)
Social Security income in 1999	11	0	0.0
Mean income deficit (dollars)	3,471	(X)	(X)
Nonfamily householder	152	19	12.6
Below 150 percent of poverty level	51	(X)	(X)
Families below:			
150 percent of poverty level	38	(X)	(X)
185 percent of poverty level	59	(X)	(X)
With related children under 18 years	41	(X)	(X)
With related children under 5 years	16	(X)	(X)

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P90, P91, P92, P93, PCT59, PCT60, and PCT61.

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P32. Income Distribution in 1999 of Households and Families: 2000

Data Set: **Census 2000 Summary File 3 (SF 3) - Sample Data**

Geographic Area: **North Plains city, Oregon**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, and definitions see <http://factfinder.census.gov/home/enk/datanotes/exsp3.htm>.

Subject	Households	Families			Nonfamily households
		Total	Married-couple families	Female householder, no husband present	
NUMBER					
Total	686	433	363	47	162
Less than \$10,000	46	10	9	5	38
\$10,000 to \$14,999	39	16	11	5	22
\$15,000 to \$19,999	24	11	5	6	19
\$20,000 to \$24,999	30	21	9	9	12
\$25,000 to \$29,999	22	18	14	1	7
\$30,000 to \$34,999	26	22	11	7	7
\$35,000 to \$39,999	22	13	11	2	10
\$40,000 to \$44,999	59	40	32	6	13
\$45,000 to \$49,999	34	31	25	0	6
\$50,000 to \$59,999	68	54	46	4	6
\$60,000 to \$74,999	94	67	65	2	4
\$75,000 to \$99,999	79	63	62	0	12
\$100,000 to \$124,999	37	36	36	0	0
\$125,000 to \$149,999	8	8	8	0	0
\$150,000 to \$199,999	3	3	3	0	0
\$200,000 or more	0	0	0	0	0
Median income (dollars)	49,533	55,156	61,008	23,750	20,313
Mean income (dollars)	51,840	58,722	63,813	28,249	27,601
PERCENT DISTRIBUTION					
Total	100.0	100.0	100.0	100.0	100.0
Less than \$10,000	6.7	2.3	1.4	10.6	25.0
\$10,000 to \$14,999	5.5	3.7	3.0	10.6	14.5
\$15,000 to \$19,999	3.5	2.5	1.4	12.8	9.9
\$20,000 to \$24,999	4.4	4.8	2.5	19.1	7.5
\$25,000 to \$29,999	3.2	4.2	3.9	2.1	4.6
\$30,000 to \$34,999	3.2	5.1	3.0	14.9	4.6
\$35,000 to \$39,999	3.2	3.0	3.0	4.3	6.6
\$40,000 to \$44,999	8.6	9.2	8.8	12.8	8.6
\$45,000 to \$49,999	4.9	7.2	6.9	0.0	3.9
\$50,000 to \$59,999	10.0	12.5	12.7	6.5	3.9
\$60,000 to \$74,999	13.7	20.1	23.4	4.3	2.5
\$75,000 to \$99,999	11.5	14.5	17.1	0.0	7.9
\$100,000 to \$124,999	5.4	8.3	9.9	0.0	0.0
\$125,000 to \$149,999	1.2	1.8	2.2	0.0	0.0
\$150,000 to \$199,999	0.4	0.7	0.8	0.0	0.0
\$200,000 or more	0.0	0.0	0.0	0.0	0.0

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P52, P53, P54, P79, P80, P81, PCT38, PCT40, and PCT41.

Jennings Lodge CDP, Clackamas County	7,036	3,004	1.71	0.10	1.61	4,368.1	1,864.9
John Day city, Grant County	1,821	846	1.88	0.00	1.88	969.5	450.4
Johnson City city, Clackamas County	634	285	0.06	0.00	0.06	11,061.5	4,989.8
Jordan Valley city, Malheur County	239	140	2.08	0.00	2.08	114.6	87.2
Joseph city, Wallowa County	1,054	543	0.85	0.00	0.85	1,234.8	636.2
Junction City city, Lane County	4,721	1,921	1.39	0.00	1.39	3,405.1	1,385.5
Keizer city, Marion County	32,208	12,774	7.39	0.15	7.23	4,455.7	1,767.4
King City city, Washington County	1,949	1,488	0.42	0.00	0.42	4,652.9	3,562.4
Knappton CDP, Umatilla County	172	57	3.60	0.00	3.60	47.8	15.9
Klamath Falls city, Klamath County	19,482	8,722	18.71	0.85	17.86	1,089.5	488.3
Labish Village CDP, Marion County	378	101	0.08	0.00	0.08	6,712.1	1,803.0
Lafayette city, Yamhill County	2,586	888	0.90	0.00	0.90	2,869.9	965.6
La Grande city, Union County	12,327	5,483	4.35	0.00	4.35	2,833.5	1,260.3
Lake Oswego city	35,278	15,741	10.95	0.61	10.35	3,409.7	1,521.4
Clackamas County (part)	32,988	14,398	10.41	0.61	9.81	3,363.5	1,468.0
Multnomah County (part)	2,274	1,337	0.52	0.00	0.52	4,402.4	2,588.4
Washington County (part)	15	6	0.02	0.00	0.02	683.7	273.5
Lakeside city, Coos County	1,371	784	2.28	0.30	1.98	692.7	388.0
Lakeview town, Lake County	2,474	1,220	1.57	0.01	1.56	1,582.7	780.5
La Pina CDP, Deschutes County	5,799	2,975	29.33	0.00	29.33	197.7	101.4
Lebanon city, Linn County	12,950	5,457	5.41	0.16	5.25	2,467.7	1,088.9
Lexington town, Morrow County	283	111	0.41	0.00	0.41	637.9	269.2
Lincoln Beach CDP, Lincoln County	2,079	2,198	4.08	0.79	3.29	632.5	589.1
Lincoln City city, Lincoln County	7,437	4,990	5.37	0.03	5.33	1,394.5	935.6
Lonsack city, Gilliam County	24	27	1.00	0.00	1.00	24.1	27.1
Long Creek city, Grant County	228	115	1.02	0.00	1.02	222.9	112.4
Lostine city, Wallowa County	283	118	0.31	0.00	0.31	844.8	379.1
Lowell city, Lane County	857	342	1.20	0.28	0.92	930.3	371.2
Lyons city, Linn County	1,008	395	0.86	0.00	0.86	1,165.8	458.8
McMinnville city, Yamhill County	28,499	9,834	9.90	0.00	9.90	2,675.5	993.0
Madras city, Jefferson County	5,078	1,552	2.18	0.00	2.18	2,326.9	894.5
Malin city, Klamath County	638	217	0.95	0.00	0.95	1,810.4	615.5
Marzanita city, Tillamook County	984	1,078	0.74	0.00	0.74	759.1	1,450.9
Marion CDP, Marion County	274	99	1.16	0.00	1.16	236.5	85.4
Mauph city, Wasco County	411	244	1.37	0.05	1.31	314.1	183.5
Maywood Park city, Multnomah County	777	314	0.17	0.00	0.17	4,571.4	1,847.4
Medford city, Jackson County	63,154	28,297	21.70	0.00	21.70	2,910.5	1,211.9
Mehama CDP, Marion County	283	123	0.50	0.02	0.47	598.8	259.4
Merrill city, Klamath County	897	380	0.44	0.00	0.44	2,045.4	868.5
Metolius city, Jefferson County	635	220	0.41	0.00	0.41	1,549.7	536.9
Metzger CDP, Washington County	3,354	1,583	0.74	0.00	0.74	4,558.0	2,150.3
Mill City city	1,537	629	0.79	0.00	0.79	1,940.4	784.1
Linn County (part)	1,225	486	0.59	0.00	0.59	2,073.7	839.6
Marion County (part)	312	133	0.20	0.00	0.20	1,549.3	680.4
Milnersburg city, Linn County	651	289	4.70	0.24	4.46	145.9	64.6
Milton-Freewater city, Umatilla County	6,470	2,504	1.89	0.00	1.89	3,433.9	1,329.0
Milwaukie city	20,490	8,988	4.83	0.02	4.81	4,256.5	1,867.1
Clackamas County (part)	20,490	8,988	4.83	0.02	4.81	4,260.9	1,869.0
Multnomah County (part)	0	0	0.00	0.00	0.00	0.0	0.0
Mission CDP, Umatilla County	1,019	339	7.64	0.00	7.64	133.3	44.0
Mitchell city, Wheeler County	170	91	1.18	0.00	1.18	144.6	77.4
Molalla city, Clackamas County	5,847	2,027	1.92	0.00	1.92	2,938.4	1,055.1
Mormonouth city, Polk County	7,741	2,934	1.93	0.00	1.93	4,004.3	1,517.7
Monroe city, Benton County	607	282	0.48	0.00	0.48	1,274.9	550.3
Monument city, Grant County	151	81	0.54	0.00	0.54	281.0	150.7
Moro city, Sherman County	337	150	0.48	0.00	0.48	696.4	310.0
Mosier city, Wasco County	410	191	0.64	0.18	0.46	900.5	419.5
Mount Angel city, Marion County	3,121	1,124	0.99	0.00	0.99	3,284.3	1,175.6
Mount Hood Village CDP, Clackamas County	3,306	1,303	8.65	0.00	8.65	482.5	277.7
Mount Vernon city, Grant County	585	270	0.69	0.00	0.69	856.1	388.5
Myrtle Creek city, Douglas County	3,419	1,437	1.75	0.00	1.75	1,952.5	820.6
Myrtle Point city, Coos County	2,481	1,110	1.60	0.00	1.60	1,529.5	692.7
Nehalem city, Tillamook County	203	121	0.24	0.00	0.24	860.6	513.0
Neskowin CDP, Tillamook County	189	409	1.44	0.00	1.44	117.2	283.1
Netarts CDP, Tillamook County	744	693	2.62	0.00	2.62	283.6	262.7
Newberg city, Yamhill County	18,094	6,435	5.02	0.00	5.02	3,599.4	1,282.2
Newport city, Lincoln County	9,532	5,034	10.44	1.56	8.88	1,073.1	569.7
North Bend city, Coos County	9,544	4,291	5.07	1.17	3.90	2,445.7	1,099.6
North Plains city, Washington County	1,605	833	0.78	0.00	0.78	2,044.7	808.4
North Powder city, Union County	489	209	0.61	0.00	0.61	797.7	340.9
Nyssa city, Malheur County	3,183	1,099	1.14	0.00	1.14	2,772.9	963.4
Oak Grove CDP, Clackamas County	12,808	6,015	3.17	0.24	2.92	4,379.6	2,059.8
Oak Hills CDP, Washington County	9,050	3,478	1.54	0.00	1.54	5,884.8	2,283.9
Oakland city, Douglas County	954	404	0.73	0.02	0.71	1,340.8	567.8
Oakridge city, Lane County	3,148	1,528	1.59	0.09	1.50	1,859.8	804.5
Oatfield CDP, Clackamas County	15,750	6,110	4.37	0.00	4.37	3,608.1	1,399.7
Oceanside CDP, Tillamook County	326	922	1.00	0.00	1.00	327.1	523.7
Odell CDP, Hood River County	1,849	594	2.00	0.00	2.00	923.2	296.6
Ontario city, Malheur County	10,985	4,436	4.47	0.00	4.47	2,459.3	999.1
Oregon City city, Clackamas County	25,754	10,110	8.35	0.21	8.14	3,163.9	1,242.0
Pacific City CDP, Tillamook County	1,027	1,090	3.85	0.11	3.74	274.7	291.6
Paisley city, Lake County	247	176	0.44	0.00	0.44	558.3	366.4
Parisdale CDP, Hood River County	288	92	0.63	0.00	0.63	419.1	146.0
Pandleton city, Umatilla County	18,354	6,352	10.05	0.00	10.05	1,627.2	632.0

EXHIBIT C



February 24, 2004

Mayor Robert Orłowski
City of Banks
100 So. Main Street
Banks, Oregon 97106

Re: Request for County Concurrence with Banks Population Forecast

Dear Mayor Orłowski:

This response is on behalf of the Board of County Commissioners.

As you are aware, I have had the opportunity to discuss this matter with you several times. As well, the entire Board of Commissioners discussed the City of Banks request contained in your letter of February 4, 2004, at our work sessions of February 10 and February 24, 2004.

Briefly stated, you have requested the Board of County Commissioners concur with the City of Banks population forecast for the year 2024 so the city can proceed with the city's periodic review program.

At the heart of this issue is ORS 195.036 which states:

"195.036 Area population forecast; coordination. The coordinating body under ORS 195.025 (1) shall establish and maintain a population forecast for the entire area within its boundary for use in maintaining and updating comprehensive plans, and shall coordinate the forecast with the local governments within its boundary."

Our staff have explained that Washington County and Metro are each a "coordinating body" as defined by ORS 195.025.

Our staff and the staff at Metro have been discussing undertaking jointly the requirements of ORS 195.036. Unfortunately, the effort has yet to begin. In the absence of such an effort and the results of such an effort, the City of Banks has asked the county to concur with the City of Banks' proposed population forecast.

The City of Banks points to the similar circumstance in which the Board concurred with a City of North Plains request of a similar nature.

The City of Banks' population forecast utilizes a number of assumptions that were used in the City of North Plains' population forecast.

The Board has evaluated your request carefully and does concur with the City of Banks' population forecast. Our concurrence has several caveats.

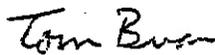
First, because the population forecast depends so heavily on the City of North Plains' work, we expect similar overall density requirements and infill and redevelopment policies to be achieved by the City of Banks.

Second, while ORS 195.036 talks only about population forecasts, the underlying rationale of ORS 195.036 should include an associated employment forecast. We note you have not requested our concurrence with your employment forecast although it is included in the analysis you have provided. Our staff has some concerns about your employment forecast and the extent it may imply a land need. Given that the City of Banks has expressed a desire to maintain its rural character we expect you to continue to evaluate your employment forecast, with the notion that maintenance of rural character will strongly influence the employment forecast.

Finally, given the very productive recent symposium which focused on both agricultural economic and urban economic needs, we expect the dialogue and examination of these issues to move forward. The continued involvement of the City of Banks is crucial. Likewise, when Washington County and Metro proceed with a comprehensive population and employment forecasting effort we will count on the City of Banks willing participation.

Given these caveats, the Board concurs with your request.

Sincerely,



Tom Brian
Chairman

Cc Board Of Commissioners
Brent Curtis