

BEFORE THE COUNCIL OF THE
THE METROPOLITAN SERVICE DISTRICT

FOR THE PURPOSE OF ADOPTING THE	)	RESOLUTION NO. 89-1034
REGIONAL FORECAST OF HOUSING,	)	Introduced by the
POPULATION AND EMPLOYMENT FOR	)	Executive Officer
1995 AND 2010	)	

WHEREAS, a forecast of the metropolitan area's future economic and demographic prospects is necessary for Metro to conduct its functional planning responsibilities; and

WHEREAS, a forecasting procedure utilizing expertise from business, education and government has been employed to produce a forecast having a high level of consensus within the metropolitan area; and

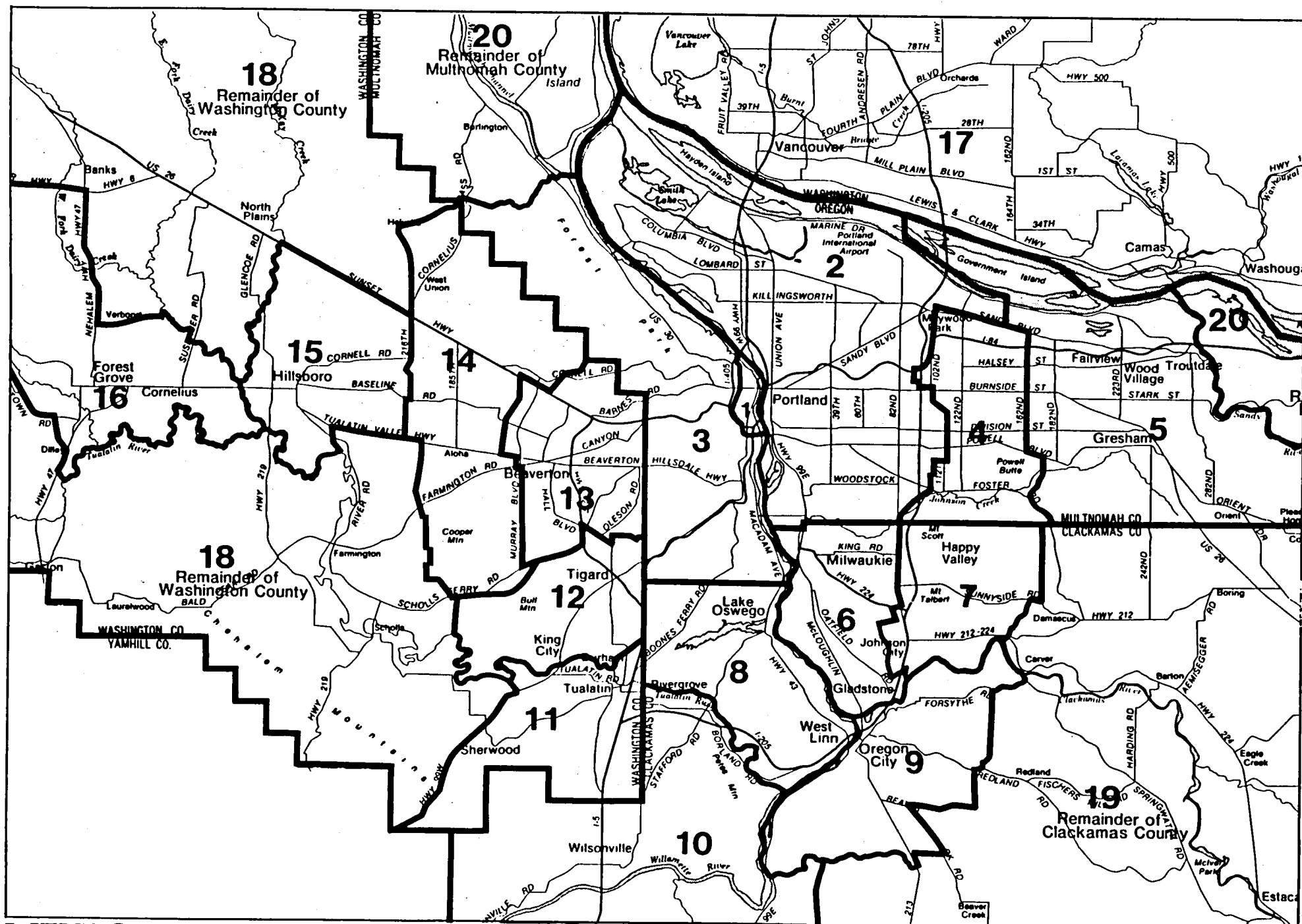
WHEREAS, this forecast has been circulated to area governments for thorough review and is forwarded by the Transportation Policy Alternatives Committee (TPAC) and the Joint Policy Advisory Committee on Transportation (JPACT) with a recommendation for approval; now, therefore,

BE IT RESOLVED:

1. That the Regional Forecast of Housing, Population, and Employment for 1995 and 2010 be adopted as the forecast basis for functional planning activities performed by the Metropolitan Service District.

ADOPTED by the Council of the Metropolitan Service District this 12th day of January, 1989.


Mike Ragsdale Presiding Officer



METRO

County Subareas

2000 SW First Ave., Portland, OR 97201-5398 (503) 221-1646 August 1988 1"= 4mi. 58104

1995/2010 SUBAREA FORECAST

POPULATION

Subarea		Change				Percent Change		
		1980	1987	1995	2010	1980 - 87	1987 - 95	1995 - 2010
	1	8193	8992	10113	11581	799	1121	1468
	2	314239	304462	302915	293390	-9777	-1547	-9525
	3	79216	80890	87467	95121	1674	6577	7654
	4	75193	75855	79892	85231	662	4037	5339
	5	79516	86758	103324	136811	7242	16566	33487
	20	5846	6062	6958	6968	216	896	10
Multnomah		562203	563019	590669	629102	816	27650	38433
	6	64319	63551	68149	71306	-768	4598	3157
	7	17580	19523	28678	42972	1943	9155	14294
	8	43389	48492	60709	75244	5103	12217	14535
	9	24563	24812	28233	37586	249	3421	9353
	10	18681	21233	27448	40049	2552	6215	12601
	19	73371	75793	86100	100750	2422	10307	14650
Clackamas		241903	253404	299317	367907	11501	45913	68590
	11	13317	15730	20109	27831	2413	4379	7722
	12	29240	35189	44798	54100	5949	9609	9302
	13	72875	78879	88931	94209	6004	10052	5278
	14	57702	70707	96803	139886	13005	26096	43083
	15	30950	33914	40309	62116	2964	6395	21807
	16	19837	21040	23482	31875	1203	2442	8393
	18	21662	22848	25926	29335	1186	3078	3409
Washington		245583	278307	340358	439352	32724	62051	98994
Clark	17	192206	208697	259499	353067	16491	50802	93568
Region		1241895	1303427	1489843	1789428	61532	186416	299585

1995/2010 SUBAREA FORECAST
SINGLE FAMILY DWELLING UNITS

Subarea					Change			Percent Change		
	1980	1987	1995	2010	1980 - 87	1987 - 95	1995 - 2010	1980 - 87	1987 - 95	1995 - 2010
1	199	190	174	174	-9	-16	0	-4.52%	-8.42%	0.00%
2	95593	95810	96202	96202	217	392	0	0.23%	0.41%	0.00%
3	19793	21192	23422	26804	1399	2230	3382	7.07%	10.52%	14.44%
4	20990	22010	23653	25229	1020	1643	1576	4.86%	7.46%	6.66%
5	20511	23103	28029	40082	2592	4926	12053	12.64%	21.32%	43.00%
20	2021	2229	2606	2742	208	377	136	10.29%	16.91%	5.22%
Multnomah	159107	164534	174086	191233	5427	9552	17147	3.41%	5.81%	9.85%
6	18791	19740	21361	23231	949	1621	1870	5.05%	8.21%	8.75%
7	5625	6431	8689	13096	806	2258	4407	14.33%	35.11%	50.72%
8	13030	15221	18708	24720	2191	3487	6012	16.82%	22.91%	32.14%
9	6747	7224	8219	11774	477	995	3555	7.07%	13.77%	43.25%
10	5326	6262	7744	12846	936	1482	5102	17.57%	23.67%	65.88%
19	23412	26061	30215	37332	2649	4154	7117	11.31%	15.94%	23.55%
Clackamas	72931	80939	94936	122999	8008	13997	28063	10.98%	17.29%	29.56%
11	3331	4210	5750	7948	879	1540	2198	26.39%	36.58%	38.23%
12	7958	9911	13016	16245	1953	3105	3229	24.54%	31.33%	24.81%
13	17674	19111	21381	23344	1437	2270	1963	8.13%	11.88%	9.18%
14	15688	19348	25376	37233	3660	6028	11857	23.33%	31.16%	46.73%
15	8464	9604	11423	18233	1140	1819	6810	13.47%	18.94%	59.62%
16	5216	5707	6488	8860	491	781	2372	9.41%	13.68%	36.56%
18	6762	7576	8768	10351	814	1192	1583	12.04%	15.73%	18.05%
Washington	65093	75467	92202	122214	10374	16735	30012	15.94%	22.18%	32.55%
Clark 17	56645	64134	80506	111197	7489	16372	30691	13.22%	25.53%	38.12%
Region	353776	385074	441730	547643	31298	56656	105913	8.85%	14.71%	23.98%

1995/2010 SUBAREA FORECAST
MULTIPLE FAMILY DWELLING UNITS

Subarea					Change			Percent Change		
	1980	1987	1995	2010	1980 - 87	1987 - 95	1995 - 2010	1980 - 87	1987 - 95	1995 - 2010
1	6900	7679	8894	10607	779	1215	1713	11.29%	15.82%	19.26%
2	41444	42091	43123	45407	647	1032	2284	1.56%	2.45%	5.30%
3	19309	20185	21356	23386	876	1171	2030	4.54%	5.80%	9.51%
4	9687	10111	10775	13891	424	664	3116	4.38%	6.57%	28.92%
5	9429	10894	13159	16877	1465	2265	3718	15.54%	20.79%	28.25%
20	122	120	117	117	-2	-3	0	-1.64%	-2.50%	0.00%
Multnomah	86891	91080	97424	110285	4189	6344	12861	4.82%	6.97%	13.20%
6	6407	6886	7687	8721	479	801	1034	7.48%	11.63%	13.45%
7	1001	1578	3585	6306	577	2007	2721	57.64%	127.19%	75.90%
8	3066	4340	6013	7078	1274	1673	1065	41.55%	38.55%	17.71%
9	2078	2270	2707	3277	192	437	570	9.24%	19.25%	21.06%
10	1690	2360	3825	4869	670	1465	1044	39.64%	62.08%	27.29%
19	1747	1996	2399	3225	249	403	826	14.25%	20.19%	34.43%
Clackamas	15989	19430	26216	33476	3441	6786	7260	21.52%	34.93%	27.69%
11	1952	2210	2557	4432	258	347	1875	13.22%	15.70%	73.33%
12	4861	5750	7263	9839	889	1513	2576	18.29%	26.31%	35.47%
13	13768	16323	19519	22451	2555	3196	2932	18.56%	19.58%	15.02%
14	5333	7905	13458	22534	2572	5553	9076	48.23%	70.25%	67.44%
15	2826	3176	4096	7235	350	920	3139	12.38%	28.97%	76.64%
16	2334	2532	2703	4437	198	171	1734	8.48%	6.75%	64.15%
18	370	385	410	606	15	25	196	4.05%	6.49%	47.80%
Washington	31444	38281	50006	71534	6837	11725	21528	21.74%	30.63%	43.05%
Clark 17	15999	19857	25025	40414	3858	5168	15389	24.11%	26.03%	61.49%
Region	150323	168648	198671	255709	18325	30023	57038	12.19%	17.80%	28.71%

1995/2010 SUBAREA FORECAST

TOTAL EMPLOYMENT

Subarea					Change			Percent Change		
	1980	1987	1995	2010	1980 - 87	1987 - 95	1995 - 2010	1980 - 87	1987 - 95	1995 - 2010
1	82140	84391	94074	115772	2251	9683	21698	2.74%	11.47%	23.06%
2	175560	166040	176249	199101	-9520	10209	22852	-5.42%	6.15%	12.97%
3	70160	66444	69403	73145	-3716	2959	3742	-5.30%	4.45%	5.39%
4	18360	18875	19591	21461	515	716	1870	2.81%	3.79%	9.55%
5	25890	25460	29496	42239	-430	4036	12743	-1.66%	15.85%	43.20%
20	800	320	333	364	-480	13	31	-60.00%	4.06%	9.31%
Multnomah	372910	361530	389146	452082	-11380	27616	62936	-3.05%	7.64%	16.17%
6	26990	26085	28413	32095	-905	2328	3682	-3.35%	8.92%	12.96%
7	13410	14509	20104	31171	1099	5595	11067	8.20%	38.56%	55.05%
8	10290	11529	13904	16745	1239	2375	2841	12.04%	20.60%	20.43%
9	10120	11977	13452	17361	1857	1475	3909	18.35%	12.32%	29.06%
10	7400	10873	13558	21520	3473	2685	7962	46.93%	24.69%	58.73%
19	11100	11489	12655	15688	389	1166	3033	3.50%	10.15%	23.97%
47 Clackamas	79310	86462	102086	134580	7152	15624	32494	9.02%	18.07%	31.83%
11	7450	8643	12267	22091	1193	3624	9824	16.01%	41.93%	80.08%
12	21350	22299	26279	31778	949	3980	5499	4.44%	17.85%	20.93%
13	48330	53452	62323	72945	5122	8871	10622	10.60%	16.60%	17.04%
14	10040	12540	21592	40354	2500	9052	26762	24.90%	72.19%	123.94%
15	11790	16047	20970	37294	4257	4923	16324	36.11%	30.68%	77.84%
16	5530	5983	7112	10460	453	1129	3348	8.19%	18.87%	47.08%
18	2970	4172	5180	6801	1202	1008	1621	40.47%	24.16%	31.29%
Washington	107460	123136	155723	229723	15676	32587	74000	14.59%	26.46%	47.52%
Clark 17	59139	64451	79474	113005	5312	15023	33531	8.98%	23.31%	42.19%
Region	618819	635579	726429	929390	16760	90850	202961	2.71%	14.29%	27.94%

The document entitled "The Regional Forecast 1995 and 2010" has not been printed in this agenda packet. The document has been distributed to all Councilors. Other parties may arrange to receive a copy by contacting the Council Clerk, Marie Nelson, 221-1646, extension 206.

Meeting Date Jan. 12, 1989

STAFF REPORT

CONSIDERATION OF RESOLUTION NO. 89-1034 FOR THE PURPOSE OF
ADOPTING "THE REGIONAL FORECAST OF HOUSING, POPULATION AND
EMPLOYMENT FOR 1995 AND 2010"

DATE: November 30, 1988

Presented by Andy Cotugno

FACTUAL BACKGROUND AND ANALYSIS

The 1995 and 2010 forecast is the result of many months of work involving a broad spectrum of expertise from the metropolitan area. Two advisory groups guided the process:

The Regional Growth Forum, composed of forecasting professionals from business, government, utilities and universities; and

The Regional Growth Allocation Workshops, composed of planners from Metro's member jurisdictions.

The charge to the Growth Forum was to develop a consensus view of this region's future economic and demographic prospects. This region-wide forecast of growth in employment, housing and population was then turned over to the Allocation Workshops to determine where these new jobs and houses are expected to be located in the future.

Attached for adoption is the 1995 and 2010 forecast of population, housing and employment for the region, its four counties and 20 county subareas.

Also included is a copy of the complete forecast document, describing the methodology used to develop the forecast. This report includes census tract detail which the Council is not being asked to adopt as part of the 1995 and 2010 forecast. The ongoing policy has been to adopt the forecast for the larger geographic areas (20 county subareas) and to permit jurisdictions to periodically make adjustments to the tract and traffic zone levels, provided that the subarea control totals are maintained.

The forecast has been reviewed by member jurisdiction staff and is forwarded by TPAC and JPACT with a recommendation for adoption.

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive officer recommends adoption of Resolution No. 89-1034.

IGRREP.WP

COMMITTEE REPORT

AGENDA ITEM NO. 8.4

MEETING DATE January 12, 1989

RESOLUTION NO. 89-1034, ADOPTING THE REGIONAL FORECAST OF
HOUSING, POPULATION AND EMPLOYMENT FOR 1995 AND 2010

DATE: January 11, 1989

Presented by: Councilor Jim Gardner,
Chair, Intergovernmental
Relations Committee

COMMITTEE RECOMMENDATION: At its January 10, 1989 meeting Intergovernmental Relations Committee members Collier, DeJardin and myself voted unanimously to recommend Council adoption of Resolution No. 89-1034. Councilors Bauer and Knowles were absent.

COMMITTEE ISSUES & DISCUSSION: Transportation Department Regional Planning Manager Dick Bolen presented Resolution No. 89-1034 noting Metro worked closely with City and County planners to reach consensus on where growth in employment, housing and population will occur for 1995 and 2010. The forecast is "demand driven", predicated on how the region's economy will grow given no undue constraints.

The Committee discussed the applicability of the forecast data for clarifying "need" when assessing Urban Growth Boundary (UGB) adjustments. Andy Cotugno, Transportation Department Head, explained the forecast data was developed on a subregional basis (as outlined in the map included in the staff report). For assessing UGB adjustments, other planning factors may also be considered (such as market factors) and may be included as a part of the current UGR Periodic Review being conducted by Planning and Development.

jpm a:\rpt1034



ATTACHMENT: Resolution No. 89-1034
Intergovernmental Relations Committee: 1/10/89
Council: 1/12/89

The Regional Forecast 1995 & 2010

Population, Employment and Housing Projections for the Portland Metropolitan Area

Metropolitan Service District

November 1988

METRO

Regional Growth Forum

Mr. John Blackmon	GTE Northwest, Inc.
Ms. Ann Nolan Hanus	Oregon Economic Department
Dr. Gil Latz	Portland State University
Mr. Bob Mealey	Bonneville Power Administration
Mr. Terry Morlan	Northwest Power Planning Council
Mr. Ham Nguyen	Portland General Electric
Mr. Michael Ogan	Portland Development Commission
Mr. Scott Robinson	Pacific Power & Light Company
Mr. Ed Schafer	Portland State University
Mr. Glenn Vanselow	Port of Portland
Dr. Fred Weber	Home Builders Association

Regional Growth Allocation Workshops

Mr. Larry Conrad	City of Beaverton
Mr. Norm Scott	Clackamas County
Mr. Dean Lookingbill	Clark County
Mr. Ben Altman	City of Cornelius
Ms. Jeanne Percy	City of Durham
Ms. Reba Mitchell	City of Fairview
Mr. Jon Allred	City of Forest Grove
Mr. Richard Ross	City of Gresham
Mr. Tom Kloster	City of Gresham
Mr. Wink Brooks	City of Hillsboro
Ms. Debbie Noble	City of Hillsboro
Ms. Sandra Korbelik	City of Lake Oswego
Mr. Scott Pemble	Multnomah County
Ms. Denyse McGriff	City of Oregon City
Ms. Colleen Acres	City of Portland
Mr. Michael Hoglund	City of Portland
Ms. Donna Robinson	Port of Portland
Mr. Michael Ogan	Portland Development Commission
Mr. Jim Rapp	City of Sherwood
Ms. Liz Newton	City of Tigard
Ms. Sue Barker	City of Troutdale
Mr. Jim Jacks	City of Tualatin
Mr. Bob Haas	Washington County
Mr. Michael Butts	City of West Linn
Ms. Susan Rothenberger	City of Wilsonville

The Regional Forecast 1995 & 2010

**TRANSPORTATION DEPARTMENT
METROPOLITAN SERVICE DISTRICT**

NOVEMBER 1988

Process

This forecast represents the work of two groups:

The Regional Growth Forum: Representatives from business, government and education involved in economic and demographic forecasting.

The Growth Allocation Workshops: Representatives from local government involved in land use planning and economic development.

The Growth Forum developed the forecast for the metropolitan area which was then allocated to county subareas by the Workshop participants.

Scanning the Future Horizon:

The Forum members saw reasons to be hopeful about the region's economic prospects. In terms of the major economic and demographic trends expected to shape the future, the Portland/Vancouver area is expected to benefit. However, an implicit assumption underlying this optimism, is an on-going commitment to public investments such as transportation and education.

Major Trends The Growth Forum Sees Shaping The Future:

- * The Global Economy- Trade flows are expected to increase, especially with the east, to Portland's benefit. Capital will also flow more freely, continuing the recent trend of direct foreign investment in this region. The picture was therefore seen as promising for investment in production facilities which will result in employment. Portland is strategically placed between east and west in terms of both communications (time zones) and travel routes. The economies of Pacific Rim nations are expected to continue their strong growth trends and increasing share of global GNP. Portland is a partner in this dynamic multi-national region. This will include immigration of people from Asian nations, a trend the Naisbitt Group has labeled the "Asianization" of the West Coast, centered on Los Angeles. The aging of the U.S. population and low fertility rates will produce a labor shortage as the year 2000 is approached. This is already happening in northern Europe, where labor is being imported from southern European countries to maintain economic expansion.

- * **Technology-** Technological advancements will continue to increase productivity with employment in the manufacturing sector affected the most. Portland has not benefited from defense research but spin-off technologies may provide future opportunities. Capital investment of the past several years make conditions ripe for significant productivity gains and improvement in America's competitive position in the global economy. In this region, many business start-ups in high technology sectors are likely to follow the historical pattern, being spin-offs from larger established firms.
- * **Demographics-** The population is aging and the service sector will see strong job growth as a result. A shortage of entry level workers is expected, which will result in in-migration of younger workers from rural areas, other metropolitan areas and foreign countries. The growing number of empty nesters will have higher proportions of discretionary income to spend on goods and services.
- * **Forces of Agglomeration-** World trends toward urbanization and agglomeration are expected to continue in spite of technologies which are overcoming the frictions of distance. The need for proximity is expected to continue as a binding force for most economic activities. This bodes well for Portland, an urban center with substantial amounts of land in proximity to major facilities such as airport, port and downtown. In fact, Portland was seen to have a significant advantage over other west coast cities due to its ample supply of less expensive and well located land parcels.
- * **Education and Business Linkages-** Portland is lagging in educational facilities important to high tech industries for research and training. Linkages to education will grow in importance as new and more sophisticated technologies emerge.

Employment Forecast Methodology:

The employment forecast is based on the Bonneville Power Administration and Northwest Power Planning Council Long-Term Forecast for Oregon. This regional employment forecast was initially derived as a share of this larger economy and subsequently modified by the Regional Growth Forum. The BPA/NPPC document is titled Economic, Demographic and Fuel Price Assumptions, May, 1988. This is the third and final draft by BPA/NPPC in 1988. The first draft was used for the Growth

Forum's first round. The following paragraph summarizes the methodology.

The Council and BPA have developed a range of forecasts for each state in the Northwest. The forecasts are built up from analysis of individual sectors of the economy. The forecasts are influenced by results produced by BPA's Regional Economic Model, as well as studies and expertise provided by groups and individuals throughout the Northwest. The forecasts also reflect an underlying national forecast developed by Wharton Econometric Forecasting Associates.

The medium forecast by BPA was used for this draft. For comparison, the National Planning Association forecast for the the region is included on the graph of total employment found at the end of the employment section. The NPA is a non-profit forecasting group based in Washington DC.

Another principal source was Growing, Mature and Declining Industries- A Report to the Portland Development Commission for the Central City Plan, April 1986, Hobson & Associates, Consulting Economists. Information on the two digit SIC groups was obtained from this source.

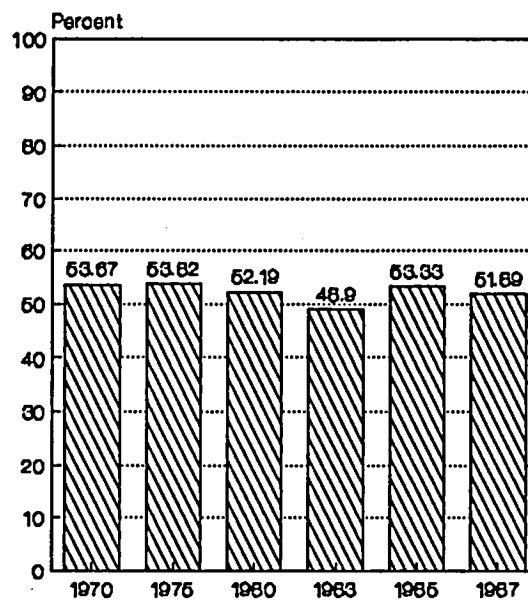
The following four steps summarize the process used to produce this regional level forecast.

STEP ONE:

Regional Covered Employment for 2010 (does not include agriculture or self employed)

The covered (or wage & salary) employment forecast was derived as a share of total state covered employment, using historic trends as the basis for estimation.

Total Employment (covered)
Regional share of state

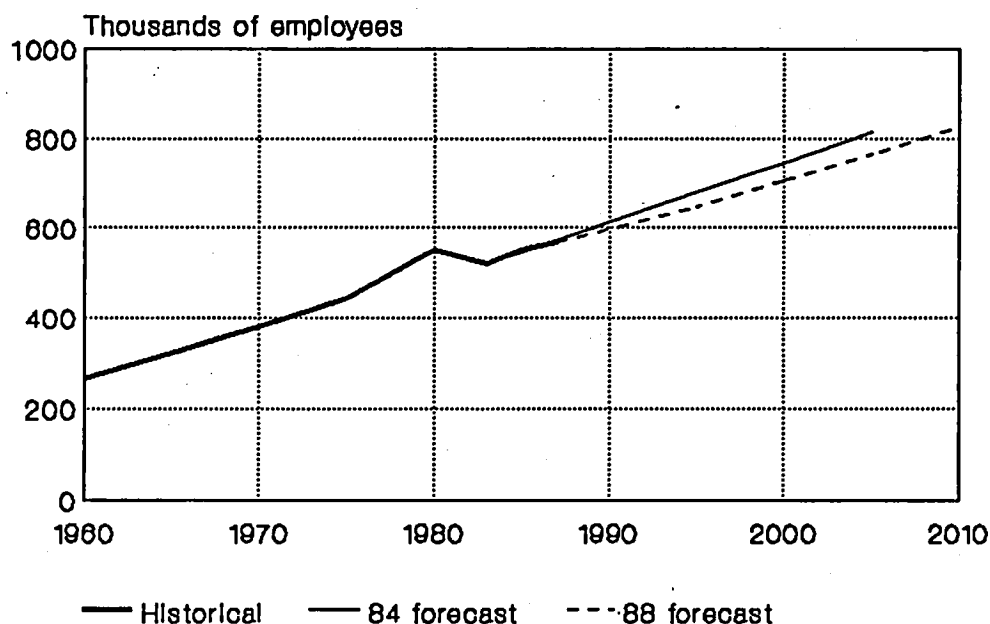


Does not include agriculture
or self employed

Assumption:

The region will maintain a 52.5% share of Oregon employment over the next 23 years, (covered, non-agricultural jobs). The first draft assumed a 52% share but this has increased due to a slight increase recommended for the manufacturing sector.

Covered Employment (total)



Does not include agriculture
or self employed

STEP TWO:

Sector Shares of Covered Employment in 2010

The historic relationship between the regional and state economies provided the basis for determining sector shares of covered employment. The primary determinants were:

each sector's shift-in-share of regional employment over time, and;

how closely these regional shifts correlate with changes in employment for the state as a whole.



Assumption:

By 2010 the region's economy will be structured according to the following proportions:

	1987	2010
Manufacturing	17.6%	12.8%
FIRE	7.7%	7.9%
TCPU	6.1%	4.8%
Construction	3.5%	3.4%
Service	23.7%	27.0%
Trade	26.6%	30.0%
Government	15.0%	14.2%

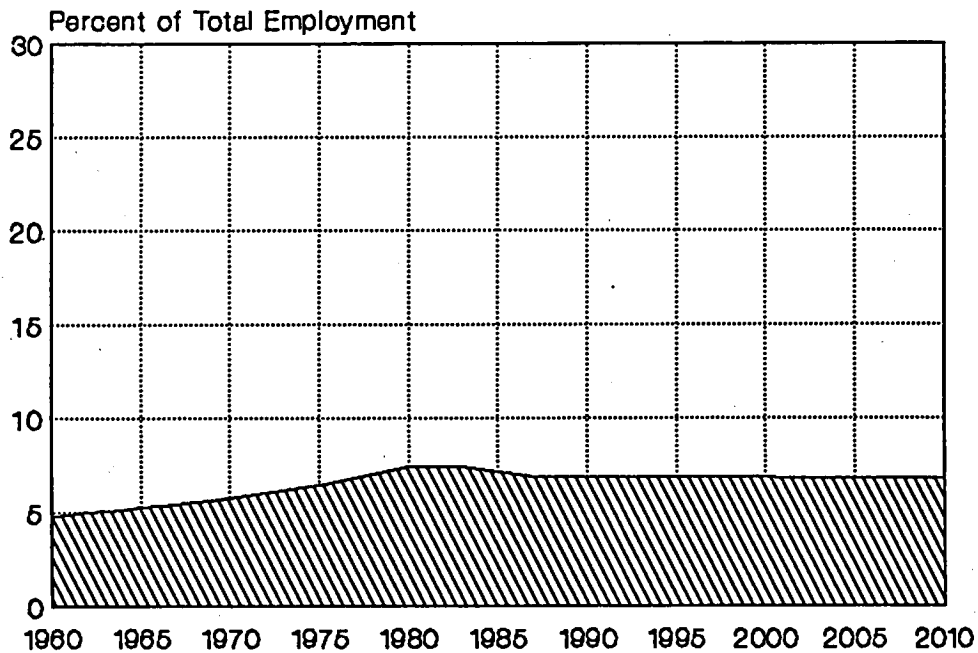
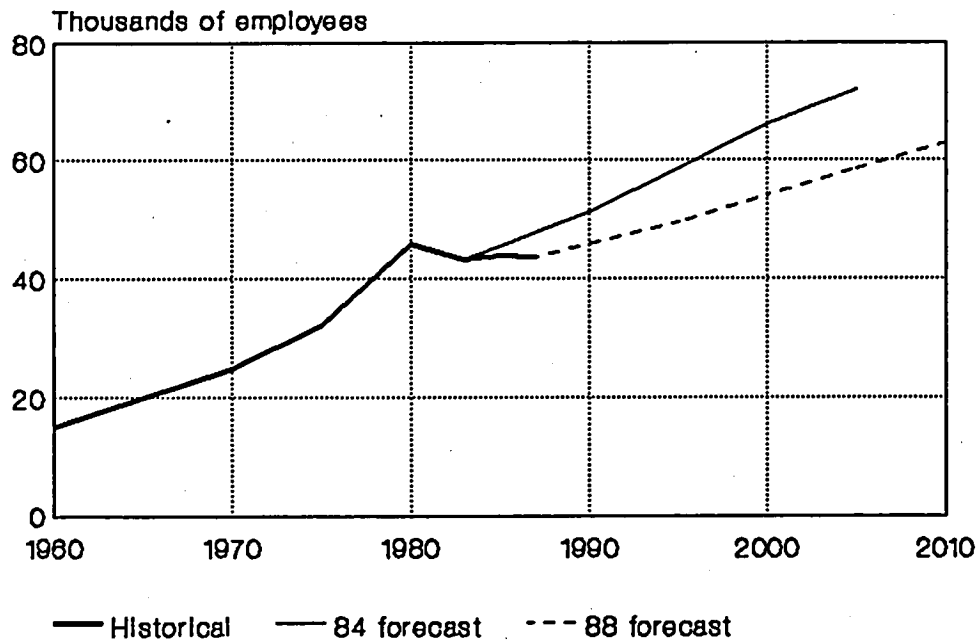
STEP THREE: Forecast Regional Employment by Sector for 2010

The forecast of covered employment by sector was produced by applying the sector shares developed in step two to the covered employment figure from step one.

Total employment is developed as the final step, adding the self employed and agricultural jobs.

Following is a series of pages which display the sector shares of covered employment, providing time-series data and forecast comparisons.

Finance, Insurance & Real Estate



F.I.R.E.-- Finance, Insurance and Real Estate

This sector has yet to regain its pre-recession robustness. The BPA/NPPC forecast shows it returning to a growth path in the 1990's. Over the 23 year period the rate of growth is expected to be about one-half that of the past 27 years, while adding about the same number of jobs per year.

Banking employment (SIC 60) has slowed due to increased automation and competition from other types of lending institutions (SIC 61) which have benefited from deregulation.

	Ave Annual Growth Rate	Jobs Added Per Year
1960 to 1987--	4.06%	1060
1987 to 2010--	1.61%	840

Sector Components - Historical Performance

Has grown more rapidly in the region than in the nation:

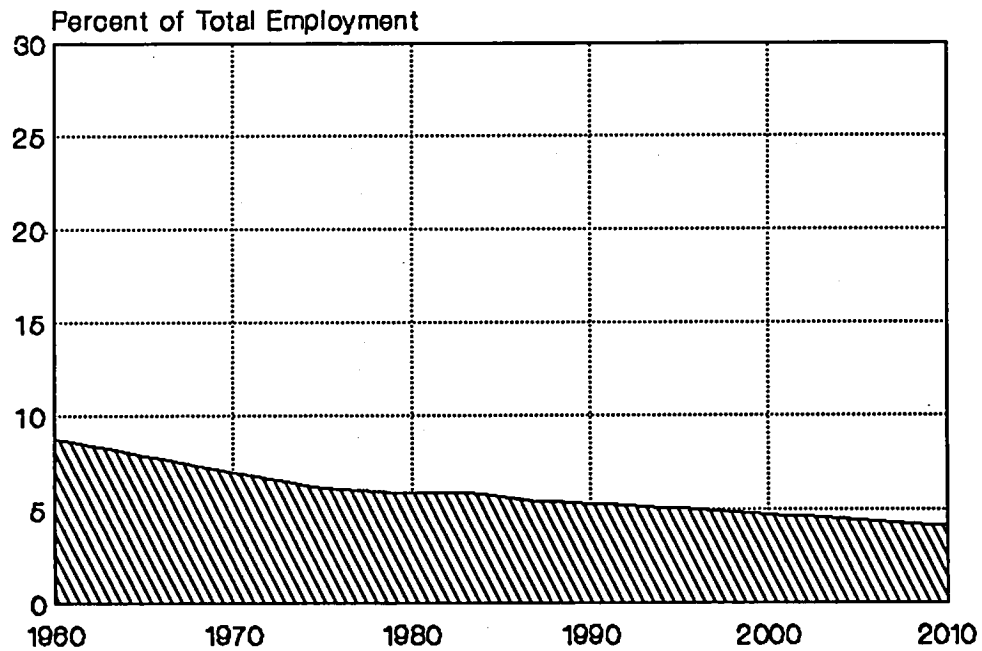
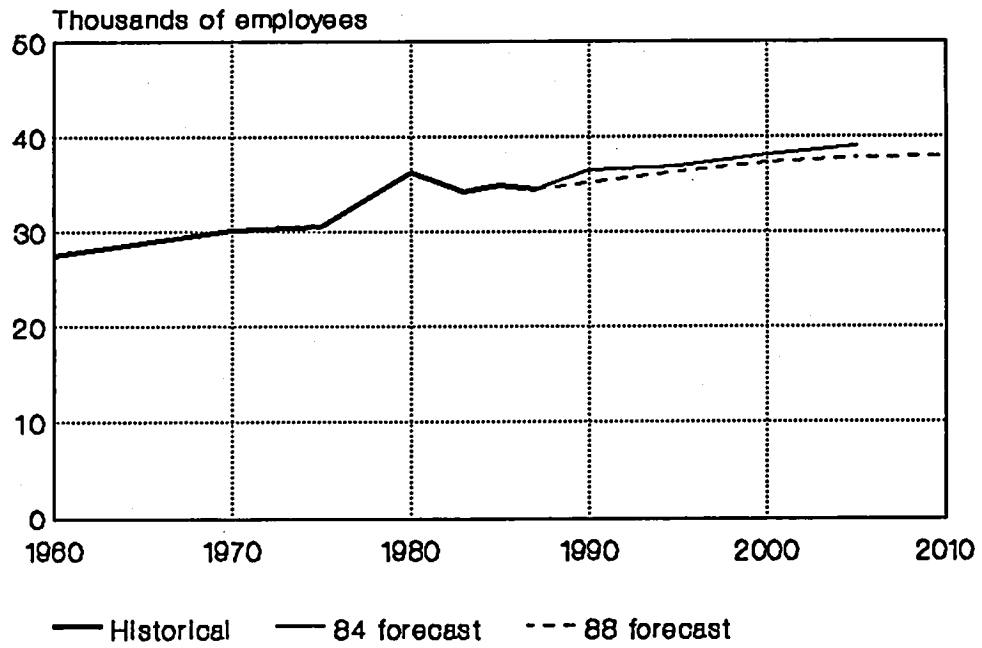
- *SIC 61 Credit Agencies other than Banks
- *SIC 63 Insurance
- *SIC 62, 64, 67 Other Finance and Ins.
- SIC 65-66 Real Estate

Growing at the same rate or more slowly in the region than in the nation:

- SIC 60 Banks

* High growth industries

TCPU



T.C.P.U.-- Transportation, Communication, and Public Utilities

This relatively stable sector is expected to continue its moderate growth rate but at a slower pace than experienced since 1960.

Employment in the communications industry (SIC 48) has shown strong past growth due to the demand generated by population growth. This growth occurred primarily in telephone and broadcasting. The future is promising due to new demands for data services, telecommunications and other communication services.

The short-term future for utilities (SIC 49) points toward slower growth due to slower population increase and cost-cutting efforts necessitated by an energy surplus.

Passenger transportation has been driven by past population growth, the expansion of Tri-Met being a significant example of employment gain.

Portland's role as hub for regional distribution results in railroads (SIC 40) having a significant presence. However, they have been losing business to the trucking industry and this trend is expected to continue.

	Ave. Annual Growth Rate	Jobs Added Per Year
1960 to 1987--	0.83%	260
1987 to 2010--	0.42%	150

Sector Components - Historical Performance

Has grown more rapidly in the region than in the nation:

*SIC 48 Communication
SIC 49 Utilities

Has been growing locally but declining nationally:

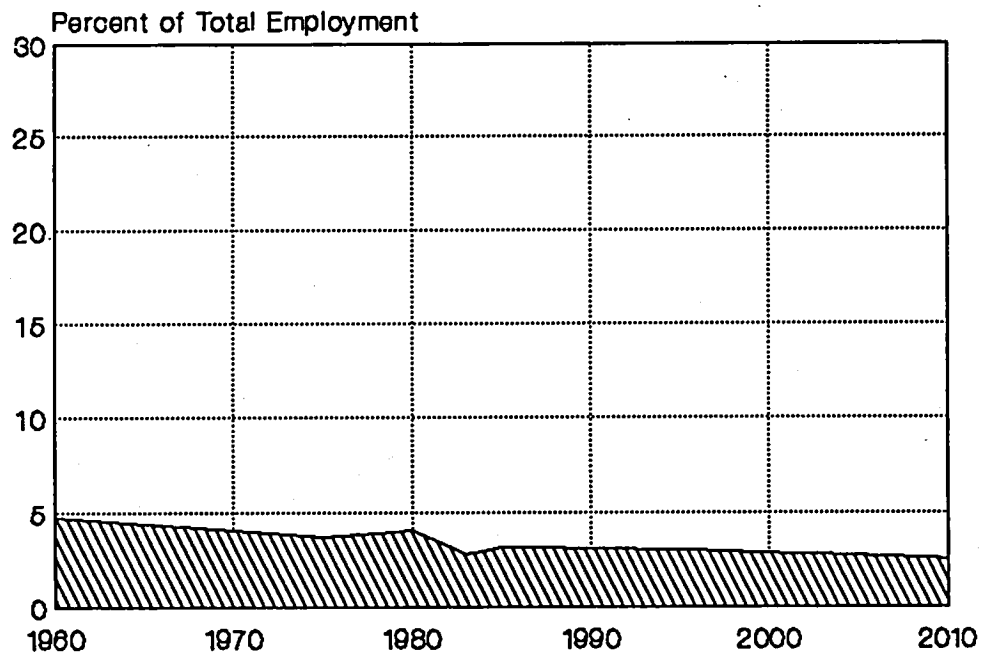
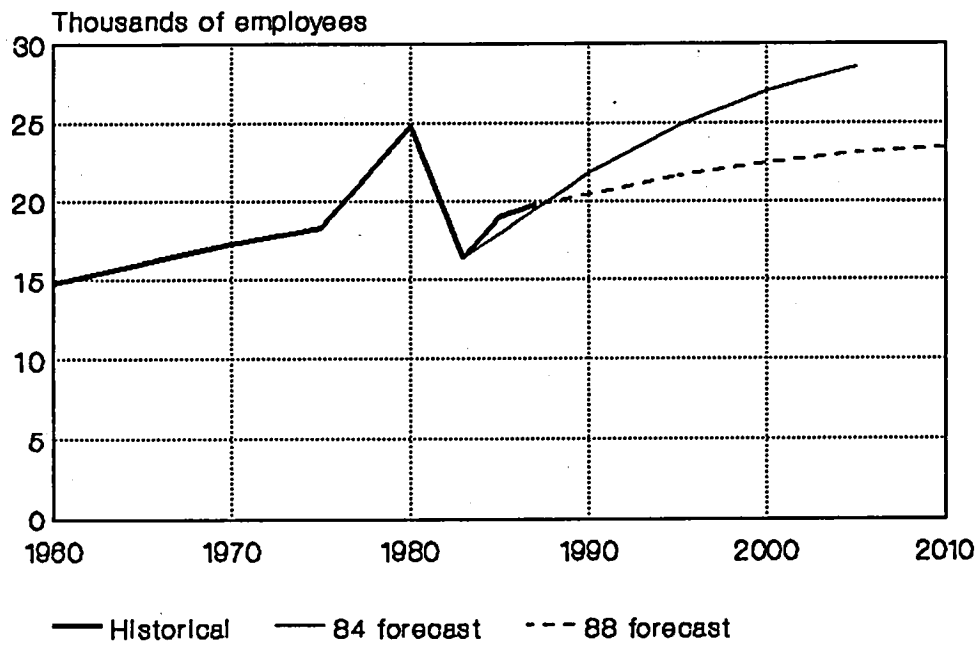
SIC 41 Passenger Transportation

Has been declining at about the same rate or more slowly in the region than the nation:

SIC 40 Railroads

* High growth industries

Construction



CONSTRUCTION

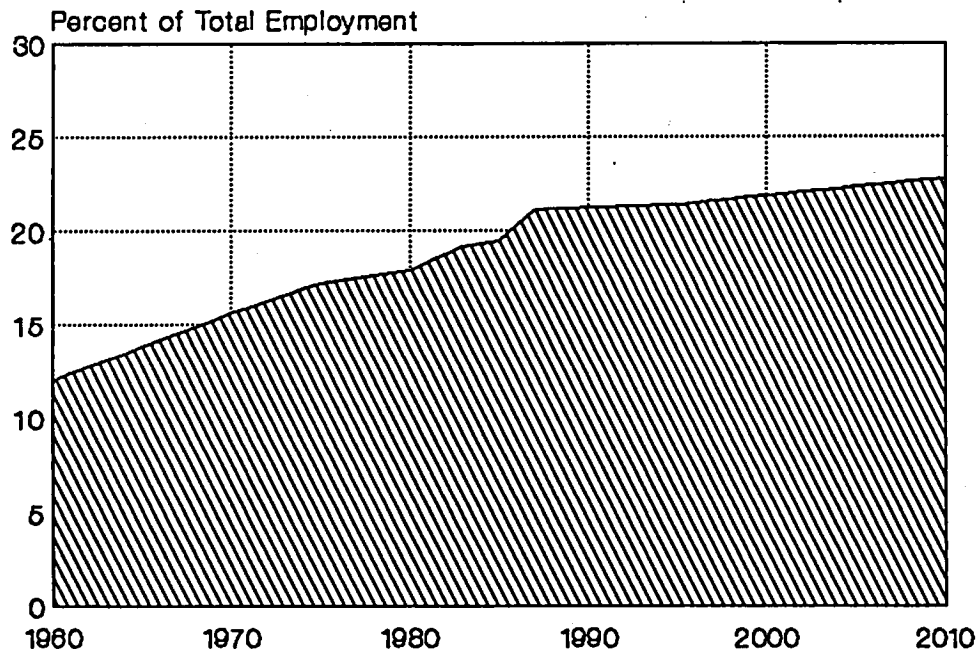
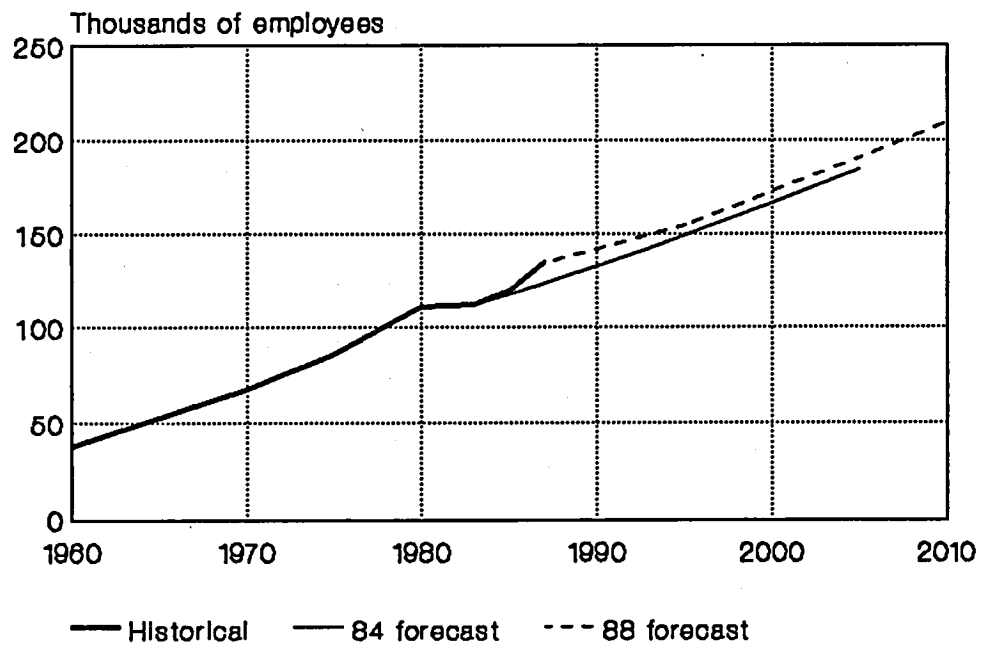
The BPA/NPPC long-term Oregon forecast shows this sector to exceed historical growth rates. Research done by Metro shows a trend toward increase in the amount of self employed workers in this sector.

	Ave. Annual Growth Rate	Jobs Added Per Year
1960 to 1987--	1.08%	190
1987 to 2010--	0.73%	160

Sector Components - Historical Performance:

Has declined in region but grown nationally
SIC 15-17 Construction

Service



SERVICE

This sector is expected to maintain a strong rate of growth over the next 23 years.

Personal Services (SIC 72) show good growth potential due to the rise in average disposable income and discretionary time. Increasing numbers of empty nesters is expected to offset slowing population growth.

Portland has lagged the nation in Business Service (SIC 73) growth. This appears to result from flux or decline in the primary industries being served. Businesses in this group include advertising, news, consultants, employment agencies, and computer services (including software). Growth appears to be predicated on the health of primary industries in the region and state.

Growth in Health Services (SIC 80) has been fueled by population growth and the increase in medical insurance and government health care programs. Future growth will be sustained by the general aging of the population. Portland's function as a regional center for a larger hinterland will also result in continued concentration of specialized health services.

	Ave. Annual Growth Rate	Jobs Added Per Year
1960 to 1987--	4.81%	3570
1987 to 2010--	1.95%	3270

Sector Components-- Historical Performance:

Has grown more rapidly in the region than in the nation:

*SIC 72 Personal Services

Has grown at about the same rate or more slowly in the region than in the nation:

SIC 70 Hotels and Lodging

SIC 73 Business Services

SIC 75-76 Repair Services

SIC 78-79 Motion Pictures, Amusement & Rec.

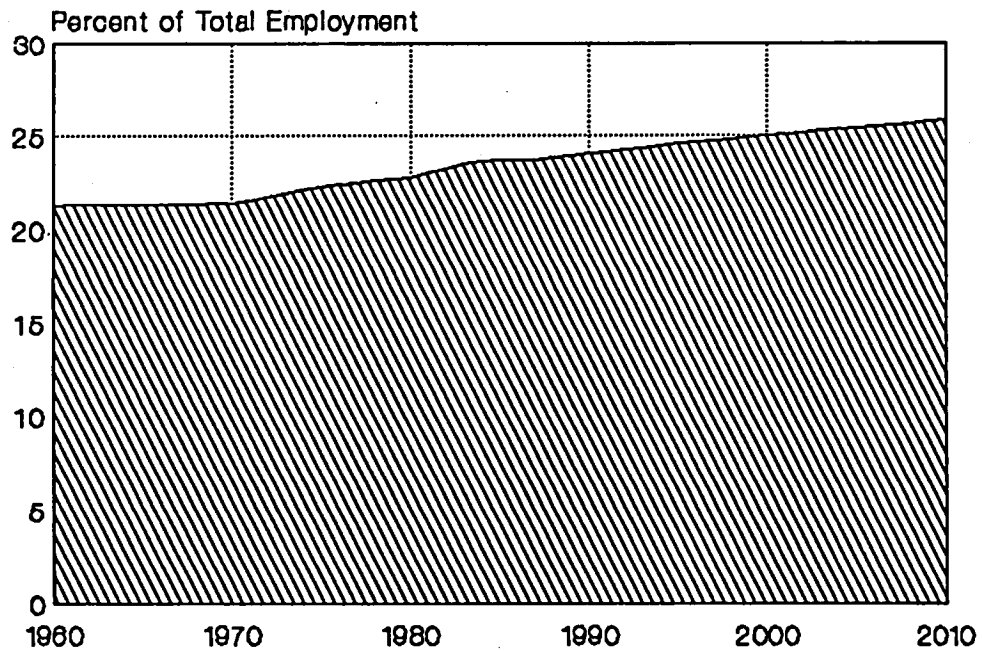
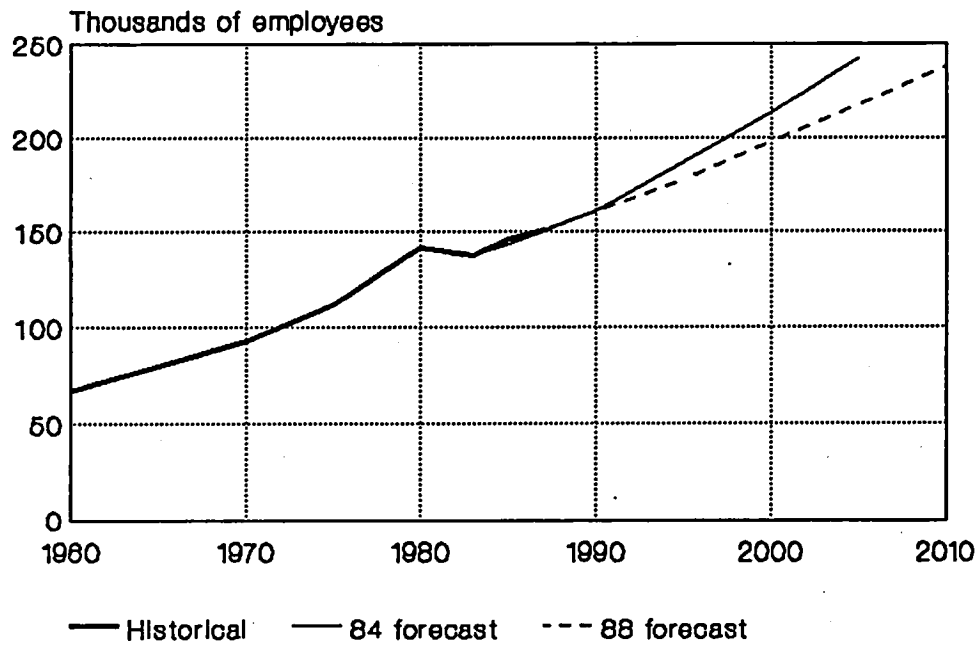
SIC 80 Health Services

SIC 82 Educational Services

SIC 81, 83, 84, 86, 89 Misc. & Other Serv.

* High growth industries

Trade



TRADE

Growth in trade related jobs (retail & wholesale) is expected to continue. Historically it has been a strong performer, only surpassed by services.

Portland's role as a regional distribution center provides for a healthy wholesale trade sector. Non-durable goods wholesale (SIC 51) should continue to grow, relative to growth in the retail groups.

Growth in retail trade is driven by population and income growth. As population growth slows, the increase in average disposable income is expected to maintain growth in retailing. Smaller families with two wage earners, empty nesters, and more retired people will combine to create growth in retail groups and in the trade sector generally.

	Ave. Annual Growth Rate	Jobs Added Per Year
1960 to 1987--	3.06%	3110
1987 to 2010--	2.00%	3770

Sector Components - Historical Performance

Have grown more rapidly in the region than in the nation:

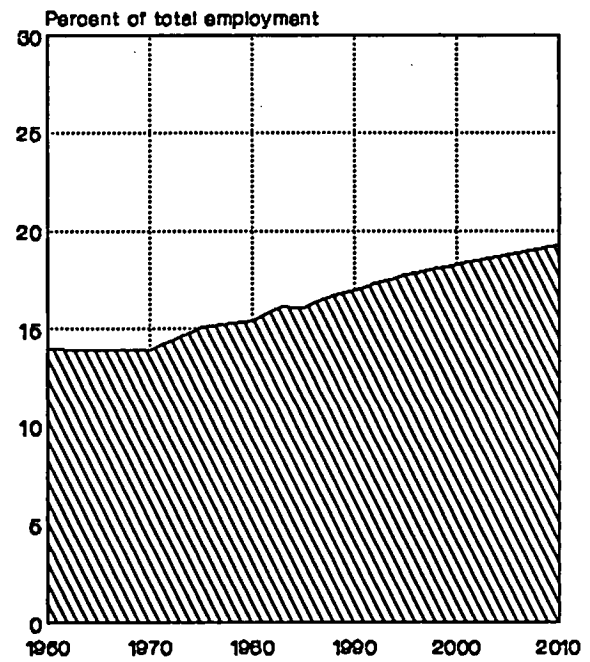
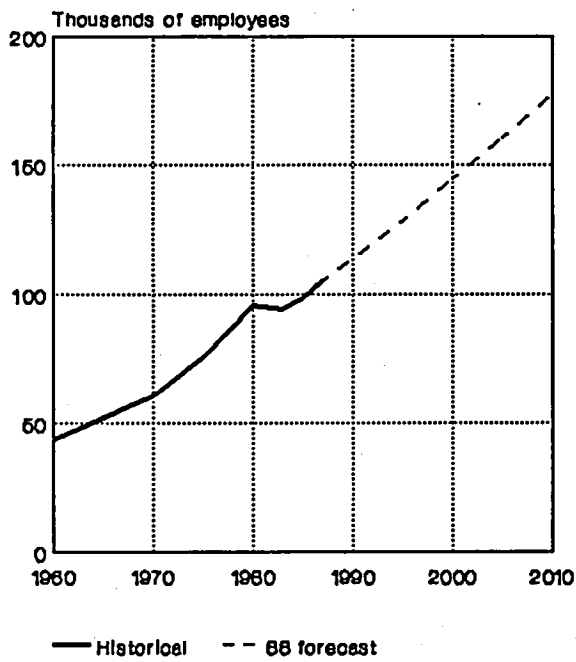
- SIC 51 Non-durable Goods Wholesale
- SIC 52 Building Materials & Hardware
- SIC 53 General Merchandise Stores
- SIC 54 Food Stores
- SIC 55 Auto Dealers & Gasoline Stations
- SIC 56 Apparel & Accessories
- SIC 57 Furniture & Home Furnishings
- *SIC 58 Eating & Drinking Establishments
- *SIC 59 Miscellaneous

Have grown at about the same rate or more slowly in the region than in the nation:

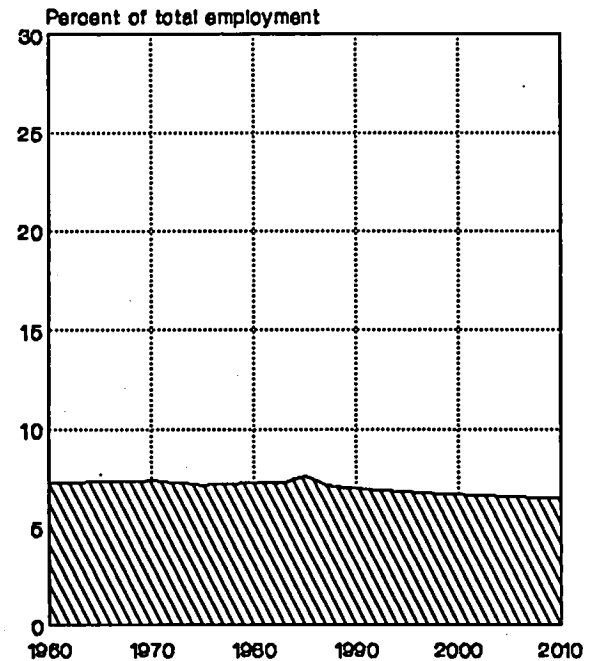
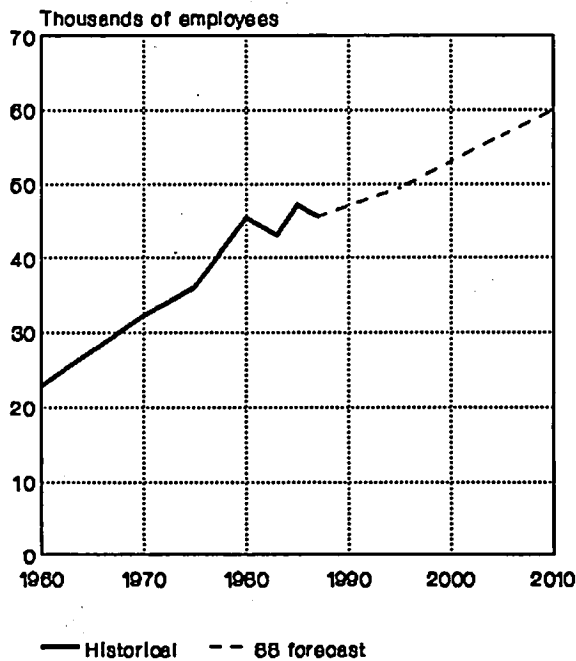
- SIC 50 Durable Goods Wholesale

* High growth industries

Retail Trade



Wholesale Trade



RETAIL AND WHOLESALE TRADE

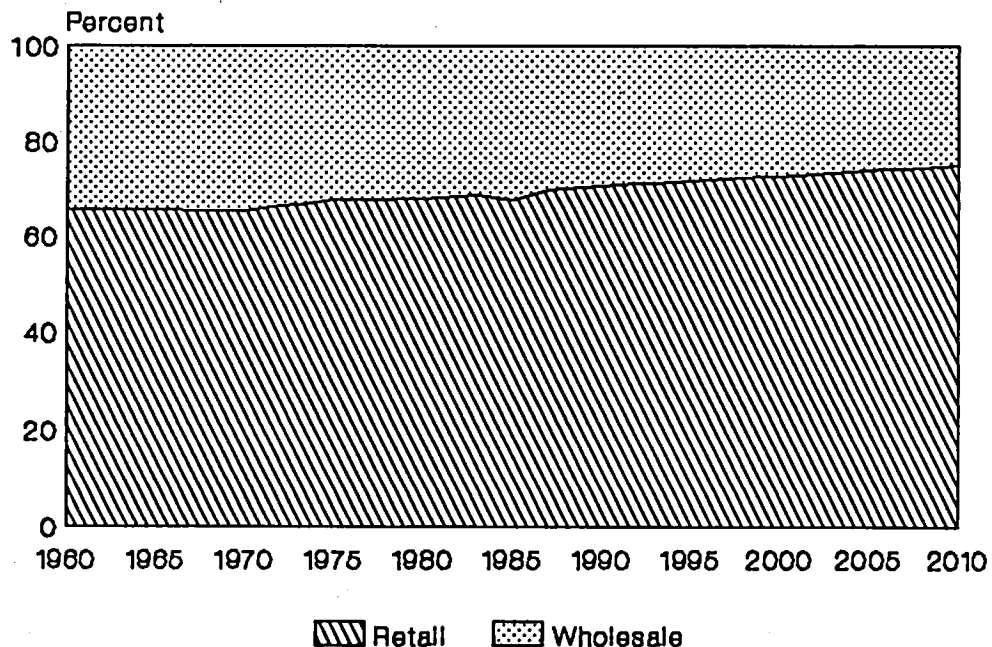
The Portland/Vancouver metropolitan area has historically had a higher proportion of trade employment in wholesale than the state as a whole. However, this gap is narrowing and expected to close by 2010.

	Retail & Wholesale Shares of Trade		
	1960	1987	2010
Retail	66%	70%	75%
Wholesale	34%	30%	25%

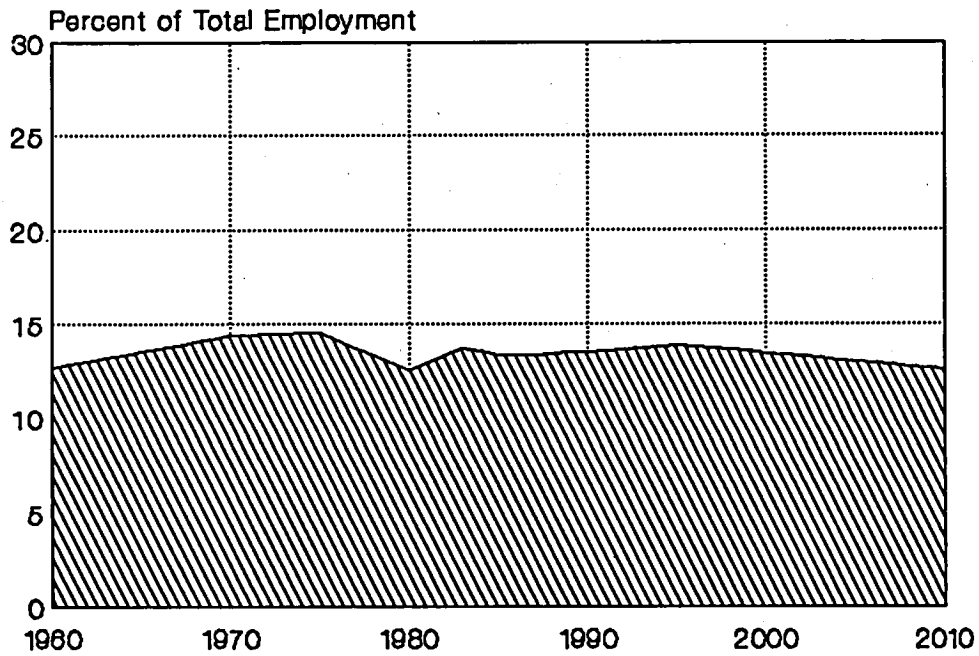
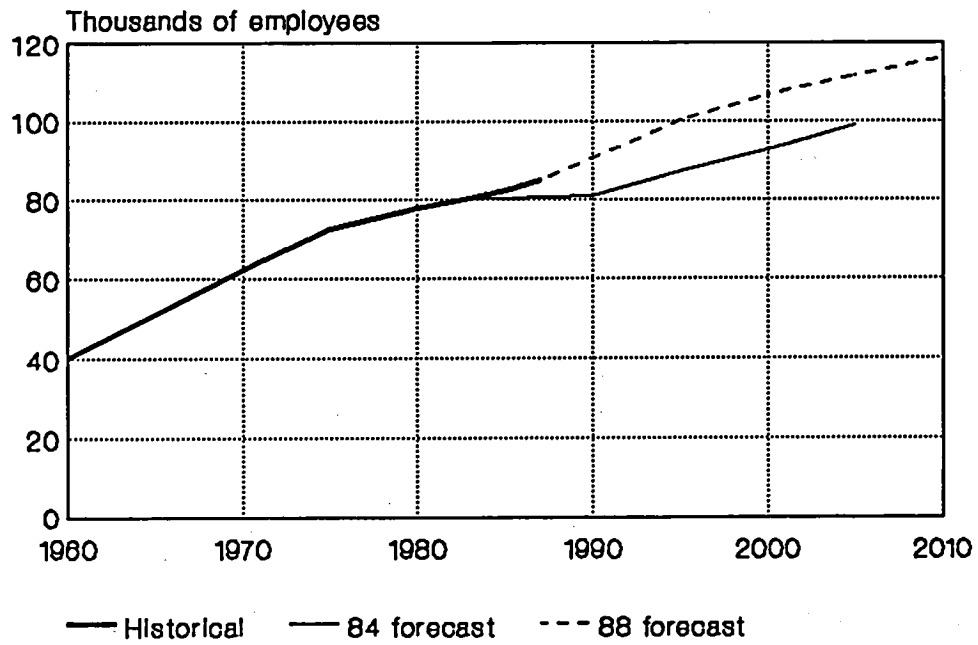
<u>Retail</u>	Ave. Annual Growth Rate	Jobs Added Per Year
1960 to 1987	3.3%	2270
1987 to 2010	2.3%	3150

<u>Wholesale</u>	Ave. Annual Growth Rate	Jobs Added Per Year
1960 to 1987	2.6%	840
1987 to 2010	1.2%	630

Retail & Wholesale Shares of Trade



Government



GOVERNMENT

Government employment is expected to increase at less than the long-term historic rate but faster than the experience of the recent ten years.

In some respects, public employment is related to Service, if seen as a provider of services which are not profitable or require public accountability and control. Therefore, expected future growth in services may be an indicator of the growth potential for public employment.

Employment in government education will rise due to the entrance of the echo boom into the school age years. This "bulge" is showing up in early primary grades now and will be in secondary school in the 1990's.

	Ave. Annual Growth Rate	Jobs Added Per Year
1960-1987--	2.84%	1670
1987-2010--	1.36%	1350

Sector Components - Historical Performance:

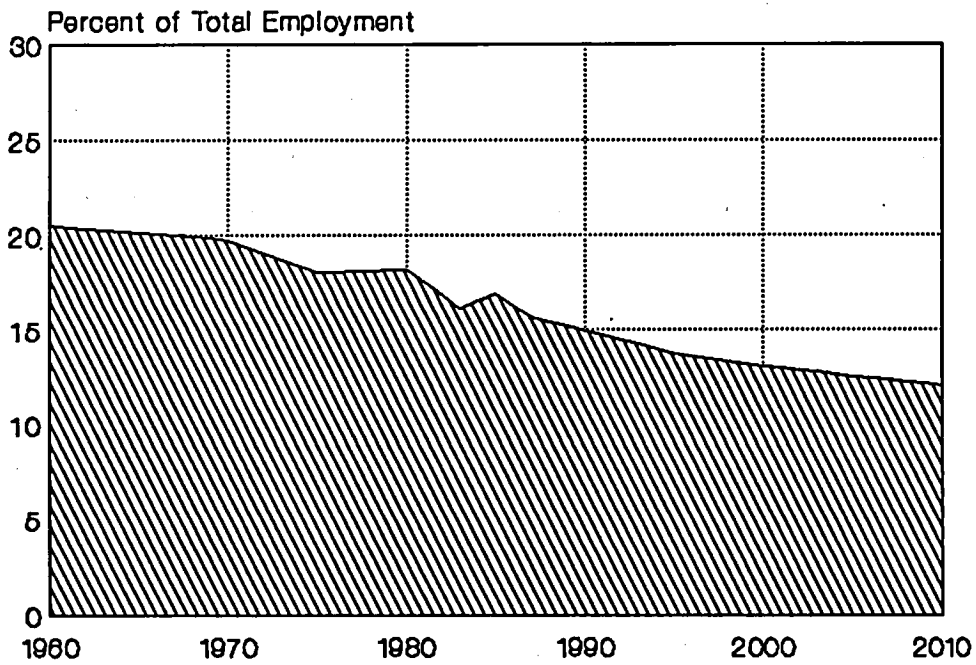
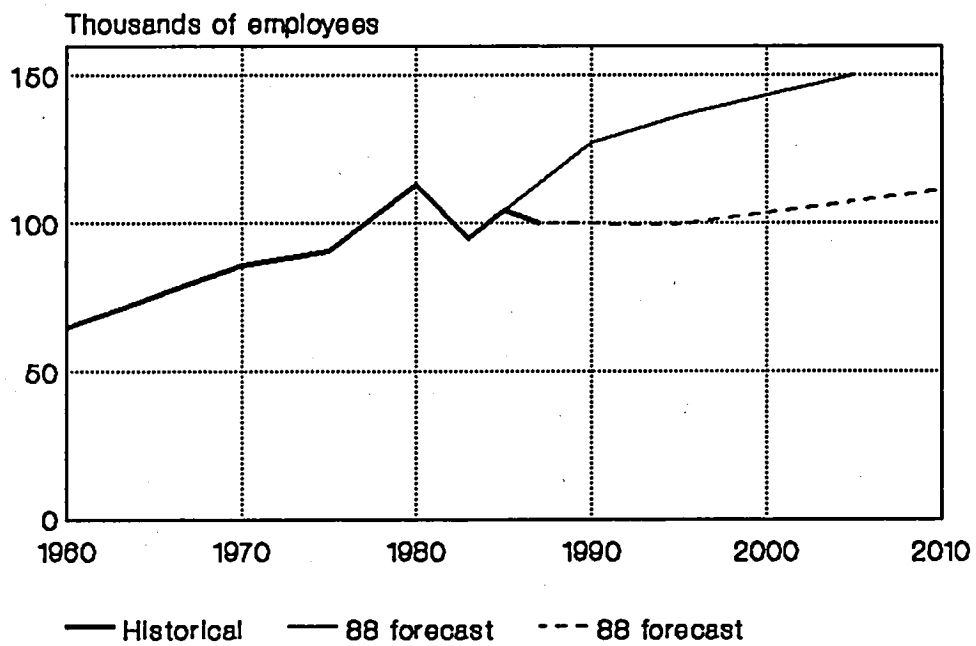
Has grown more rapidly in the region than in the nation:

Federal Government
Local Government

Has grown at about the same rate or more slowly in the region than in the nation:

State Government

Manufacturing



MANUFACTURING

Recent sluggish employment growth in the manufacturing sector is expected to continue into the future. However, the Growth Forum expects the region to perform slightly better than the state manufacturing sector due to direct foreign investment. Investment from abroad is expected to remain in the Portland area with minimal dispersion to the remainder of the state.

Rapid growth in Electronics and Instruments (SIC's 36 & 38) from 1960 to 1980 turned negative during the eighties, with a decline from 27,000 to 23,000 jobs by 1987. This downturn is the result of a general recession in the industry, the fact that key product lifecycles are maturing, and standardized production has been migrating to cheaper foreign labor markets. Robotics are also being introduced to increase productivity and product quality. The long-term expectation however, is for moderate employment gain as local companies expand, new ones are born and national/international firms locate here.

Printing and Publishing (SIC 27) has maintained steady growth and been relatively recession resistant. This sector is driven by population and business growth. The information age has increased the demand for printed materials, in spite of the attention given electronic means of transmitting information.

The sharp drop in Lumber and Wood Products (SIC 24) employment in the early 1980's came after a long period of stability. The loss related to the 1982 recession was magnified by the exodus of the major corporate headquarters from Portland.

Fabricated Metals (SIC 34) has not returned to pre-recession levels but is expected to show moderate gain through the forecast time period. This sector is experiencing some import penetration. Fabricated structural metal products account for 40% of the employment in this group (barge and bridge sections, towers, joist, and ship sections. Due to high transport costs, a distribution center such as Portland has locational advantages.

Nonelectrical Machinery (SIC 35) is well diversified and has out paced national growth rates. Continued growth is forecast for this group.

	Ave. Annual Growth Rate	Jobs Added Per Year
1960 to 1987--	1.64%	1310
1987 to 2010--	0.47%	490

Sector Components - Historical Performance

Has grown more rapidly in the region than in the nation:

- *SIC 27 Printing and Publishing
- *SIC 30 Rubber and Plastics
- *SIC 35 Non-electrical Machinery
- *SIC 38 Instruments

* High growth industries

Has been growing locally but declining nationally:

- SIC 31 Leather Products
- SIC 34 Fabricated Metals
- SIC 39 Miscellaneous Manufacturing

Has been declining locally but growing nationally:

- SIC 28 Chemicals and Allied Products
- SIC 29 Petroleum
- SIC 37 Transportation Equipment

Has declined faster in the region than in the nation:

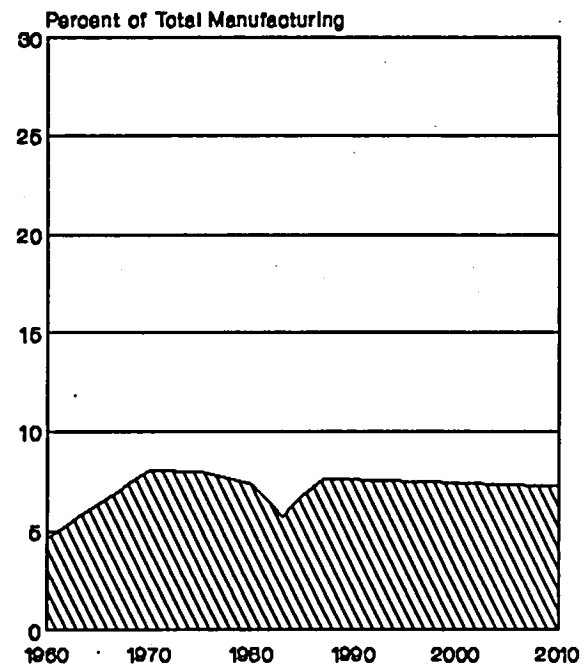
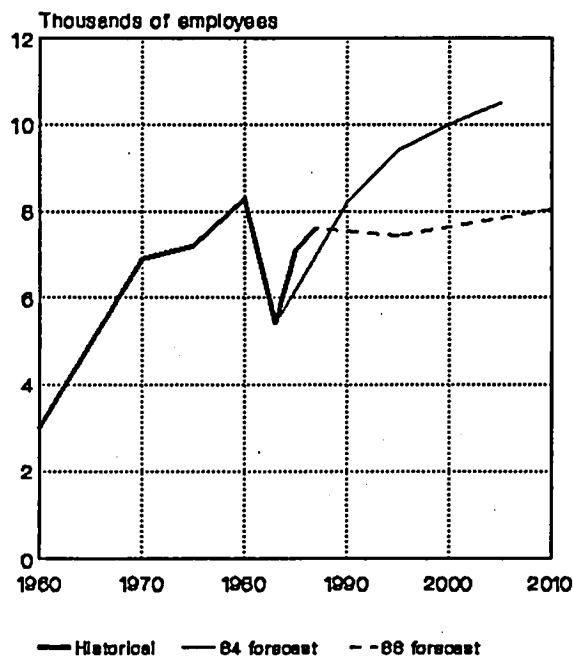
- SIC 20 Food and Kindred Products
- SIC 22 Textile Mill Products
- SIC 23 Apparel
- SIC 24 Lumber and Wood Products
- SIC 25 Furniture and Fixtures
- SIC 26 Paper and Allied Products

Has declined at about the same rate or more slowly in the region than in the nation:

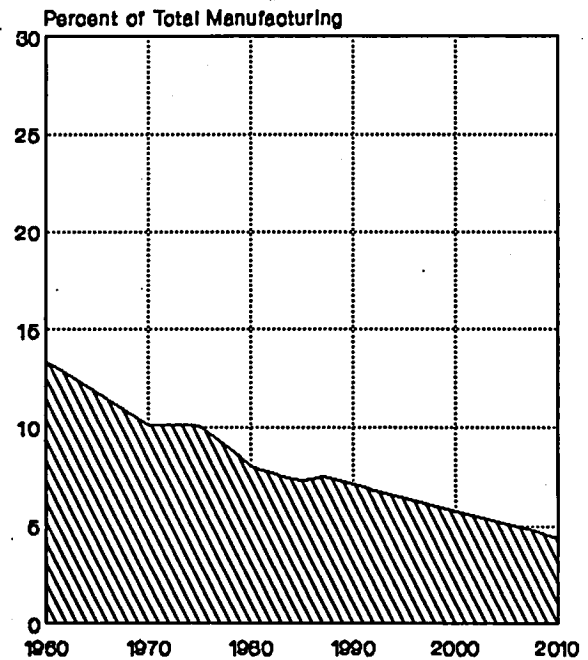
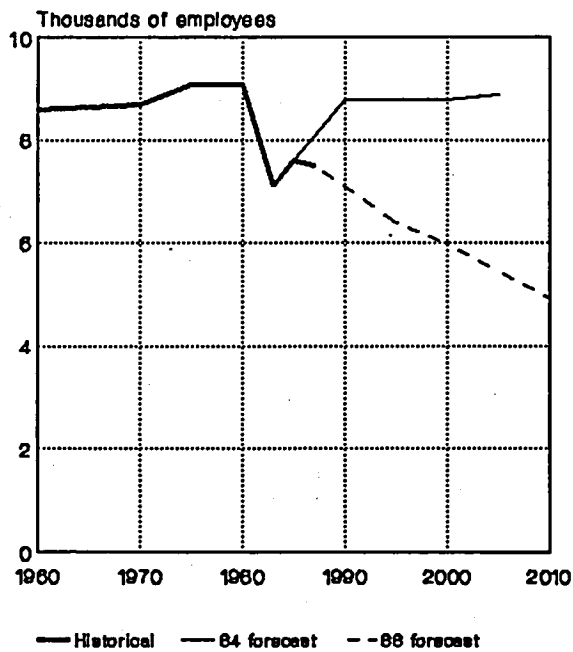
- SIC 32 Stone, Clay and Glass
- SIC 33 Primary Metals
- SIC 40 Railroads

The charts on the following pages display historic and forecast employment for the two digit SIC Manufacturing groups.

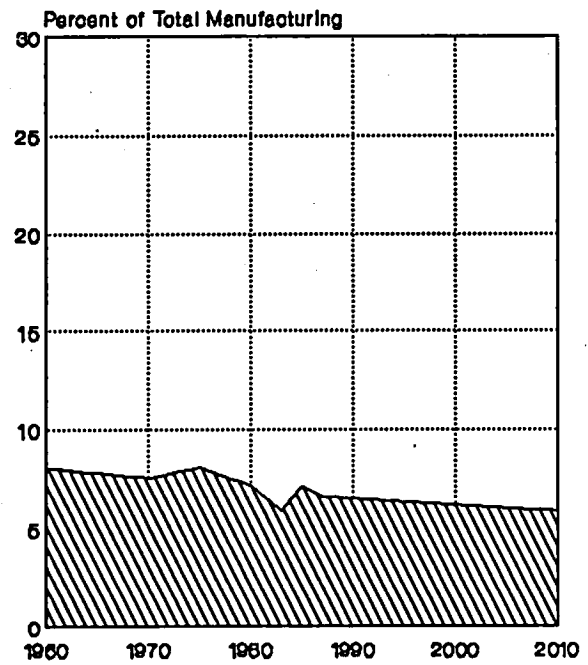
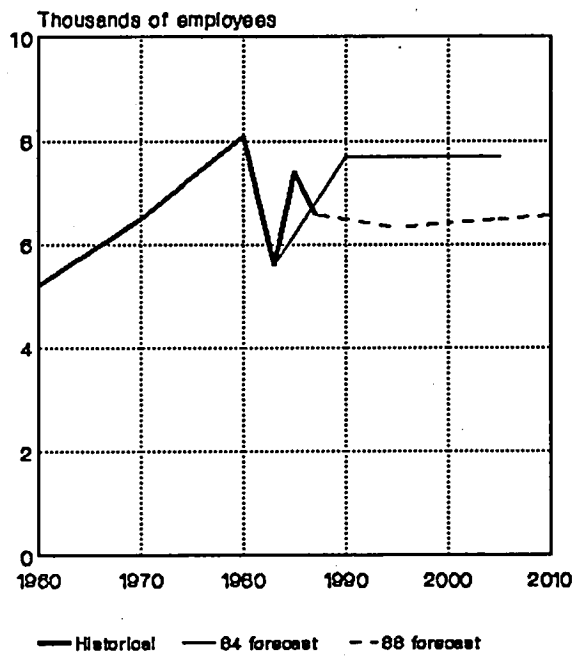
Transportation Equipment



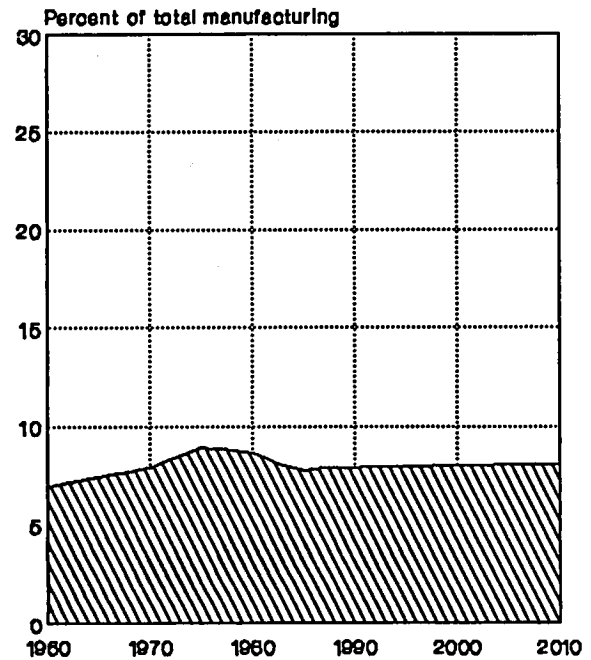
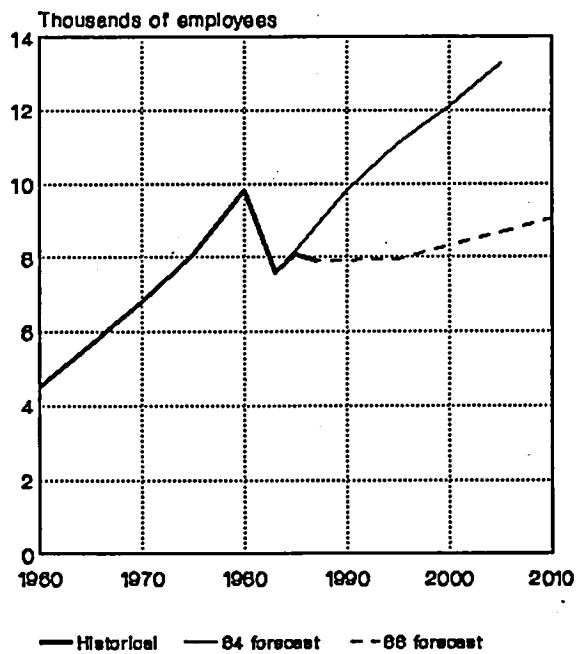
Lumber & Wood Products



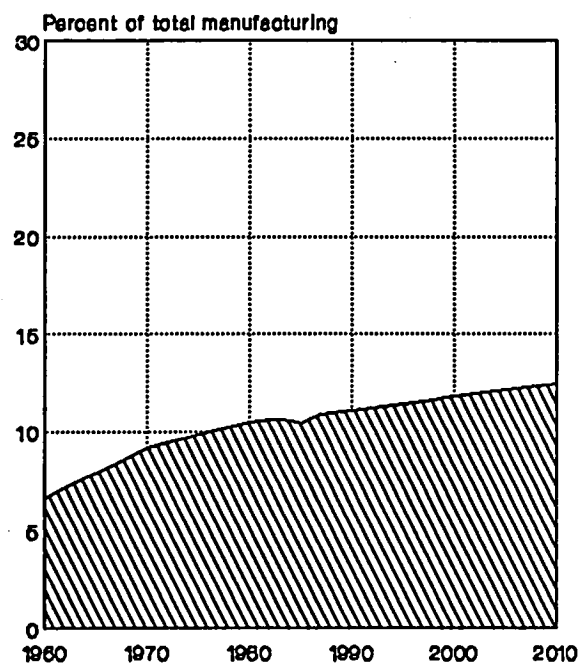
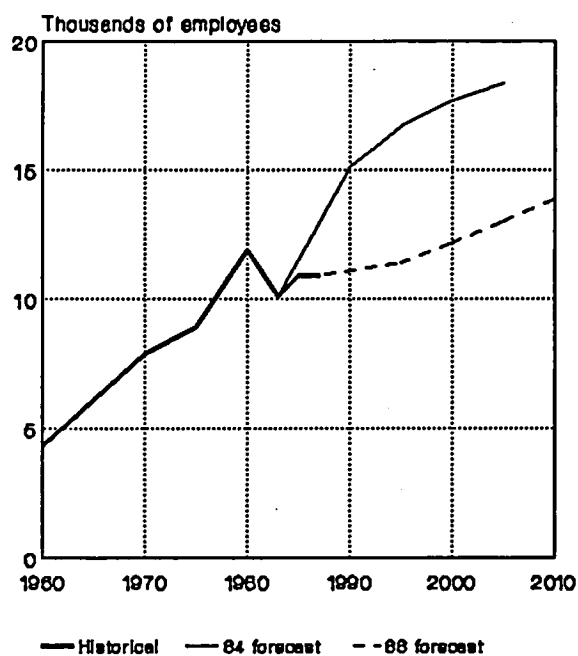
Primary Metals



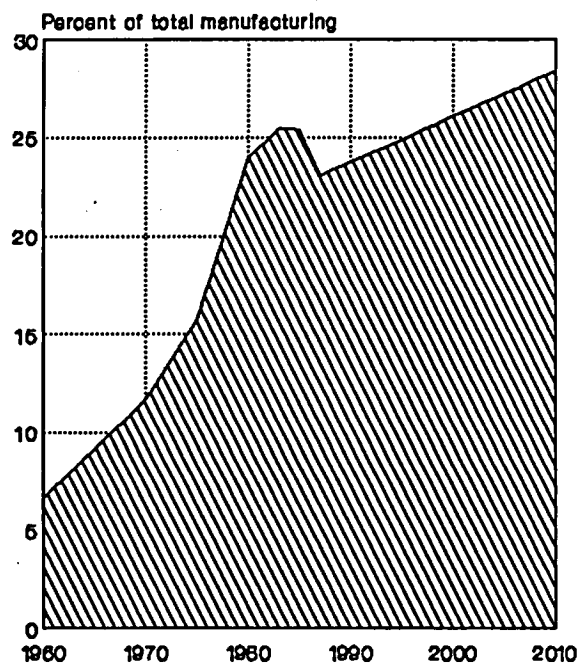
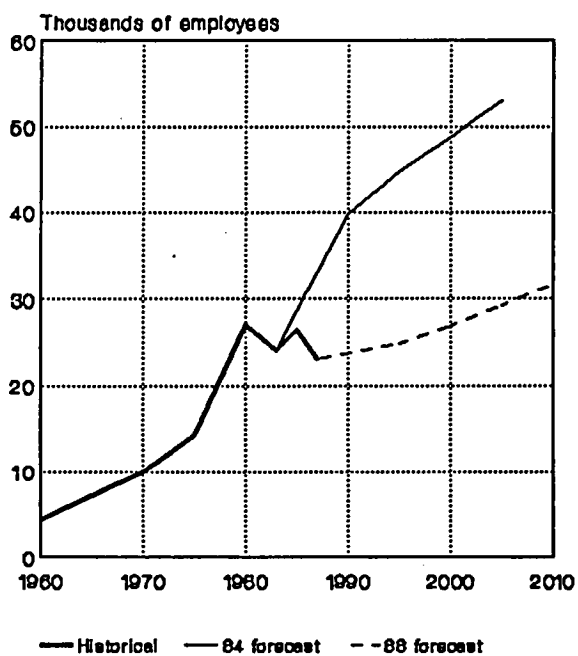
Fabricated Metals



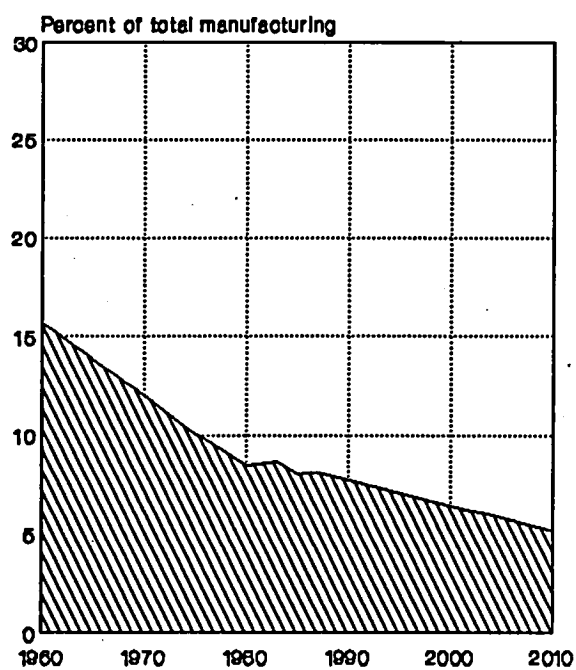
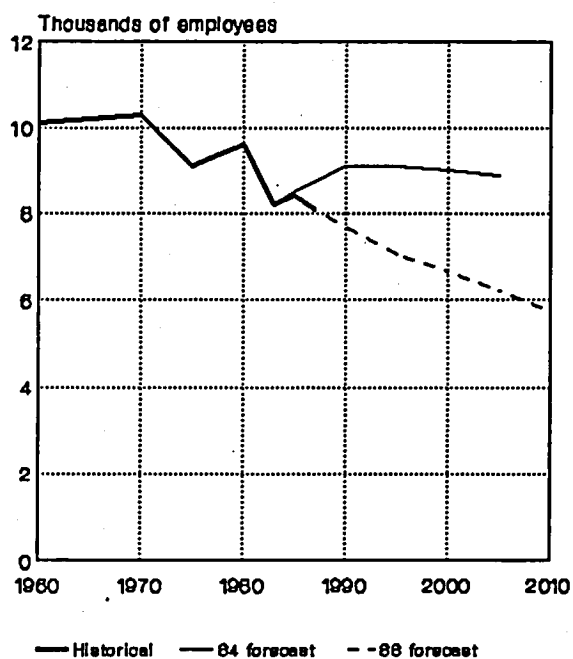
Machinery (except elect.)



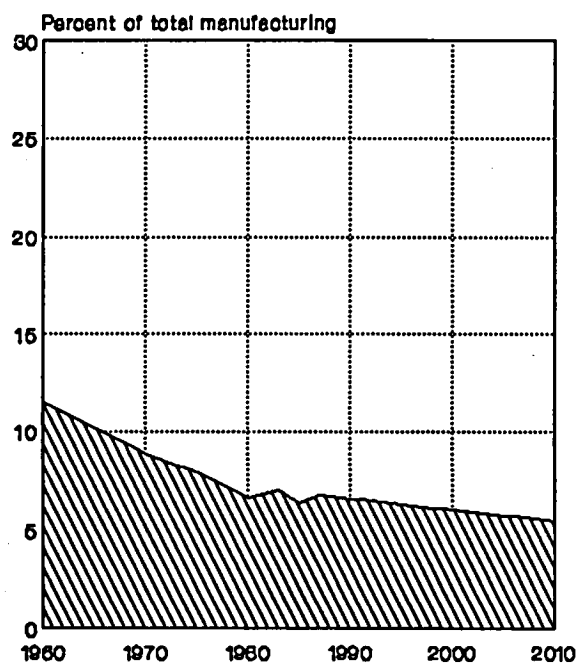
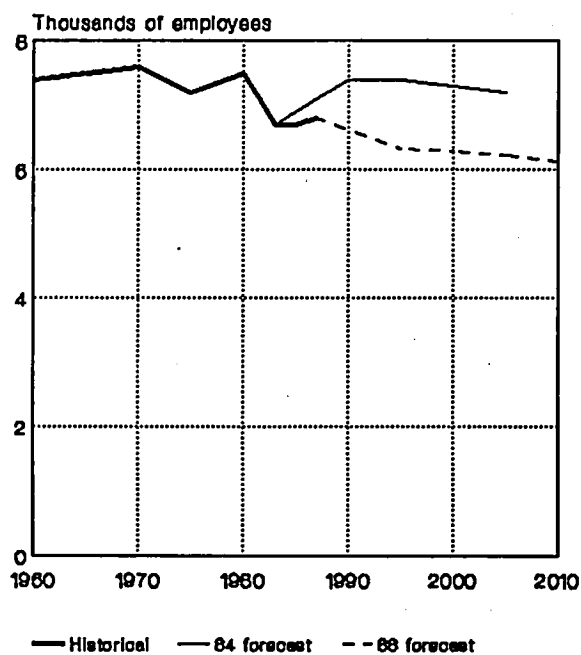
Electronic Equip. & Instruments



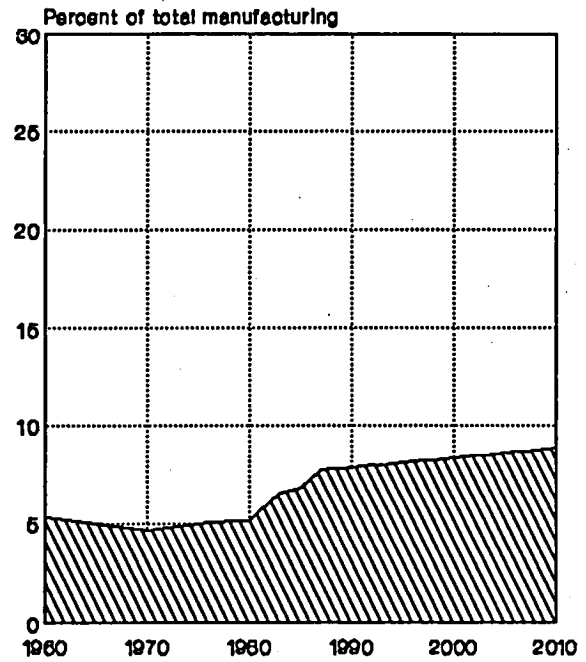
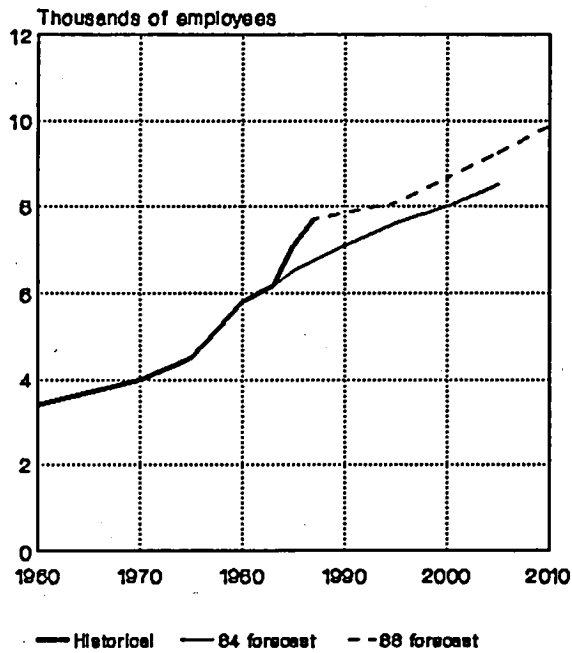
Food & Kindred Products



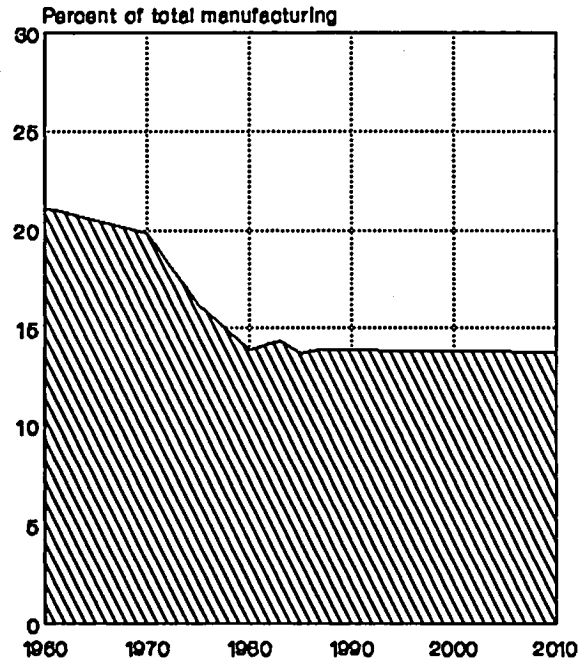
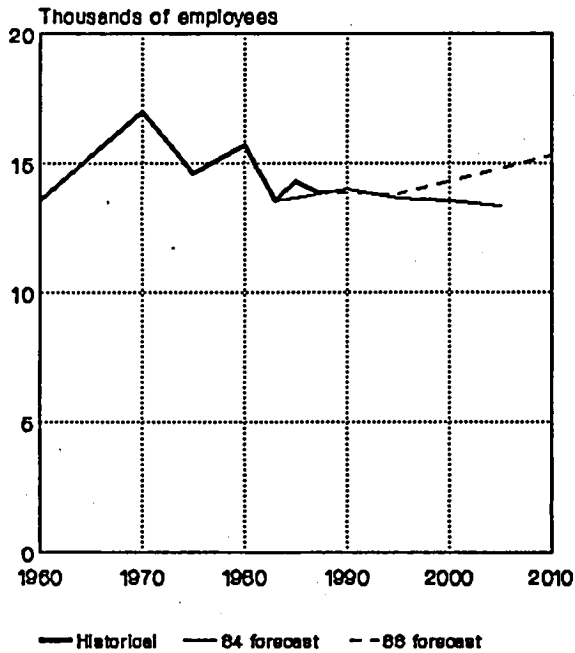
Paper & Allied Products



Printing & Publishing



All Other Manufacturing



STEP FOUR:

Forecast non-covered employment and add to covered employment to produce total employment

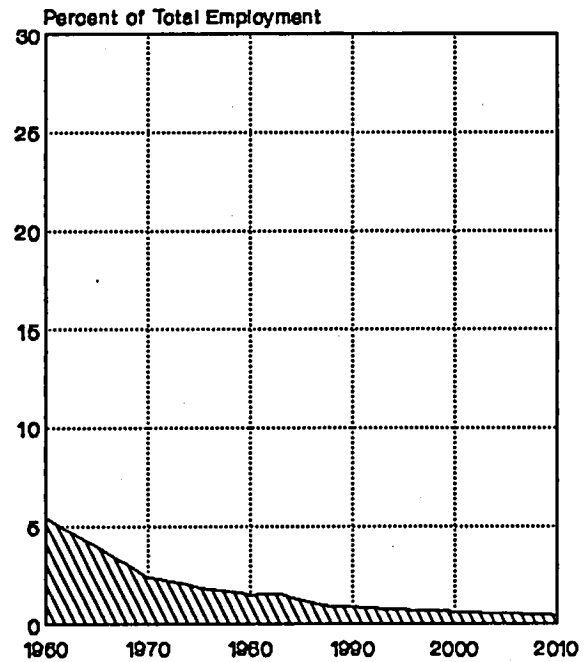
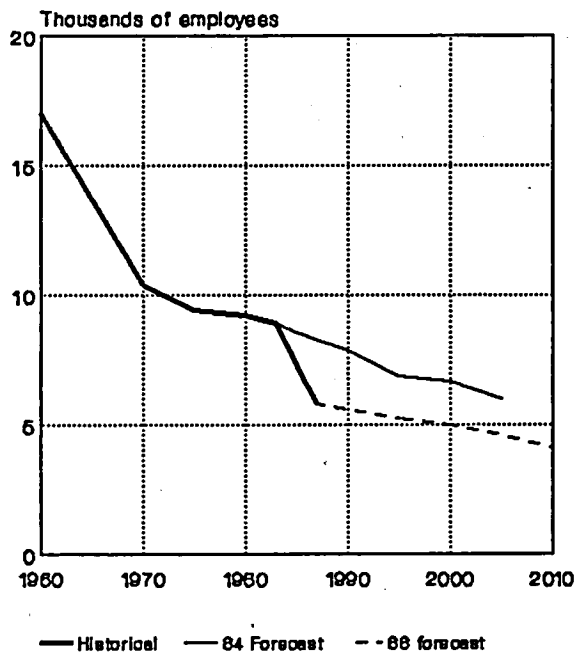
This final step required forecasting agricultural jobs and self employed persons.

Agriculture was forecast independent of the BPA/NPPC work because of the considerable disparity between the state and region in this sector. This was done by projecting historic trends and checking the results against NPA and the earlier Metro forecast to 2005. The result is a continued decline in this sector, dropping from a 1% share in 1987 to a .5% share in 2010.

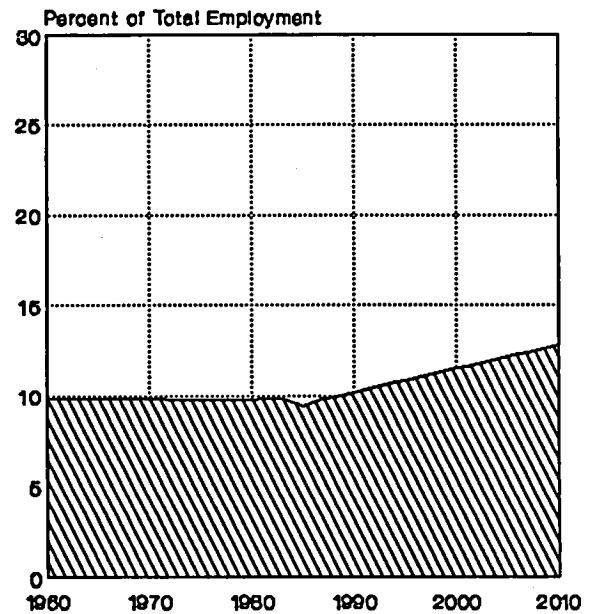
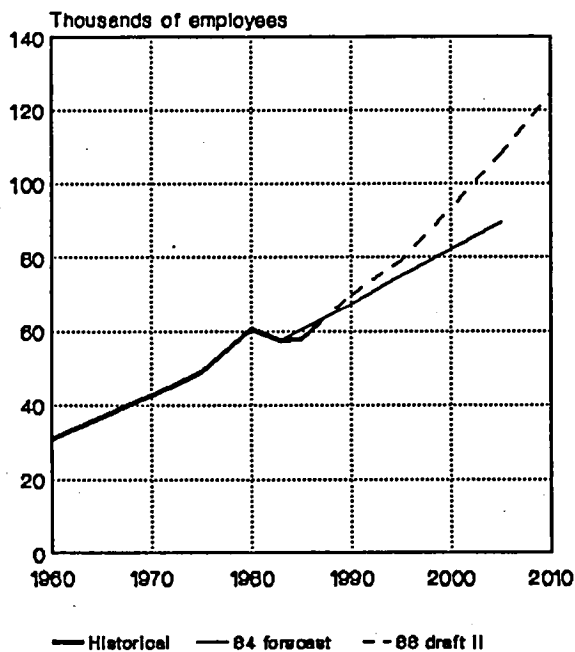
Self Employed persons were estimated to show a fairly constant historical average of 9.8% of total employment. However, the National Planning Association projects this share to begin rising in the future, especially in the service sector. Therefore, Metro projects the share of self employed to increase to 12.83% of total by 2010. The distribution by sector forecast to be proportioned as follows:

Construction	15.7%
Manufacturing	4.9%
T.C.P.U.	4.2%
Wholesale	4.2%
Retail	21.3%
F.I.R.E.	7.0%
Service	42.7%

Agriculture

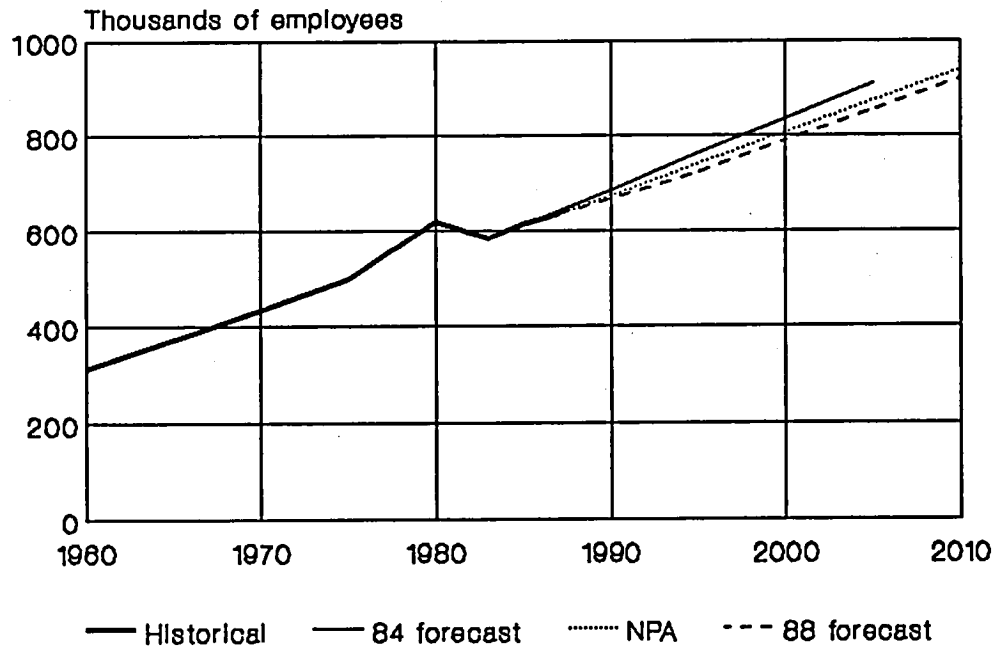


Self Employed



Historical self employment is a Metro estimate. The forecasted share increase reflects NPA's projection.

Total Employment



The above chart displays the total employment forecast with comparisons to Metro's 1984 work and the National Planning Association. This forecast has total employment growth occurring at a slightly slower pace than the work completed four years ago or as projected by NPA.

TOTAL EMPLOYMENT BY MAJOR SECTOR
Past Trends and Forecast to 2010

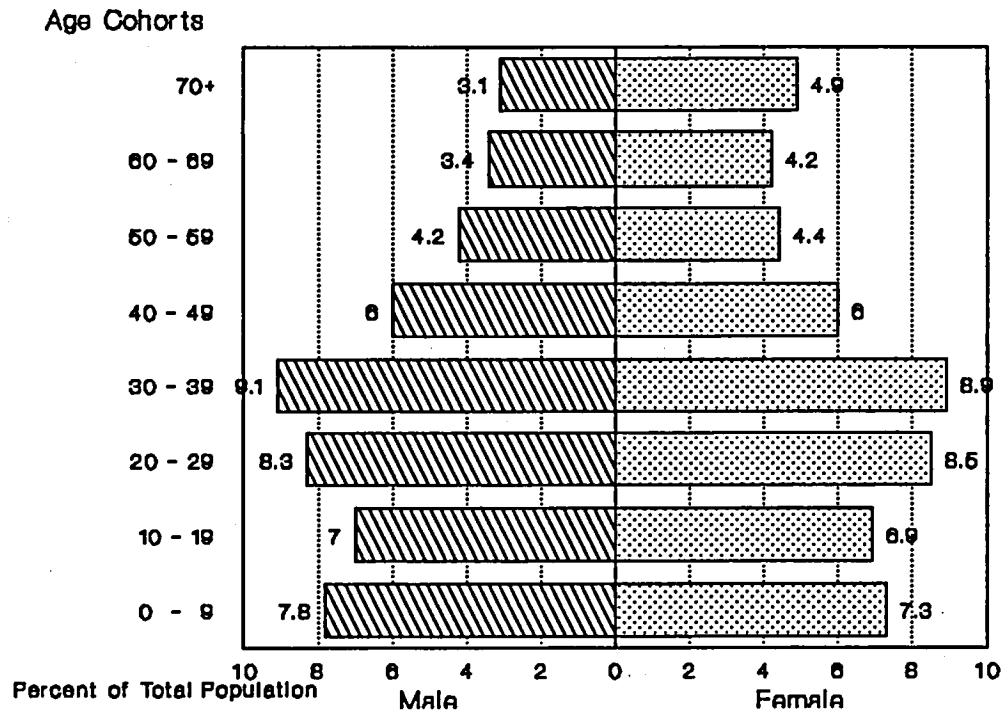
	HISTORICAL *																				
	1960	Z OF	1970	Z OF	AAGR	1975	Z OF	AAGR	1980	Z OF	AAGR	1983	Z OF	AAGR	1985	Z OF	AAGR	1987	Z OF	AAGR	
	EMP. (000)	TOTAL	EMP. (000)	TOTAL	60-70	EMP. (000)	TOTAL	70-75	EMP. (000)	TOTAL	75-80	EMP. (000)	TOTAL	80-83	EMP. (000)	TOTAL	83-85	EMP. (000)	TOTAL	85-87	AAGR 60-87
TOTAL	314.00	100.0%	433.60	100.0%	3.3%	500.00	100.0%	2.9%	620.00	100.0%	4.4%	584.90	100.0%	-1.9%	614.30	100.0%	2.5%	635.66	100.0%	1.7%	2.6%
MANUFACTURING	64.40	20.5%	85.70	19.8%	2.9%	90.20	18.0%	1.0%	112.80	18.2%	4.6%	94.60	16.2%	-5.7%	104.00	16.9%	4.9%	100.40	15.8%	-1.7%	1.7%
Electronics	4.30	1.4%	10.00	2.3%	8.8%	14.20	2.8%	7.3%	27.00	4.4%	13.7%	24.10	4.1%	-3.7%	26.40	4.3%	4.7%	22.58	3.6%	-7.5%	6.3%
Other manu.	60.10	19.1%	75.70	17.5%	2.3%	76.00	15.2%	0.1%	85.80	13.8%	2.5%	70.50	12.1%	-6.3%	77.60	12.6%	4.9%	77.81	12.2%	0.1%	1.0%
FIRE	14.90	4.7%	24.70	5.7%	5.2%	32.10	6.4%	5.4%	45.90	7.4%	7.4%	43.30	7.4%	-1.9%	43.80	7.1%	0.6%	42.49	6.7%	-1.5%	4.0%
TCPU	27.50	8.8%	30.20	7.0%	0.9%	30.50	6.1%	0.2%	36.20	5.8%	3.5%	34.20	5.8%	-1.9%	34.90	5.7%	1.0%	33.53	5.3%	-2.0%	0.7%
CONSTRUCTION	14.80	4.7%	17.30	4.0%	1.6%	18.30	3.7%	1.1%	24.80	4.0%	6.3%	16.40	2.8%	-12.9%	19.00	3.1%	7.6%	20.20	3.2%	3.1%	1.2%
SERVICES	37.80	12.0%	67.70	15.6%	6.0%	86.20	17.2%	5.0%	111.10	17.9%	5.2%	112.20	19.2%	0.3%	119.40	19.4%	3.2%	133.05	20.9%	5.6%	4.8%
TRADE	66.80	21.3%	92.60	21.4%	3.3%	111.50	22.3%	3.8%	141.20	22.8%	4.8%	137.40	23.5%	-0.9%	145.80	23.7%	3.0%	151.59	23.8%	2.0%	3.1%
Retail	43.80	13.9%	60.40	13.9%	3.3%	75.40	15.1%	4.5%	95.70	15.4%	4.9%	94.40	16.1%	-0.5%	98.60	16.1%	2.2%	106.30	16.7%	3.8%	3.3%
Wholesale	23.00	7.3%	32.20	7.4%	3.4%	36.10	7.2%	2.3%	45.50	7.3%	4.7%	43.00	7.4%	-1.9%	47.20	7.7%	4.8%	45.29	7.1%	-2.0%	2.5%
GOVERNMENT**	39.90	12.7%	62.40	14.4%	4.6%	72.70	14.5%	3.1%	77.90	12.6%	1.4%	80.40	13.7%	1.1%	82.30	13.4%	1.2%	85.69	13.5%	2.0%	2.9%
AGRICULTURE	17.00	5.4%	10.40	2.4%	-4.8%	9.40	1.9%	-2.0%	9.20	1.5%	-0.4%	8.90	1.5%	-1.1%	7.30	1.2%	-9.4%	6.21	1.0%	-7.8%	-3.7%
SELF EMPLOYED	30.90	9.8%	42.60	9.8%	3.3%	49.10	9.8%	2.9%	60.90	9.8%	4.4%	57.50	9.8%	-1.9%	57.80	9.4%	0.3%	62.52	9.8%	4.0%	2.6%

	FORECAST											
	1995	Z OF	AAGR	2000	Z OF	AAGR	2005	Z OF	AAGR	2010	Z OF	AAGR
	EMP. (000)	TOTAL	87-95	EMP. (000)	TOTAL	95-00	EMP. (000)	TOTAL	00-05	EMP. (000)	TOTAL	05-10
TOTAL	726.43	100.0%	1.7%	794.88	100.0%	1.8%	861.48	100.0%	1.6%	929.39	100.0%	1.5%
MANUFACTURING	99.97	13.8%	-0.1%	104.05	13.1%	0.8%	108.15	12.6%	0.8%	112.21	12.1%	0.7%
Electronics	24.89	3.4%	1.2%	27.14	3.4%	1.7%	29.49	3.4%	1.7%	31.92	3.4%	1.6%
Other manu.	75.09	10.3%	-0.4%	76.92	9.7%	0.5%	78.66	9.1%	0.4%	80.28	8.6%	0.4%
FIRE	49.76	6.9%	2.0%	54.45	6.8%	1.8%	58.96	6.8%	1.6%	63.51	6.8%	1.5%
TCPU	36.42	5.0%	1.0%	37.53	4.7%	0.6%	38.07	4.4%	0.3%	38.27	4.1%	0.1%
CONSTRUCTION	21.70	3.0%	0.9%	22.57	2.8%	0.8%	23.27	2.7%	0.6%	23.64	2.5%	0.3%
SERVICES	155.31	21.4%	2.0%	173.75	21.9%	2.3%	192.16	22.3%	2.0%	211.49	22.8%	1.9%
TRADE	178.44	24.6%	2.1%	198.76	25.0%	2.2%	218.88	25.4%	1.9%	239.80	25.8%	1.8%
Retail	128.77	17.7%	2.4%	145.41	18.3%	2.5%	161.96	18.8%	2.2%	179.17	19.3%	2.0%
Wholesale	49.67	6.8%	1.2%	53.34	6.7%	1.4%	56.92	6.6%	1.3%	60.56	6.5%	1.2%
GOVERNMENT**	100.57	13.8%	2.0%	107.11	13.5%	1.3%	112.45	13.1%	1.0%	117.07	12.6%	0.8%
AGRICULTURE	5.26	0.7%	-2.1%	5.05	0.6%	-0.8%	4.63	0.5%	-1.7%	4.17	0.4%	-2.1%
SELF EMPLOYED	78.99	10.9%	3.0%	91.62	11.5%	3.0%	104.91	12.2%	2.7%	119.24	12.8%	2.6%

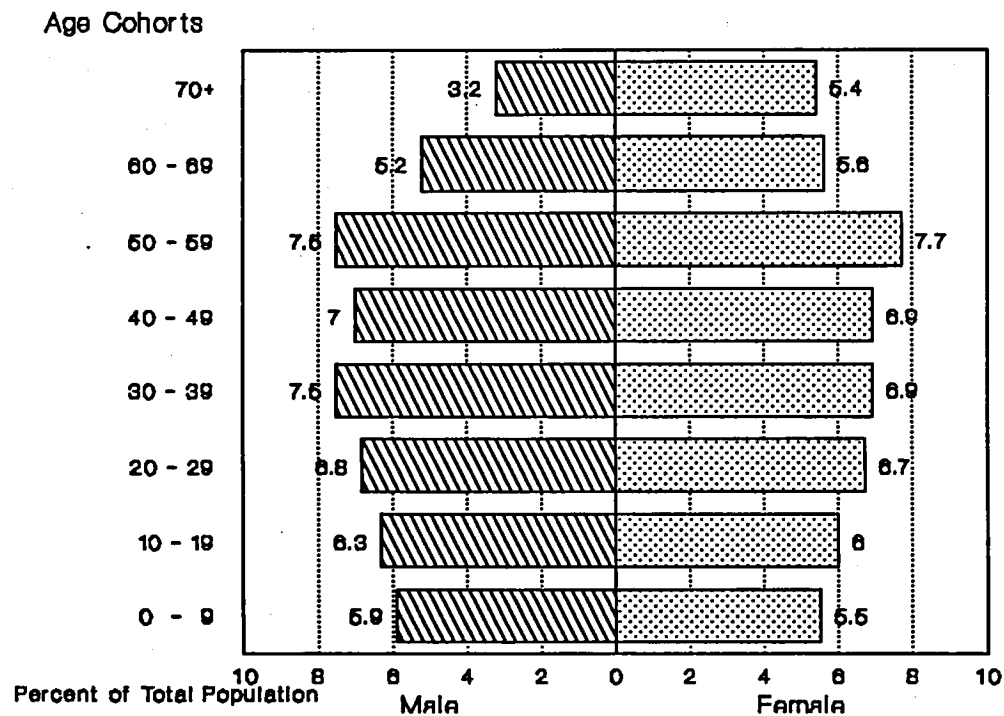
* Oregon Employment Service except for self-employed (Metro estimate).
 ** Government includes all federal, state and local employees regardless of SIC category.
 AAGR = average annual rate of growth.
 FIRE = finance, insurance and real estate.
 TCPU = transportation, communications and public utilities.

Sectors may not add up to total due to rounding.

Population Histogram 1985



Population Histogram 2010



Population Projection

The strength of the economy is the major variable in the population forecast model. If economic growth out paces the natural increase in population, in-migration must occur to provide the needed labor force. Conversely, a slow economy produces out-migration to seek employment elsewhere.

This forecast model presents a picture of an expanding economy at a time in which the population is aging. By the forecast date of 2010 the baby boom segment will be reaching retirement age. The birth rate will decline as the baby boom enters middle age. An increasing labor force participation rate by women will also cause decline in the birth rate. This will have an effect upon the number of entry level workers reaching the labor force during the forecast period. All of these factors point to a future trend of in-migration to supply the labor force.

PROCESS

The following steps describe the method used to derive a regional population forecast from the economic base forecast for 1995 and 2010.

- Step 1. Jobs available to the residents of the region:
Remove employment satisfied by net inward commuting.
It is necessary to determine the number of jobs to be filled by persons not residing in the four county region and therefore, not part of its labor force.
- Step 2. Estimate population supported by economic base:
Estimate population using the five year interval cohort survival model which uses assumptions on fertility rates, death rates, and migration. This model is located at the Center for Population Research and Census at Portland State University.
- Step 3. Determine the future need for housing:
Household population is estimated by removing the population in group/institutional housing. The group/institutional segment of the population is not used in calculating new single family or multiple family housing units.
- Step 4. Determine the future need for housing by type:

The number of detached houses and attached (apartments, condominiums, duplex dwellings, row houses) dwelling units is estimated using assumptions on vacancy rates, attached and detached dwelling split, and household size.

ASSUMPTIONS

Population-Age/Sex Profile

The population profile is made up of each surviving five-year age group (cohort) divided by sex. For each five year period in time these cohorts are advanced into the next higher age group. The 0 to 4 year old age group is replaced by the births which occurred during this five year period. Each age/sex cohort is adjusted to compensate for deaths occurring during the period. The profile is later adjusted for in-migration using expected family size and ages of family members.

Household Size

Household size has been steadily decreasing throughout the last decade. From 1980 through 1986 the average household size regionwide decreased from 2.6 to 2.52. The average household size assumption for this forecast is 2.3 persons per household.

Detached/Attached Housing Split

This represents the split of the total housing stock between single family (detached) and multiple family (attached) housing units. The assumption used for this split was 65% single family and 35% multiple family in the year 2010.

Group/Institutional Population

This group includes the population in dormitories, prisons, nursing homes and retirement homes. For the purpose of the projection the group population was assumed to be 2% of the total population.

Unemployment Rate

The unemployment rates have been projected as follows:

<u>Year</u>	<u>% Unemployed</u>
1980	6.1
1987	7.2
1995	6.0
2010	6.0

Labor Force Participation

The National Planning Associates (NPA) labor force participation rates for the nation were used, factored to the SMSA.

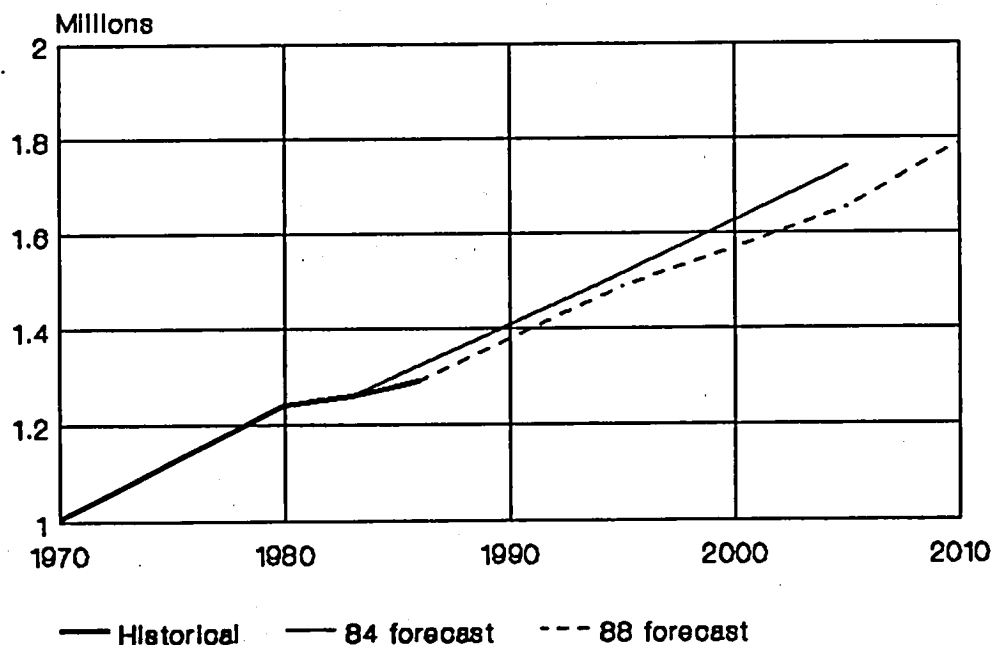
<u>Age</u>	<u>% Male</u>	<u>% Female</u>
0 - 14	-	-
15 - 19	64.0	58.0
20 - 24	84.8	78.1
25 - 34	92.0	80.0
35 - 44	96.0	82.0
45 - 54	92.0	70.0
55 - 64	75.0	51.5
65 plus	14.0	7.3

Net External Commuting Employees

This is the net difference between those who live outside the SMSA who work inside the SMSA and those who live inside the SMSA and work outside. The net inbound commuters is expected to increase at an average rate of 300 per year. The U.S. Census tabulation of 5,500 in 1980 is used as the base.

<u>Year</u>	<u>Net Inbound Commuters</u>
1980	5,500
1987	7,600
1995	10,000
2010	14,500

Population Forecast



ALLOCATING THE REGIONAL FORECAST
COUNTY SUBAREAS AND CENSUS TRACTS
1995 & 2010

INTRODUCTION

The Growth Allocation Workshops, which followed the completion of the regional forecast, utilized local jurisdictional planners to distribute the region's 2010 growth increment to regional subareas. This section summarizes the subregional growth allocation process.

In this report, the use of the word forecast refers to a projection of the entire region's growth in population and employment by the years 1995 and 2010. Allocation refers to the subsequent process of geographically distributing this forecasted growth control total to smaller subareas throughout the region.

Metro staff provided technical data and services to the workshop participants, including current population, employment and land use information. In addition, relevant data such as past growth trends and comprehensive plan designations of vacant land were made available for predicting future development in each of the region's 20 subareas.

ALLOCATION ASSUMPTIONS

The results of the workshops represent a prediction for the region in 22 years, assuming some continuation of past economic trends and current governmental policies as reflected in local comprehensive plans. Collectively, the comprehensive land use plans of the region's 25 cities and four counties form a composite plan for the region. This composite offers a picture of the region when all local plans are "built-out." The role of the workshop participants was to estimate the degree to which each of these plans will be developed in the next 22 years.

Determining the 22 year growth increment of the composite regional plan provides a year 2010 land use pattern to serve as the basis for predicting future travel demands to revise the Regional Transportation Plan (RTP). It is intended that the RTP will recommend a transportation system tailored to serve the travel demand generated by this future arrangement of land development. However, in cases where future transportation deficiencies due to growth remain, despite the projects recommended in the RTP, further analysis will be necessary. This may entail identification of additional projects, a modification of the land uses planned for an area, or a combination of both.

For the purpose of this allocation of population and employment growth, it was necessary to make a number of general assumptions regarding existing and future conditions:

1. The composite of all city and county comprehensive plans will comprise the regional land use plan. Future land development will be consistent with these plans.
2. Currently adopted policies of jurisdictions influencing regional growth and development will not change significantly in the future.
3. Current or projected transportation deficiencies are not considered as a constraint on the future land development pattern.

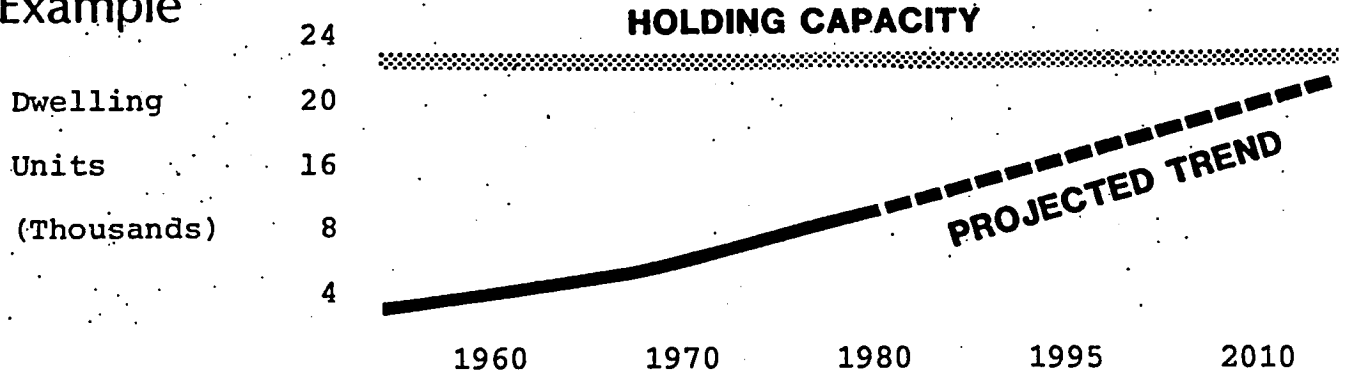
ALLOCATION PROCEDURE

Allocation of population growth was based upon each sub-area's potential for residential development. Therefore, the dwelling units needed to house the added population were first allocated to 20 subareas. Population was then estimated by using subarea household size and vacancy assumptions.

This allocation method is consistent with local comprehensive plans which control dwelling unit growth and location, through density and housing-type restrictions.

The allocation methodology was primarily based upon the detailed knowledge of the area's planners. For each of the 20 subareas, the 1960 to 1987 growth was plotted on a graph in the manner shown on the following figure.

Example



Using the projected trend line as the topic of discussion, the workshop participants considered what factors had resulted in the past trend and the likelihood that these factors would continue into the future. The trend line was then adjusted upward, downward or left alone depending upon the group's determination of incentives or constraints upon future growth in the subarea under consideration.

Growth was limited by the holding capacity of each district. The holding capacity line shown on the previous figure represents the total number of single or multi-family dwelling units that can be built on available vacant land at the densities permitted by the controlling comprehensive plan. The land in the district was considered "filled up" when 95 percent of the single family holding capacity had been reached, and when 100 percent of the multi-family holding capacity had been used. This process was repeated for each district. Upon allocation to all districts, the total was compared with the forecast and the allocation was reiterated until the units distributed matched the regional forecast. These results were then converted to total population for the district based upon the appropriate vacancy rate and household size.

RESULTS

Detached dwelling units - The primary single family dwelling unit growth in Multnomah County is expected to occur in Subarea 5 (Gresham, Troutdale, and Wood Village) with 16,979 dwellings added between 1987 and 2010. Moderate growth, 5,612 dwellings, will occur in Subarea 3 during that period (Forest Hills, Northwest and Southwest Portland). Clackamas County is expected to maintain growth throughout the county with the largest growth, 11,271 dwellings, occurring in Subarea 19 (rural non-contiguous urban growth areas); in Subarea 8 (Lake Oswego, West Linn) 9,499 dwellings; in Subarea 7 (Happy Valley) with 6,665 dwellings and in Subarea 10 (Wilsonville), 6,584 dwellings. Washington County is expected to see continued growth with the areas of emphasis continuing to move away from Subarea 13 (Beaverton) to Subarea 14 with 17,885 dwellings added and Subarea 15 (Aloha and Hillsboro) with 8,629 dwellings. Clark County is expected to grow at the same rate as Washington County.

Attached dwelling units - Growth in multiple family dwelling units has shifted in emphasis from Multnomah County to Washington County. Washington County is expected to have the highest growth in multiple family units with 33,253 units added between 1987 and 2010. The largest amount of growth is expected to occur in the Aloha area (Subarea 14) with 14,629 units added. Clark County has the second largest growth in multiple family units (20,557). Multnomah County is projected to show a similar growth with 19,205 new units. Subarea 5, the Gresham area, will experience the largest growth (5,983 units). Clackamas County is projected

to show a growth of 14,046 multiple family units. This growth is expected primarily to occur in the Clackamas Town Center area (Subarea 7) with 4,728 units added; Subarea 8 (Lake Oswego, West Linn) with 2,738 new units; and 2,509 units in the Wilsonville area (Subarea 10). Subarea 9, Oregon City, shows the least growth with 1,007 new units.

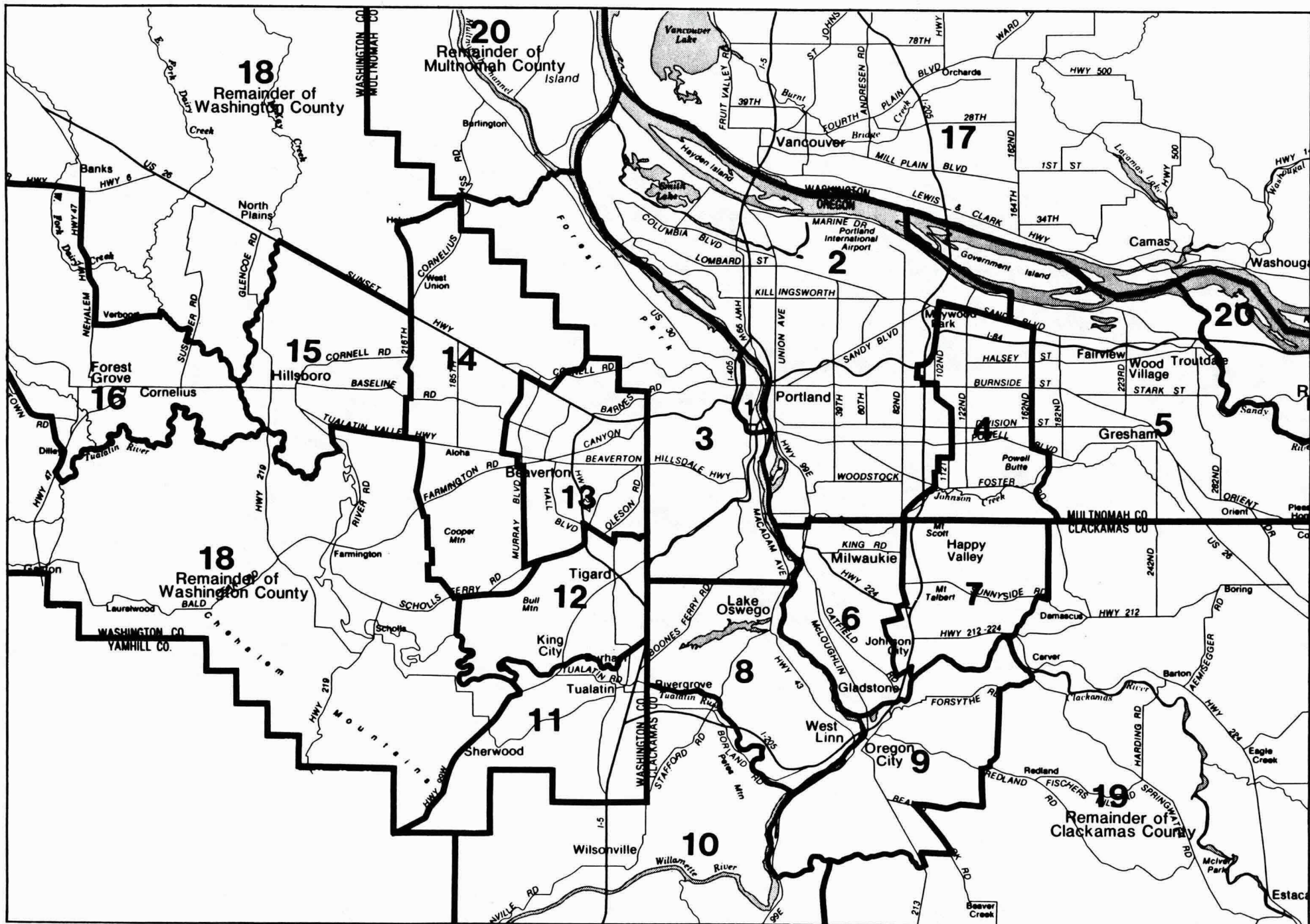
Population - Population is projected to grow in all of the County Subareas with the exception of Subarea 2 (East Portland), -11,072. Washington County shows the highest growth of 161,045 persons between 1987 and 2010. Clark County is second with 144,370 persons followed by Clackamas County, 114,503, and Multnomah County, 66,083.

EMPLOYMENT GROWTH ALLOCATION

Employment growth was distributed to the 20 county subareas in a 'Delphi' process. This process relied upon time series data and the Regional Growth Allocation Workshop participants' judgement regarding the locational choices for various classifications of industry moving into or about the region. These growth shares were then distributed to the 20 county subareas during similar workshops held with caucuses of workshop participants representing affected jurisdictions.

Results

While the downtown Central Business District (Subarea 1) shows a maintenance of its past strong share in the region's growth, Subarea 2, East Portland, registers the largest share of projected growth with 33,061 new jobs between 1987 and 2010. This reflects expected growth in the Lloyd Center area and the Columbia-South Shore area. The CBD is expected to produce 31,381 new jobs and Subarea 5 (Gresham, Troutdale, Wood Village) shows strong growth (16,779) due to available serviced land and concentration of transportation facilities. Washington County is also projected to see strong growth with existing trends, availability of desirable serviced land, and aggressive marketing by the private and quasi-public sectors. This growth is concentrated in the Beaverton-Aloha-Hillsboro corridor with 19,493, 35,814, and 21,247 new jobs respectively in those three areas. Clark County is also projected to show strong economic growth with 48,554 new jobs added during the 22 year projection period. The I-205 connection, a supportive tax structure and aggressive marketing add to Clark County's projected growth.



METRO

County Subareas

2000 SW First Ave., Portland, OR 97201-5398 (503) 221-1646 August 1988 1"= 4mi. 58104

1995/2010 SUBAREA FORECAST

POPULATION

Subarea					Change			Percent Change		
	1980	1987	1995	2010	1980 - 87	1987 - 95	1995 - 2010	1980 - 87	1987 - 95	1995 - 2010
1	8193	8992	10113	11581	799	1121	1468	9.75%	12.47%	14.52%
2	314239	304462	302915	293390	-9777	-1547	-9525	-3.11%	-0.51%	-3.14%
3	79216	80890	87467	95121	1674	6577	7654	2.11%	8.13%	8.75%
4	75193	75855	79892	85231	662	4037	5339	0.88%	5.32%	6.68%
5	79516	86758	103324	136811	7242	16566	33487	9.11%	19.09%	32.41%
20	5846	6062	6958	6968	216	896	10	3.69%	14.78%	0.14%
Multnomah	562203	563019	590669	629102	816	27650	38433	0.15%	4.91%	6.51%
6	64319	63551	68149	71306	-768	4598	3157	-1.19%	7.24%	4.63%
7	17580	19523	28678	42972	1943	9155	14294	11.05%	46.89%	49.84%
8	43389	48492	60709	75244	5103	12217	14535	11.76%	25.19%	23.94%
9	24563	24812	28233	37586	249	3421	9353	1.01%	13.79%	33.13%
10	18681	21233	27448	40049	2552	6215	12601	13.66%	29.27%	45.91%
19	73371	75793	86100	100750	2422	10307	14650	3.30%	13.60%	17.02%
Clackamas	241903	253404	299317	367907	11501	45913	68590	4.75%	18.12%	22.92%
11	13317	15730	20109	27831	2413	4379	7722	18.12%	27.84%	38.40%
12	29240	35189	44798	54100	5949	9609	9302	20.35%	27.31%	20.76%
13	72875	78879	88931	94209	6004	10052	5278	8.24%	12.74%	5.93%
14	57702	70707	96803	139886	13005	26096	43083	22.54%	36.91%	44.51%
15	30950	33914	40309	62116	2964	6395	21807	9.58%	18.86%	54.10%
16	19837	21040	23482	31875	1203	2442	8393	6.06%	11.61%	35.74%
18	21662	22848	25926	29335	1186	3078	3409	5.48%	13.47%	13.15%
Washington	245583	278307	340358	439352	32724	62051	98994	13.33%	22.30%	29.09%
Clerk 17	192206	208697	259499	353067	16491	50802	93568	8.58%	24.34%	36.06%
Region	1241895	1303427	1489843	1789428	61532	186416	299585	4.95%	14.30%	20.11%

1995/2010 SUBAREA FORECAST

SINGLE FAMILY DWELLING UNITS

Subarea						Change			Percent Change		
		1980	1987	1995	2010	1980 - 87	1987 - 95	1995 - 2010	1980 - 87	1987 - 95	1995 - 2010
	1	199	190	174	174	-9	-16	0	-4.52%	-8.42%	0.00%
	2	95593	95810	96202	96202	217	392	0	0.23%	0.41%	0.00%
	3	19793	21192	23422	26804	1399	2230	3382	7.07%	10.52%	14.44%
	4	20990	22010	23653	25229	1020	1643	1576	4.86%	7.46%	6.66%
	5	20511	23103	28029	40082	2592	4926	12053	12.64%	21.32%	43.00%
	20	2021	2229	2606	2742	208	377	136	10.29%	16.91%	5.22%
	Multnomah	159107	164534	174086	191233	5427	9552	17147	3.41%	5.81%	9.85%
	6	18791	19740	21361	23231	949	1621	1870	5.05%	8.21%	8.75%
	7	5625	6431	8689	13096	806	2258	4407	14.33%	35.11%	50.72%
	8	13030	15221	18708	24720	2191	3487	6012	16.82%	22.91%	32.14%
	9	6747	7224	8219	11774	477	995	3555	7.07%	13.77%	43.25%
	10	5326	6262	7744	12846	936	1482	5102	17.57%	23.67%	65.88%
	19	23412	26061	30215	37332	2649	4154	7117	11.31%	15.94%	23.55%
45	Clackamas	72931	80939	94936	122999	8008	13997	28063	10.98%	17.29%	29.56%
	11	3331	4210	5750	7948	879	1540	2198	26.39%	36.58%	38.23%
	12	7958	9911	13016	16245	1953	3105	3229	24.54%	31.33%	24.81%
	13	17674	19111	21381	23344	1437	2270	1963	8.13%	11.88%	9.18%
	14	15688	19348	25376	37233	3660	6028	11857	23.33%	31.16%	46.73%
	15	8464	9604	11423	18233	1140	1819	6810	13.47%	18.94%	59.62%
	16	5216	5707	6488	8860	491	781	2372	9.41%	13.68%	36.56%
	18	6762	7576	8768	10351	814	1192	1583	12.04%	15.73%	18.05%
	Washington	65093	75467	92202	122214	10374	16735	30012	15.94%	22.18%	32.55%
	Clark 17	56645	64134	80506	111197	7489	16372	30691	13.22%	25.53%	38.12%
	Region	353776	385074	441730	547643	31298	56656	105913	8.85%	14.71%	23.98%

1995/2010 SUBAREA FORECAST
MULTIPLE FAMILY DWELLING UNITS

						Change			Percent Change		
Subarea		1980	1987	1995	2010	1980 - 87	1987 - 95	1995 - 2010	1980 - 87	1987 - 95	1995 - 2010
	1	6900	7679	8894	10607	779	1215	1713	11.29%	15.82%	19.26%
	2	41444	42091	43123	45407	647	1032	2284	1.56%	2.45%	5.30%
	3	19309	20185	21356	23386	876	1171	2030	4.54%	5.80%	9.51%
	4	9687	10111	10775	13891	424	664	3116	4.38%	6.57%	28.92%
	5	9429	10894	13159	16877	1465	2265	3718	15.54%	20.79%	28.25%
	20	122	120	117	117	-2	-3	0	-1.64%	-2.50%	0.00%
Multnomah		86891	91080	97424	110285	4189	6344	12861	4.82%	6.97%	13.20%
	6	6407	6886	7687	8721	479	801	1034	7.48%	11.63%	13.45%
	7	1001	1578	3585	6306	577	2007	2721	57.64%	127.19%	75.90%
	8	3066	4340	6013	7078	1274	1673	1065	41.55%	38.55%	17.71%
	9	2078	2270	2707	3277	192	437	570	9.24%	19.25%	21.06%
	10	1690	2360	3825	4869	670	1465	1044	39.64%	62.08%	27.29%
	19	1747	1996	2399	3225	249	403	826	14.25%	20.19%	34.43%
46	Clackamas	15989	19430	26216	33476	3441	6786	7260	21.52%	34.93%	27.69%
	11	1952	2210	2557	4432	258	347	1875	13.22%	15.70%	73.33%
	12	4861	5750	7263	9839	889	1513	2576	18.29%	26.31%	35.47%
	13	13768	16323	19519	22451	2555	3196	2932	18.56%	19.58%	15.02%
	14	5333	7905	13458	22534	2572	5553	9076	48.23%	70.25%	67.44%
	15	2826	3176	4096	7235	350	920	3139	12.38%	28.97%	76.64%
	16	2334	2532	2703	4437	198	171	1734	8.48%	6.75%	64.15%
	18	370	385	410	606	15	25	196	4.05%	6.49%	47.80%
Washington		31444	38281	50006	71534	6837	11725	21528	21.74%	30.63%	43.05%
Clark	17	15999	19857	25025	40414	3858	5168	15389	24.11%	26.03%	61.49%
Region		150323	168648	198671	255709	18325	30023	57038	12.19%	17.80%	28.71%

1995/2010 SUBAREA FORECAST

TOTAL EMPLOYMENT

Subarea						Change			Percent Change		
		1980	1987	1995	2010	1980 - 87	1987 - 95	1995 - 2010	1980 - 87	1987 - 95	1995 - 2010
	1	82140	84391	94074	115772	2251	9683	21698	2.74%	11.47%	23.06%
	2	175560	166040	176249	199101	-9520	10209	22852	-5.42%	6.15%	12.97%
	3	70160	66444	69403	73145	-3716	2959	3742	-5.30%	4.45%	5.39%
	4	18360	18875	19591	21461	515	716	1870	2.81%	3.79%	9.55%
	5	25890	25460	29496	42239	-430	4036	12743	-1.66%	15.85%	43.20%
	20	800	320	333	364	-480	13	31	-60.00%	4.06%	9.31%
Multnomah		372910	361530	389146	452082	-11380	27616	62936	-3.05%	7.64%	16.17%
	6	26990	26085	28413	32095	-905	2328	3682	-3.35%	8.92%	12.96%
	7	13410	14509	20104	31171	1099	5595	11067	8.20%	38.56%	55.05%
	8	10290	11529	13904	16745	1239	2375	2841	12.04%	20.60%	20.43%
	9	10120	11977	13452	17361	1857	1475	3909	18.35%	12.32%	29.06%
	10	7400	10873	13558	21520	3473	2685	7962	46.93%	24.69%	58.73%
	19	11100	11489	12655	15688	389	1166	3033	3.50%	10.15%	23.97%
47	Clackamas	79310	86462	102086	134580	7152	15624	32494	9.02%	18.07%	31.83%
	11	7450	8643	12267	22091	1193	3624	9824	16.01%	41.93%	80.08%
	12	21350	22299	26279	31778	949	3980	5499	4.44%	17.85%	20.93%
	13	48330	53452	62323	72945	5122	8871	10622	10.60%	16.60%	17.04%
	14	10040	12540	21592	48354	2500	9052	26762	24.90%	72.19%	123.94%
	15	11790	16047	20970	37294	4257	4923	16324	36.11%	30.68%	77.84%
	16	5530	5983	7112	10460	453	1129	3348	8.19%	18.87%	47.08%
	18	2970	4172	5180	6801	1202	1008	1621	40.47%	24.16%	31.29%
Washington		107460	123136	155723	229723	15676	32587	74000	14.59%	26.46%	47.52%
Clark	17	59139	64451	79474	113005	5312	15023	33531	8.98%	23.31%	42.19%
Region		618819	635579	726429	929390	16760	90850	202961	2.71%	14.29%	27.94%

ALLOCATION OF POPULATION AND EMPLOYMENT

1995 AND 2010

FOR COUNTIES, COUNTY SUBAREAS AND CENSUS TRACTS

		P O P U L A T I O N				E M P L O Y M E N T			
County	Census								
Subarea	Tract	1980	1987	1995	2010	1980	1987	1995	2010
1	51	1498	1846	2189	2476	7470	7074	9497	15068
1	53	1976	2020	2236	2376	38950	36147	39298	46083
1	54	457	433	438	555	10650	12908	15146	20247
1	56	2704	2882	3141	3367	9960	10623	11027	11892
1	57	1558	1811	2109	2807	15110	17639	19106	22482
		8193	8992	10113	11581	82140	84391	94074	115772
2	1	5314	5104	5055	4931	1920	2111	2200	2196
2	2	5478	5319	5262	5144	6500	1547	1555	1562
2	3.01	4502	4438	4674	4726	3130	3179	3220	3292
2	3.02	6711	6494	6414	6078	970	853	857	858
2	4.01	3386	3295	3267	3130	570	1328	1340	1338
2	4.02	3353	3265	3283	3168	270	207	214	212
2	5.01	3409	3342	3330	3199	430	401	442	496
2	5.02	3802	3782	3800	3777	970	959	1011	1062
2	6.01	4350	4168	4176	4047	600	807	878	1010
2	6.02	4178	4159	4208	4113	740	1152	1171	1168
2	7.01	4340	4236	4256	4138	490	605	628	689
2	7.02	4205	4031	3953	3784	490	557	617	755
2	8.01	4484	4399	4339	4189	1020	831	871	937
2	8.02	4311	4133	4052	3928	770	1895	1954	2058
2	9.01	4022	3945	3916	3794	880	996	998	1004
2	9.02	3942	3823	3808	3767	870	932	950	945
2	10	5519	5230	5102	4923	10110	5449	5569	5651
2	11.01	1737	1740	1690	1619	7610	5841	6281	6571
2	11.02	1397	1198	1145	1086	4880	3378	4171	5818
2	12.01	4387	4244	4200	4121	2080	1195	1205	1206
2	12.02	3397	3230	3173	3036	1210	456	457	455
2	13.01	3654	3569	3622	3571	1540	2187	2223	2296
2	13.02	3004	2899	2866	2738	520	972	1013	1088
2	14	4759	4571	4504	4304	1280	1323	1357	1434
2	15	3466	3290	3270	3143	490	363	363	364
2	16.01	5416	5499	5765	5617	2470	1548	1562	1564
2	16.02	3508	3433	3408	3267	830	612	806	1087
2	17.01	6009	5812	5863	5778	2250	2762	2870	2882
2	17.02	3801	3715	3964	4096	650	1001	1056	1158
2	18.01	3572	3507	3515	3501	3410	4175	4186	4199
2	18.02	3078	3008	2976	2862	560	635	641	641
2	19	5291	5027	4954	4714	810	915	925	924
2	20	5430	5204	5108	4972	3910	3998	4113	4218
2	21	2036	1930	1911	1865	8480	8240	8442	8792
2	22.01	406	402	366	351	3280	3651	3680	3771
2	22.02	191	196	179	171	3790	1828	1898	2037
2	23.01	2370	2282	2284	2287	500	624	638	677
2	23.02	1033	947	899	854	8840	10886	12270	16063
2	24.01	3163	3017	2950	2798	190	161	162	162
2	24.02	2712	2765	2755	2785	6670	5870	6676	9491
2	25.01	4914	4670	4593	4358	320	534	537	539
2	25.02	3803	3673	3586	3454	1570	1409	1492	1667
2	26	2747	2623	2574	2439	600	802	809	809
2	27.01	3232	3101	3050	2894	260	288	293	293
2	27.02	2464	2389	2339	2266	1710	3192	3313	3408
2	28.01	3037	2872	2826	2703	430	575	586	585
2	28.02	2873	2772	2733	2607	860	607	608	610
2	29.01	4506	4315	4262	4059	440	835	887	939
2	29.02	5944	5632	5535	5339	1180	1532	1584	1639
2	29.03	4198	4092	4157	4059	1290	1497	1569	1773

POPULATION

EMPLOYMENT

County Subarea	Census Tract	1980	1987	1995	2010	1980	1987	1995	2010
2	30	4321	4166	4100	3888	360	470	476	476
2	31	4857	4769	4708	4512	220	261	261	266
2	32	4328	4121	4065	3901	350	343	343	346
2	33.01	2835	2972	2937	2865	730	1010	1022	1064
2	33.02	2976	2584	2536	2427	120	156	160	158
2	34.01	3334	3223	3160	3043	1020	904	927	973
2	34.02	2957	2825	2762	2636	570	178	190	232
2	35.01	3545	3340	3261	3149	1340	2323	2331	2338
2	35.02	2166	2087	2002	1906	440	1582	1586	1590
2	36.01	4246	4138	4095	3945	1260	858	882	919
2	36.02	6240	5828	5848	5694	1150	548	546	557
2	36.03	1648	1704	1697	1628	260	330	329	333
2	37.01	3814	3688	3717	3654	1560	1288	1295	1299
2	37.02	2643	2548	2523	2420	570	1147	1161	1202
2	38.01	2565	2378	2332	2213	1730	1185	1215	1294
2	38.02	2955	2895	2838	2681	1060	1012	1056	1131
2	38.03	3958	3778	3705	3535	410	518	530	529
2	39.01	5850	5816	5890	5655	600	1142	1154	1152
2	39.02	3147	3018	2979	2838	1440	456	461	462
2	40.01	6172	6096	6053	5898	830	1277	1284	1285
2	40.02	4840	4773	5059	5104	1840	901	908	910
2	41.01	5565	5413	5399	5238	2880	2547	2561	2564
2	41.02	4452	4350	4283	4115	1020	828	950	1125
2	42	2797	2714	2664	2569	1680	1681	1775	1876
2	44	0	22	0	0	12180	10021	10876	13007
2	72	2969	2877	2899	2902	13330	10367	11442	14060
2	73	1143	1149	1105	1055	10360	10731	12872	18793
2	74	2599	2497	2463	2365	670	249	252	252
2	75	4144	4060	4048	3929	810	1297	1307	1309
2	76	3024	2911	2859	2739	1670	992	998	996
2	77	1722	1711	1686	1622	720	800	810	810
2	78	1834	1805	1881	1859	330	179	182	182
2	82.01	2603	2653	2687	2661	1900	4366	4434	4421
2	83.01	1844	1715	1710	1686	2208	2335	2406	2494
2	83.02	2967	3020	3112	3031	132	348	381	479
2	86	3008	2918	2897	2776	400	95	119	198
2	87	3879	3754	3711	3547	300	344	344	344
2	88	3451	3359	3327	3154	1470	3270	3275	3282
		314239	304462	302915	293390	175560	166040	176249	199101
3	43	939	912	908	913	15110	9179	10166	10975
3	45	1559	1686	1780	2094	5920	4183	4347	4661
3	46.01	2637	2736	2816	2828	760	554	554	554
3	46.02	1853	1632	1600	1606	450	469	469	469
3	47	3768	3685	3778	4097	1830	3059	3061	3058
3	48	2735	2592	2539	2435	3610	5478	5515	5584
3	49	2824	2695	2699	2685	3290	3777	3872	4035
3	50	574	519	528	548	5020	4050	4133	4286
3	52	3391	3473	3557	3684	6640	5150	5288	5582
3	55	1358	1399	1447	1589	530	313	313	311
3	58	5196	5104	5273	5428	8150	6340	6606	6872
3	59	2854	2999	3227	3761	6620	7536	8336	9318
3	60.01	1217	1314	1342	1352	400	331	332	332
3	60.02	1975	1845	1822	1734	670	771	795	809
3	61	1723	1750	1843	1881	400	293	305	311
3	62	2772	2718	2836	2959	200	257	258	256

		P O P U L A T I O N				E M P L O Y M E N T			
County	Census	1980	1987	1995	2010	1980	1987	1995	2010
Subarea	Tract								
3	63	4190	4378	5009	5436	1230	1504	1530	1554
3	64.01	4427	5288	5768	6229	2078	1937	1984	2120
3	64.02	3221	3741	4580	5558	602	488	486	474
3	65.01	4507	4808	5363	5865	250	304	304	304
3	65.02	3723	3673	3819	3926	1090	2326	2428	2649
3	66.01	2198	2170	2356	2480	200	389	389	390
3	66.02	4459	4413	4489	4712	1720	2569	2624	2759
3	67.01	2753	2806	2960	3045	600	784	785	784
3	67.02	2516	2647	2858	3048	360	485	497	504
3	68.01	2143	2076	2167	2199	370	752	786	861
3	68.02	3361	3487	3628	3689	220	251	252	251
3	69	2330	2358	2543	2676	1710	2147	2207	2296
3	70	2013	1986	3932	6664	130	768	781	786
		79216	80890	87467	95121	70160	66444	69403	73145
4	79	3449	3397	3682	4407	1140	550	322	201
4	80.01	2993	2896	2836	2734	1310	1000	934	168
4	80.02	2870	2842	2866	2572	360	218	166	34
4	81	5618	5439	5532	5651	3130	3468	3572	2393
4	82.02	4565	4266	4321	4049	2000	2668	3117	4944
4	84	2594	2562	2554	2174	400	790	851	1619
4	85	3059	3045	3059	2935	500	348	341	239
4	89	5306	5711	7006	8304	1680	889	1224	3379
4	90	5239	5418	5667	5662	1030	955	911	471
4	91	6889	7153	7692	8194	610	747	907	2126
4	92.01	5370	5366	5397	5592	1550	1203	1237	1220
4	92.02	3683	3641	3591	3297	480	603	661	699
4	93	6716	6753	6791	6825	1600	2454	2458	1492
4	94	5304	5884	6424	7891	950	932	725	276
4	95	6834	6870	7932	11207	1020	1354	1513	1750
4	97.01	4704	4612	4542	3737	600	696	652	450
		75193	75855	79892	85231	18360	18875	19591	21461
5	96.01	6190	6618	7418	9023	1280	1412	1626	2338
5	96.02	6588	6731	6977	7695	2100	3188	3525	4703
5	97.02	6294	6248	6352	6269	840	459	593	1060
5	98.01	2691	2507	2746	3271	1810	1224	1531	2534
5	98.02	6656	6895	7432	8406	1220	1002	1210	1879
5	99	10883	12802	16041	22458	1120	1490	1773	2336
5	100	5169	5814	7120	9476	4370	5512	6055	8421
5	101	4925	5121	6361	8807	1000	793	955	1510
5	102	1535	1671	2931	5094	6390	3020	4085	6718
5	103	7554	9042	13021	21025	1280	1519	1739	2460
5	104.02	3973	3966	4331	5056	550	194	206	256
5	104.03	12919	14277	15117	18057	3649	5023	5505	7167
5	104.04	4139	5066	7477	12174	281	624	693	857
		79516	86758	103324	136811	25890	25460	29496	42239

County Subarea	Census Tract	POPULATION				EMPLOYMENT			
		1980	1987	1995	2010	1980	1987	1995	2010
20	71	2135	2184	2406	2373	220	226	239	270
20	105	3711	3878	4552	4595	580	94	94	94
		5846	6062	6958	6968	800	320	333	364
Multnomah County		562203	563019	590669	629102	372910	361530	389146	452082
6	208	3763	4096	4371	4605	5680	4910	5343	6060
6	209	3790	3642	3661	3573	870	1246	1265	1300
6	210	4804	4697	4793	4756	1330	1563	1610	1696
6	211	5182	4994	5197	5253	720	1165	1216	1277
6	212	3610	3624	3994	4247	1240	1261	1311	1363
6	213	5202	5092	5457	5834	1200	599	667	756
6	214	4195	3993	4415	4747	940	1577	1650	1732
6	215	3661	3609	4031	4380	8220	5982	6825	8393
6	216.01	4100	4129	4263	4311	838	1433	1524	1646
6	216.02	3672	3923	4437	4875	892	1907	2044	2251
6	217	4734	4419	4747	4967	1630	1880	2048	2235
6	218	8645	8515	9500	10276	1430	881	947	1021
6	219	2704	2603	2734	2808	600	594	635	671
6	220	6257	6215	6549	6674	1400	1087	1328	1694
		64319	63551	68149	71306	26990	26085	28413	32095
7	221.01	5818	5906	8873	13903	1757	1397	1516	1755
7	221.02	4636	4943	6499	8651	8443	8769	12102	18382
7	222.01	1528	2317	3584	5096	2614	3305	4024	5201
7	222.02	5598	6357	9722	15322	596	1038	2462	5833
		17580	19523	28678	42972	13410	14509	20104	31171
8	201	3734	3449	3772	4106	860	1587	1678	1864
8	202	4866	4673	4818	4879	2800	2518	2646	2859
8	203.01	3933	5921	9580	13834	388	982	1767	2318
8	203.02	2501	2863	3348	4022	672	1807	2302	2888
8	204.01	5560	5396	5889	6468	1918	1688	1829	1935
8	204.02	5919	6678	7324	8148	582	463	500	550
8	205.01	3141	4422	7541	10725	45	172	194	250
8	205.02	7191	7799	9620	12172	1115	1619	2013	2731
8	206	4104	4800	5819	7217	1510	618	842	1122
8	207	2440	2491	2998	3673	400	75	133	228
		43389	48492	60709	75244	10290	11529	13904	16745
9	223	5792	5928	6470	8038	940	3449	3837	4937
9	224	3854	3716	3821	3815	5180	4911	5041	5351
9	225	6432	6453	6751	7150	1120	653	933	1771
9	226	8485	8715	11191	18583	2880	2964	3641	5302
		24563	24812	28233	37586	10120	11977	13452	17361

County Subarea	Census Tract	POPULATION				EMPLOYMENT			
		1980	1987	1995	2010	1980	1987	1995	2010
10	227.01	4012	5286	8161	12875	4041	6190	8429	15010
10	227.02	2683	3417	4269	6041	959	1553	1572	1635
10	228	2340	2849	3316	4638	950	212	234	340
10	229	9646	9681	11702	16495	1450	2918	3323	4535
		18681	21233	27448	40049	7400	10873	13558	21520
19	230	6219	6343	6742	7219	790	194	207	238
19	231	5026	5220	5604	6093	270	65	105	198
19	232	6247	6365	6946	7868	660	637	662	733
19	233	4519	4583	4997	5716	720	1790	1821	1910
19	234.01	3881	4083	4583	5291	307	160	213	373
19	234.02	4485	4885	6713	9395	1513	1874	2002	2370
19	235	5081	5031	5331	5674	300	322	367	471
19	236	3222	3407	3637	3918	80	9	20	47
19	237	4394	4436	4751	5141	290	419	463	565
19	238	6795	6719	7054	7417	400	2096	2155	2296
19	239	4733	4884	5961	7497	2530	1444	1792	2640
19	240	2276	2399	2591	2840	10	0	2	8
19	241	4468	4662	5014	5432	660	375	475	705
19	242	4472	4636	5691	7148	1560	1016	1206	1704
19	243	7553	8140	10485	14101	1010	1088	1165	1430
		73371	75793	86100	100750	11100	11489	12655	15688
Clackamas County		241903	253404	299317	367907	79310	86462	102086	134580
11	320	6266	6860	8587	12961	4810	6736	8955	15044
11	321.01	3043	3458	4614	4754	1660	1136	1771	3614
11	321.02	4008	5412	6908	10116	980	771	1541	3433
		13317	15730	20109	27831	7450	8643	12267	22091
12	306	4108	4349	4846	5532	1140	1374	1528	1745
12	307	1426	1373	1337	1271	6390	8161	10007	12901
12	308	7748	9944	13668	18429	4490	3944	4374	5043
12	309	3581	3795	4036	4416	6950	6684	7528	8393
12	319.01	5570	6336	8141	9708	740	587	677	796
12	319.02	6807	9392	12770	14744	1640	1549	2165	2900
		29240	35189	44798	54100	21350	22299	26279	31778
13	301	5875	7374	9353	11288	3680	6831	8083	10047
13	302	5984	5931	6124	6191	2330	3528	3534	3546
13	303	4816	4599	4624	4558	1310	871	927	1014
13	304.01	3965	3952	4306	4605	7163	6020	7854	10244
13	304.02	3352	3584	4321	4763	1187	1344	1489	1759
13	305	7134	7555	8973	10156	940	839	1108	1344
13	310.01	8892	12378	16126	16866	284	610	611	623
13	310.02	8787	8831	9336	9137	2446	5805	7785	8530

		POPULATION				EMPLOYMENT			
County	Census	1980	1987	1995	2010	1980	1987	1995	2010
Subarea	Tract								
13	311	2283	2568	2599	2518	1390	1303	1311	1317
13	312	5384	5893	6501	6878	2210	2742	2770	2769
13	313	5052	5271	5625	6148	5690	4296	5247	6611
13	314.01	10289	10004	10117	10038	1280	1568	1588	1625
13	314.02	1062	939	926	1063	18420	17695	20016	23516
		72875	78879	88931	94209	48330	53452	62323	72945
14	315.01	1406	1806	4596	9897	325	141	165	279
14	315.02	7992	8949	12151	16622	277	265	370	876
14	315.03	9583	11149	12425	16550	1778	3110	3164	3619
14	316.01	4344	6819	13067	24870	2814	2393	10157	32302
14	316.02	11148	13414	16808	22698	2136	1986	2955	6007
14	317.01	9603	10152	11475	13434	1783	3211	3272	3384
14	317.02	4266	4653	5416	7032	407	779	798	1025
14	318	9360	13765	20865	28783	520	655	711	862
		57702	70707	96803	139886	10040	12540	21592	48354
15	324.01	10379	10663	12069	16751	827	1665	2012	3226
15	324.02	2956	3788	5521	11491	1103	1333	1699	2656
15	325	5108	5852	6714	10368	4040	4776	5083	6093
15	326	12507	13611	16005	23506	5820	8273	12176	25319
		30950	33914	40309	62116	11790	16047	20970	37294
16	329	5611	6072	6503	7967	1860	1424	1785	2958
16	331	5188	5302	5511	6358	1790	2065	2551	3865
16	332	4174	4379	4764	6108	1100	1814	2046	2730
16	333	4864	5287	6704	11442	780	680	730	907
		19837	21040	23482	31875	5530	5983	7112	10460
18	322	3119	3306	4089	5442	250	468	654	937
18	323	2154	2586	3023	3378	310	515	706	981
18	327	3332	3506	3818	4129	800	1138	1671	2602
18	328	1526	1328	1410	1460	90	88	97	112
18	330	4994	5338	6657	7971	720	1074	1115	1176
18	334	2110	2252	2320	2309	20	218	221	225
18	335	2458	2562	2615	2664	330	528	552	579
18	336	1969	1970	1994	1982	450	143	164	189
		21662	22848	25926	29335	2970	4172	5180	6801
Washington County		245583	278307	340358	439352	107460	123136	155723	229723

		POPULATION				EMPLOYMENT			
County Subarea	Census Tract	1980	1987	1995	2010	1980	1987	1995	2010
17	401	3639	4129	4908	6176	1150	363	622	1215
17	402	6200	7161	8593	10885	160	224	266	357
17	403	3072	3181	3744	4729	810	734	933	1390
17	404.01	4880	5791	7085	9354	756	806	932	1240
17	404.02	5991	6649	7815	9579	2004	2214	2572	3395
17	405.01	5708	6607	8275	10946	170	211	255	349
17	405.02	3194	4033	4991	6704	300	477	558	728
17	405.03	4658	4573	5022	5848	1220	1157	1201	1265
17	406	7229	7965	10734	15347	150	218	419	866
17	407.01	8597	8800	9501	10557	2174	1537	2075	3316
17	407.02	3313	3687	4968	7173	1056	744	795	910
17	408.01	5327	6020	7477	10231	2223	2745	3938	6791
17	408.02	4787	5134	6503	8915	477	556	693	1043
17	409.01	9381	9938	12450	17086	836	589	617	660
17	409.02	4220	5488	7374	10988	944	683	1405	2996
17	410.02	4368	4669	5199	6454	2370	2531	2993	4036
17	410.03	3320	3237	3559	4127	986	255	315	464
17	410.04	8136	8158	8789	9988	5514	1444	1539	1729
17	410.05	2034	1980	1985	2400	2203	2817	3566	5148
17	411.01	9098	9828	11297	14252	1250	1381	1687	2339
17	411.03	2388	2507	3302	4895	1608	1679	1834	2195
17	411.04	1862	2125	2611	3639	342	344	394	524
17	412.01	3370	3317	4337	6208	164	226	282	432
17	412.02	9798	9820	12311	16922	2356	3546	3826	4413
17	413.01	6801	11660	18418	31134	2439	3483	6184	12401
17	413.02	9750	10220	17049	29884	752	1178	4018	10531
17	413.03	8775	10109	16089	27500	1475	2061	3038	5272
17	414	3173	3435	3943	4874	2970	4485	4677	5009
17	415	2409	2311	2591	3029	1270	1012	1096	1279
17	416	2245	2243	3197	5129	810	1532	1680	2028
17	417	2919	2809	2760	2744	140	441	459	487
17	418	3302	3327	3347	3448	250	295	315	356
17	419	1833	2048	2263	2762	1680	1360	1555	1970
17	420	1496	1364	1343	1294	100	220	245	304
17	421	2460	2255	2229	2189	190	284	429	756
17	423	2778	2766	2724	2631	1130	1198	1564	2367
17	424	735	898	1013	1161	3710	7208	7658	8492
17	425	1238	1288	1302	1296	2170	2200	2333	2615
17	426	3504	3508	3717	3798	6240	6997	7263	7650
17	427	3133	2994	3101	3472	490	431	456	507
17	428	2918	2939	3207	3697	890	825	894	1021
17	429	2396	2182	2338	2711	770	948	1035	1214
17	430	1903	1873	1960	2107	250	422	448	501
17	431	3868	3671	4078	4804	190	390	410	444
Clark County		192206	208697	259499	353067	59139	64451	79474	113005
Region		1241895	1303427	1489843	1789428	618819	635579	726429	929390

ALLOCATION OF HOUSING UNITS

1995 AND 2010

FOR COUNTIES, COUNTY SUBAREAS AND CENSUS TRACTS

County Subarea	Census Tract	S I N G L E F A M I L Y				M U T I P L E F A M I L Y			
		1980	1987	1995	2010	1980	1987	1995	2010
1	51	41	42	36	36	1352	1667	2020	2376
1	53	43	39	34	34	1698	1786	2020	2219
1	54	0	0	0	0	471	471	471	611
1	56	50	48	44	44	2324	2430	2760	3100
1	57	65	61	60	60	1055	1325	1623	2301
		199	190	174	174	6900	7679	8894	10607
2	1	1737	1728	1725	1725	790	799	830	901
2	2	1635	1636	1638	1638	1255	1284	1333	1443
2	3.01	914	931	945	945	1147	1147	1164	1200
2	3.02	2540	2560	2575	2575	47	47	47	47
2	4.01	1307	1318	1328	1328	158	156	166	189
2	4.02	1196	1222	1246	1246	211	212	227	262
2	5.01	1217	1233	1252	1252	233	253	263	287
2	5.02	1222	1226	1231	1231	456	538	588	698
2	6.01	1404	1415	1436	1436	298	306	328	376
2	6.02	1346	1373	1405	1405	261	291	316	370
2	7.01	1267	1275	1286	1286	585	609	620	641
2	7.02	1544	1537	1528	1528	212	209	218	235
2	8.01	1386	1393	1391	1391	550	567	583	616
2	8.02	1259	1250	1240	1240	785	797	820	869
2	9.01	1102	1106	1108	1108	672	682	693	719
2	9.02	690	691	697	697	1226	1243	1272	1336
2	10	1477	1444	1424	1424	1088	1082	1101	1140
2	11.01	155	150	149	149	1072	1083	1084	1084
2	11.02	389	368	355	355	362	357	356	353
2	12.01	475	463	452	452	2061	2068	2080	2107
2	12.02	991	989	988	988	526	530	538	553
2	13.01	773	764	763	763	874	879	885	898
2	13.02	957	962	966	966	314	316	316	317
2	14	1537	1535	1537	1537	605	604	609	621
2	15	1113	1119	1126	1126	270	271	277	289
2	16.01	1699	1799	1896	1896	498	503	513	538
2	16.02	1352	1366	1376	1376	150	161	170	190
2	17.01	1799	1803	1806	1806	831	844	871	933
2	17.02	937	934	936	936	460	474	502	563
2	18.01	887	884	882	882	914	958	998	1089
2	18.02	830	836	842	842	653	653	658	669
2	19	1706	1703	1703	1703	248	235	232	228
2	20	849	832	818	818	2348	2347	2367	2412
2	21	224	214	205	205	1057	1007	1007	1005
2	22.01	129	117	106	106	105	76	77	79
2	22.02	45	39	35	35	84	83	83	83
2	23.01	577	573	574	574	532	578	610	681
2	23.02	144	127	121	121	553	546	544	539
2	24.01	926	926	924	924	225	225	225	225
2	24.02	243	239	238	238	1470	1608	1660	1777
2	25.01	1691	1692	1693	1693	62	63	64	64
2	25.02	663	657	652	652	1417	1422	1434	1458
2	26	1071	1069	1071	1071	35	34	34	34
2	27.01	1199	1197	1197	1197	26	25	25	25
2	27.02	590	578	572	572	753	752	764	791
2	28.01	1037	1037	1037	1037	214	214	222	240
2	28.02	1033	1032	1033	1033	295	295	308	337
2	29.01	1813	1816	1825	1825	171	172	178	189
2	29.02	1714	1714	1713	1713	783	783	798	834
2	29.03	1460	1465	1472	1472	110	115	120	134

		S I N G L E F A M I L Y				M U T I P L E F A M I L Y			
County	Census								
Subarea	Tract	1980	1987	1995	2010	1980	1987	1995	2010
2	30	1816	1819	1825	1825	101	102	103	104
2	31	1539	1541	1547	1547	352	350	360	383
2	32	1392	1391	1392	1392	306	305	316	339
2	33.01	809	809	809	809	311	349	364	402
2	33.02	867	850	845	845	227	219	223	232
2	34.01	861	847	844	844	553	545	554	576
2	34.02	643	637	638	638	471	450	452	455
2	35.01	1033	1015	1002	1002	493	502	512	537
2	35.02	717	698	681	681	179	180	180	182
2	36.01	1383	1386	1394	1394	341	346	360	391
2	36.02	2054	2066	2081	2081	269	269	286	326
2	36.03	628	627	628	628	38	37	37	37
2	37.01	1174	1176	1177	1177	325	322	343	388
2	37.02	754	755	757	757	215	212	218	232
2	38.01	929	929	930	930	277	276	276	277
2	38.02	1179	1183	1187	1187	180	160	158	151
2	38.03	1295	1294	1295	1295	411	412	416	428
2	39.01	2043	2101	2164	2164	306	322	335	362
2	39.02	1185	1185	1185	1185	137	136	136	135
2	40.01	1266	1281	1298	1298	1085	1085	1110	1167
2	40.02	1564	1570	1575	1575	173	167	171	180
2	41.01	1508	1520	1531	1531	675	716	735	778
2	41.02	1455	1458	1460	1460	489	505	517	544
2	42	715	713	714	714	625	624	634	657
2	44	0	0	0	0	0	0	0	0
2	72	1348	1366	1374	1374	364	428	480	593
2	73	464	454	447	447	91	91	93	95
2	74	758	769	777	777	398	400	411	435
2	75	1465	1467	1473	1473	366	387	401	432
2	76	1097	1100	1103	1103	329	330	335	349
2	77	697	697	697	697	52	80	85	95
2	78	560	566	575	575	99	99	99	100
2	82.01	757	765	773	773	231	240	262	311
2	83.01	636	631	632	632	158	164	184	225
2	83.02	925	960	992	992	240	254	264	283
2	86	1040	1045	1056	1056	256	257	263	274
2	87	1511	1514	1524	1524	156	155	160	172
2	88	1275	1288	1302	1302	113	112	112	112
		95593	95810	96202	96202	41444	42091	43123	45407
3	43	371	388	396	421	46	45	45	46
3	45	371	373	376	461	462	511	594	736
3	46.01	841	890	934	975	416	478	509	565
3	46.02	629	635	638	678	161	156	157	161
3	47	442	441	478	664	1868	1876	1884	1895
3	48	50	47	45	43	2030	1975	1954	1917
3	49	62	46	44	41	2299	2235	2272	2330
3	50	29	27	27	27	380	376	401	445
3	52	63	59	56	55	2712	2896	3027	3249
3	55	76	68	66	93	824	941	1017	1146
3	58	1361	1389	1443	1554	1246	1250	1279	1338
3	59	670	681	686	792	1009	1162	1382	1754
3	60.01	384	395	398	391	239	273	308	369
3	60.02	676	681	684	679	171	184	192	205
3	61	667	700	747	795	80	84	99	122
3	62	1083	1121	1199	1325	120	121	121	126

		S I N G L E F A M I L Y				M U T I P L E F A M I L Y			
County	Census	1980	1987	1995	2010	1980	1987	1995	2010
Subarea	Tract								
3	63	1146	1282	1407	1551	110	122	129	143
3	64.01	1007	1249	1455	1717	1319	1554	1587	1644
3	64.02	982	1252	1603	2092	244	246	248	257
3	65.01	1590	1784	2022	2318	147	147	175	227
3	65.02	966	1000	1065	1135	885	898	958	1060
3	66.01	690	720	790	870	126	131	133	141
3	66.02	1031	1053	1103	1251	1068	1088	1129	1200
3	67.01	822	856	903	948	242	297	330	386
3	67.02	705	773	834	903	412	445	504	604
3	68.01	558	572	614	660	289	293	310	337
3	68.02	1020	1085	1159	1238	304	304	318	343
3	69	793	857	949	1059	72	72	72	74
3	70	708	768	1301	2068	28	25	222	566
		19793	21192	23422	26804	19309	20185	21356	23386
4	79	1016	1044	1183	1538	670	679	700	802
4	80.01	851	864	865	880	520	520	520	520
4	80.02	915	940	955	878	199	199	199	200
4	81	1477	1481	1513	1562	1093	1094	1124	1262
4	82.02	1465	1482	1529	1424	414	415	433	522
4	84	699	712	722	574	386	405	421	496
4	85	1020	1043	1060	1049	80	127	132	154
4	89	1596	1834	2362	2946	469	471	499	627
4	90	1292	1358	1435	1345	825	898	952	1202
4	91	1780	1925	2183	2504	977	1016	1026	1075
4	92.01	1393	1434	1442	1452	876	915	971	1229
4	92.02	1176	1201	1207	1144	187	211	215	239
4	93	1765	1824	1856	1819	960	984	1036	1271
4	94	1836	2061	2229	2548	157	299	436	1085
4	95	1539	1611	1901	2586	1244	1246	1478	2573
4	97.01	1170	1196	1211	980	630	632	633	634
		20990	22010	23653	25229	9687	10111	10775	13891
5	96.01	1280	1386	1543	1975	1186	1371	1649	2104
5	96.02	1612	1673	1759	2076	1058	1124	1213	1357
5	97.02	1892	1932	1954	1939	567	644	751	929
5	98.01	515	535	562	703	569	577	682	851
5	98.02	1775	1817	1969	2322	541	629	735	912
5	99	2854	3668	4866	7499	976	1026	1046	1083
5	100	1454	1681	1869	2386	521	612	1082	1854
5	101	1258	1349	1734	2614	563	590	727	953
5	102	678	776	843	1104	44	35	477	1198
5	103	2048	2565	3933	7102	729	925	1164	1554
5	104.02	1205	1260	1404	1747	105	113	117	120
5	104.03	2715	3007	3315	4525	2251	2718	2818	2987
5	104.04	1225	1454	2278	4090	319	530	698	975
		20511	23103	28029	40082	9429	10894	13159	16877

County Subarea	Census Tract	S I N G L E F A M I L Y				M U T I P L E F A M I L Y			
		1980	1987	1995	2010	1980	1987	1995	2010
20	71	840	905	1022	1065	31	29	26	26
20	105	1181	1324	1584	1677	91	91	91	91
		2021	2229	2606	2742	122	120	117	117
Multnomah County		159107	164534	174086	191233	86891	91080	97424	110285
6	208	783	794	798	803	1059	1293	1516	1787
6	209	1207	1240	1284	1333	432	433	433	430
6	210	1474	1507	1580	1663	394	393	393	391
6	211	1615	1692	1805	1935	448	450	452	452
6	212	707	737	758	782	927	927	1035	1162
6	213	1641	1734	1903	2101	400	408	440	550
6	214	1256	1351	1506	1683	277	319	384	464
6	215	1073	1138	1294	1478	245	245	285	336
6	216.01	1274	1315	1355	1403	463	499	567	649
6	216.02	1082	1197	1341	1506	188	334	439	568
6	217	1543	1607	1770	1959	387	386	414	447
6	218	2478	2625	3019	3471	581	580	621	670
6	219	809	832	878	931	373	379	428	486
6	220	1849	1971	2070	2183	233	240	280	329
		18791	19740	21361	23231	6407	6886	7687	8721
7	221.01	1683	1827	2874	4900	375	431	529	649
7	221.02	1662	1953	2152	2580	384	384	1338	2633
7	222.01	577	614	648	711	127	529	1149	1951
7	222.02	1703	2037	3015	4905	115	234	569	1073
		5625	6431	8689	13096	1001	1578	3585	6306
8	201	1089	1123	1239	1434	457	456	528	576
8	202	1455	1545	1605	1711	540	550	619	663
8	203.01	808	1265	2075	3473	708	1328	2270	2870
8	203.02	880	924	1127	1479	104	407	448	474
8	204.01	1681	1774	1959	2278	215	259	312	346
8	204.02	1884	2347	2614	3075	80	92	112	123
8	205.01	966	1070	1615	2552	10	221	512	698
8	205.02	2264	2639	3319	4490	358	390	460	504
8	206	1332	1786	2226	2986	354	390	459	503
8	207	671	748	929	1242	240	247	293	321
		13030	15221	18708	24720	3066	4340	6013	7078
9	223	1654	1852	2027	2648	275	274	359	476
9	224	1010	1014	1015	1019	635	632	663	703
9	225	1753	1796	1833	1967	702	840	992	1187
9	226	2330	2562	3344	6140	466	524	693	911
		6747	7224	8219	11774	2078	2270	2707	3277

County Subarea	Census Tract	S I N G L E F A M I L Y				M U T I P L E F A M I L Y			
		1980	1987	1995	2010	1980	1987	1995	2010
10	227.01	1190	1473	2023	3916	319	707	1527	2000
10	227.02	883	1151	1356	2057	44	211	432	590
10	228	555	749	874	1303	481	528	660	938
10	229	2698	2889	3491	5570	846	914	1206	1341
		5326	6262	7744	12846	1690	2360	3825	4869
19	230	1867	2077	2253	2553	50	49	49	46
19	231	1570	1772	1942	2235	40	40	40	38
19	232	1854	2077	2315	2718	157	154	155	248
19	233	1341	1455	1622	1909	104	114	123	186
19	234.01	1264	1414	1597	1911	61	107	142	202
19	234.02	1319	1524	2187	3320	326	355	433	553
19	235	1695	1832	1984	2245	98	96	96	91
19	236	998	1150	1257	1440	79	77	77	73
19	237	1436	1588	1735	1986	26	24	24	23
19	238	2117	2269	2432	2711	86	84	84	79
19	239	1449	1580	1973	2646	297	322	383	475
19	240	711	836	922	1069	25	24	24	23
19	241	1347	1510	1651	1894	52	51	51	48
19	242	1399	1510	1869	2486	178	252	317	419
19	243	3045	3467	4476	6209	168	247	401	721
		23412	26061	30215	37332	1747	1996	2399	3225
Clackamas County		72931	80939	94936	122999	15989	19430	26216	33476
11	320	1131	1284	1872	2728	1591	1785	1993	3484
11	321.01	802	945	1327	1468	321	386	475	496
11	321.02	1398	1981	2551	3752	40	39	89	452
		3331	4210	5750	7948	1952	2210	2557	4432
12	306	1260	1368	1550	1837	440	536	615	784
12	307	357	358	358	358	249	249	249	249
12	308	2032	2961	4050	5411	1509	1622	2439	3963
12	309	602	681	742	835	1230	1239	1358	1600
12	319.01	1818	1991	2715	3427	890	1094	1272	1623
12	319.02	1889	2552	3601	4377	543	1010	1330	1620
		7958	9911	13016	16245	4861	5750	7263	9839
13	301	1473	1651	2157	2689	904	1788	2297	3012
13	302	1617	1691	1769	1875	925	942	1007	1076
13	303	1370	1405	1440	1489	542	555	609	679
13	304.01	1051	1077	1167	1298	675	725	864	1019
13	304.02	729	792	979	1143	855	922	1121	1271
13	305	1949	2165	2657	3088	1065	1129	1297	1667
13	310.01	2372	3063	3620	3877	676	1482	2615	3020
13	310.02	1609	1673	1732	1781	2481	2691	3058	3113

		S I N G L E F A M I L Y				M U T I P L E F A M I L Y			
County	Census	1980	1987	1995	2010	1980	1987	1995	2010
Subarea	Tract								
13	311	532	529	536	538	615	709	757	782
13	312	762	770	872	904	1955	2182	2423	2740
13	313	1040	1039	1113	1198	1675	1798	2000	2409
13	314.01	3018	3084	3167	3292	1001	1002	1061	1137
13	314.02	152	172	172	172	399	398	410	526
		17674	19111	21381	23344	13768	16323	19519	22451
14	315.01	464	533	1215	2830	25	90	384	806
14	315.02	1982	2331	3390	4810	996	1117	1238	1933
14	315.03	2206	2572	2902	4204	1453	1949	2282	2945
14	316.01	1281	1753	3064	6285	517	1287	3054	5890
14	316.02	3141	3958	4680	5961	759	905	1657	3275
14	317.01	2721	2991	3047	3230	430	463	1024	1902
14	317.02	1093	1182	1216	1316	552	700	1090	1945
14	318	2800	4028	5862	8597	601	1394	2729	3838
		15688	19348	25376	37233	5333	7905	13458	22534
15	324.01	2547	2751	3094	4462	1089	1128	1406	2134
15	324.02	951	1226	1754	3740	128	132	294	796
15	325	1531	1772	2071	3272	507	644	724	1387
15	326	3435	3855	4504	6759	1102	1272	1672	2918
		8464	9604	11423	18233	2826	3176	4096	7235
16	329	1611	1860	2047	2495	511	558	594	932
16	331	1407	1468	1513	1667	571	581	607	925
16	332	799	799	812	843	883	958	1035	1786
16	333	1399	1580	2116	3855	369	435	467	794
		5216	5707	6488	8860	2334	2532	2703	4437
18	322	984	1129	1427	1980	33	45	50	99
18	323	692	872	1049	1243	29	28	28	28
18	327	1105	1256	1396	1561	48	47	52	90
18	328	440	459	506	560	11	11	11	11
18	330	1468	1611	2047	2559	126	134	143	212
18	334	674	749	789	830	23	22	22	22
18	335	778	830	864	903	68	64	68	95
18	336	621	670	690	715	32	34	36	49
		6762	7576	8768	10351	370	385	410	606
Washington County		65093	75467	92202	122214	31444	38281	50006	71534

		S I N G L E F A M I L Y				M U T I P L E F A M I L Y			
County	Census	1980	1987	1995	2010	1980	1987	1995	2010
Subarea	Tract								
17	401	1142	1388	1689	2254	93	92	92	91
17	402	1987	2437	2976	3985	108	109	122	159
17	403	947	1067	1283	1687	108	108	119	195
17	404.01	1578	2008	2471	3339	65	100	163	349
17	404.02	1785	2123	2542	3326	269	270	278	300
17	405.01	1660	2046	2601	3641	6	5	5	5
17	405.02	970	1373	1719	2367	101	133	183	330
17	405.03	1562	1626	1807	2145	450	450	529	760
17	406	2217	2642	3685	5640	163	162	162	161
17	407.01	2626	2925	3226	3791	166	166	173	194
17	407.02	1062	1293	1782	2700	76	76	98	162
17	408.01	1653	1849	2321	3206	366	641	850	1463
17	408.02	1494	1684	2148	3019	83	133	215	458
17	409.01	2677	3014	3782	5221	510	603	873	1667
17	409.02	1458	1882	2481	3605	74	258	488	1165
17	410.02	1425	1522	1611	1778	508	756	1054	1928
17	410.03	1093	1133	1237	1431	72	72	140	340
17	410.04	2276	2400	2601	2978	703	774	916	1330
17	410.05	685	700	707	721	222	250	271	572
17	411.01	2616	2948	3364	4144	896	1060	1405	2414
17	411.03	774	818	1052	1492	84	221	372	815
17	411.04	593	658	779	1005	46	149	246	530
17	412.01	1069	1165	1528	2207	156	156	241	490
17	412.02	2524	2665	3366	4682	978	1080	1421	2418
17	413.01	2099	3124	5394	9649	464	1821	2451	4296
17	413.02	2700	3000	5080	8979	666	762	1333	3011
17	413.03	2773	3125	4925	8300	118	454	884	2151
17	414	1019	1093	1270	1603	188	222	267	399
17	415	708	729	824	1002	329	333	366	462
17	416	392	411	735	1341	653	711	868	1328
17	417	706	721	698	655	799	836	877	993
17	418	1118	1138	1105	1044	491	560	632	840
17	419	599	604	581	538	285	458	647	1201
17	420	586	588	589	592	72	76	82	97
17	421	681	689	689	688	458	472	487	529
17	423	724	751	758	770	779	784	790	800
17	424	23	61	73	95	523	551	582	668
17	425	365	387	397	417	334	333	333	331
17	426	655	667	657	638	951	963	978	1014
17	427	495	499	510	530	1297	1316	1437	1785
17	428	828	842	864	906	264	312	398	647
17	429	509	513	559	644	492	512	585	795
17	430	498	507	552	636	285	285	292	312
17	431	1294	1319	1488	1806	248	272	320	459
Clark County		56645	64134	80506	111197	15999	19857	25025	40414
Region		353776	385074	441730	547643	150323	168648	198671	255709