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# Washington County Housing Study for Washington County Department of Housing Services

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# **Washington County Housing Study**

for

**Washington County  
Department of Housing Services**

Prepared by:

Population Research Center,  
Portland State University

June 2003

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***Overview and Data Tables for Individual Areas: Each start on Page 1 of their section***

Washington County  
Banks  
Beaverton  
Cornelius  
Durham  
Forest Grove  
Gaston  
Hillsboro  
King City  
North Plains  
Portland (part in Washington County)  
Sherwood  
Tigard  
Tualatin (part in Washington County)  
Unincorporated Area

## **Washington County Housing Study About the Report**

### Introduction

Washington County, with a 2000 population of more than 445,000, ranked 39<sup>th</sup> among 3,141 U.S. counties on the basis of population increase from 1990 to 2000. The county ranked among the top one percent of counties nationally in population growth. The likelihood of continued population increase poses planning challenges.

This report describes Washington County's demographic and socioeconomic characteristics based on 2000 census data and some administrative data collected from State and local government agencies. It also presents trends for the County for the 1990 to 2000 period. The aim of this report is to ensure that plans for Washington County can be based on the best possible information.

This report represents part of the first of three phases of a project to assess demographic and socioeconomic characteristics of Washington County and its sub-areas. The report focuses on and includes the data variables necessary to assess housing conditions, trends, and needs. Some of the variables highlighted in this study are:

- Population composition, including race/ethnicity and age
- Special population groups, such as the elderly and the disabled
- Household type and size
- Tenure of households
- Vacancy
- Overcrowded conditions of housing
- Income and poverty
- Monthly housing costs
- Cost-burdened households

Washington County Department of Housing Services is engaged in the early stages of preparing its next Consolidated Plan. The purpose of this study is to provide practical information that will be used to develop the Consolidated Plan; and as part of the process, this report provides other affordable housing advocates and developers the data to help determine the numbers, distribution and characteristics of persons and households with potential housing needs. The data may be used to fulfill requirements of supplying the evidence of housing need when applying for funding, grants, and tax credits to develop or rehabilitate housing.

### Study Area

The analysis in this study is limited to Washington County as one region, the County's unincorporated area (also treated as one unit), eleven incorporated cities, and two parts of cities whose boundaries extend into Washington County from other counties.

## About the Report

The study area for this report is Washington County, with information shown for the eleven incorporated places and the overall unincorporated area of the County. Several *parts* of cities are located within the County. Portland and Tualatin have a significant number of residents in Washington County and these areas are treated as the other geographic areas in the report. Parts of Lake Oswego, Rivergrove, and Wilsonville only have a few residents and are omitted from most of this report – their numbers have little, or no, impact on the demographic trends in Washington County. A list of study areas is below.

### Washington County (treated as one entity)

- Banks
- Beaverton
- Cornelius
- Durham
- Forest Grove
- Gaston
- Hillsboro
- King City
- North Plains
- Portland (part)
- Sherwood
- Tigard
- Tualatin (part)
- Unincorporated Washington County area (treated as one entity)
- Lake Oswego (part) – limited information in the report
- Rivergrove (part) – limited information in the report.
- Wilsonville (part) – limited information in the report.

For selected variables, such as poverty, the elderly, race/Hispanic origin, maps are included to show distribution throughout the county. The maps rely on data for census tracts, which are smaller areas of about 2,000 homes or about 5,000 people.

### Data Sources and Information about the Data

There are two types of data used in this report. They are census data and administrative data.

#### **Census data**

Most of the demographic and socioeconomic data presented in this report were obtained from the 1990 and 2000 U.S. Census. The information available from the census is widely used by governments at all levels for planning and administrative purposes. Although much valuable information about population – race, income, employment, housing conditions, and other social and economic data – is available from local or State social service agencies' administrative data, or collected from periodic surveys conducted by the Census Bureau, only

the decennial census offers data covering a wide range of population and housing characteristics for small geographic areas. As such, this report relies primarily on census data for the information it presents.

The 1990 Census data were obtained from Summary Tape File 1 (STF1) and Summary Tape File 3 (STF3); the 2000 Census Data are from Summary File 1 (SF1) and Summary File 3 (SF3).

The data in STF1 (1990) and SF1 (2000) were obtained from responses to questions asked of 100 percent of the population. The data in STF3 and SF3 are collected from responses from only a portion, or a *sample*, of the same population. The sample population, the persons in one out of every six households, is given a longer questionnaire (the "long form") to return. The long form contains many more questions than the questionnaire given to the rest of the population (called the "short form"). Thus, STF3 and SF3 have additional data variables compared with the data files from the 100 percent population count.

Special attention was made to ensure the comparability of definitions between the two censuses. In cases where definitions changed, adjustments to the data were made and a note is provided with the data table in the report.

#### **Administrative Data**

Some information was also obtained from local and State social service agencies, most of which are administered by the Oregon Department of Human Services. Administrative data are typically available at the county level of geography or at a larger level. Some data values reported for the cities in this study, with sources other than the Census, are the result of preparing estimates based on a rate, or trend, for the whole of Washington County. In such cases, a note is attached to the individual data table.

Unless noted in the data tables, the source of the data is one or more of the Census files. A complete list of sources for each table is attached at the end of this report in Appendix 1

The data were tabulated and grouped together into four main categories:

1. Population
2. Special needs population groups
3. Housing and households
4. Income and housing costs

Many of the indicators that help to determine where housing needs exist are included in the data tables in this report. The tables are listed below.

#### Population

Total Population

## About the Report

Population by Race/Hispanic Origin  
Population by Age  
Elderly Population

### Special Needs Populations

Persons with Disabilities by Type of Disability  
Persons with Disabilities by Age and Type of Disability  
Persons with Disabilities by Race (2000)  
Estimated Persons in Need of Alcohol or Other Drug Treatment  
AIDS population  
Employment in Agriculture  
Persons Residing in Group Quarters  
Living Situations of the Elderly

### Housing Units and Households

Housing Units/Occupancy Status  
Structure Type and Size  
Tenure  
Households by Race / Hispanic Origin  
Households Tenure by Race  
Household Size  
Persons per Household  
Overcrowding by Tenure  
Household Type  
Households by Age  
Household Type by Age of Householder (A - Families and B - Non-families)

### Income and Housing Costs

Household Income  
Median Household Income  
Households by HUD Adjusted Median Family Income (HAMFI) Category  
Poverty Status by Age  
Poverty Status by Household Type  
Poverty by Race/Hispanic Origin  
Rent  
Median Rent  
Rent as a Percentage of Household Income/Cost-burdened Renter households  
Monthly Owner Housing Cost  
Median Monthly Owner Housing Cost  
Housing Cost as a Percentage of Household Income/Cost-burdened Owner Occupied Households  
Housing Value  
Median Housing Unit Value

### Methods

Most tables include values that were calculated by the Population Research Center for purposes of presenting additional information that were not available from the data sources. The types of values that were calculated are:

- the amount of change during 1990-2000, expressed as either as an absolute value (number) or as a relative change (percent)
- the share, or proportion, that the data represent of the total in the County or in the city
- the values for unincorporated Washington County area
- dollar values for 1989 converted to 1999 dollars (note: the Census collects data for income and other monetary values for the year previous to the year of the census).

The methods used to make the calculations are described below.

### Methods to Calculate Values for Unincorporated County Areas

Data values are not reported in the Census for unincorporated county areas as one geographic unit. The formula to derive data values for this level of geography is shown below:

$$\text{Unincorporated County Area} = \text{County total data value} - (\text{sum of all places and place parts that are located in the County})$$

Values that refer to a **median** or an average (e.g. median household income or average persons per household) were calculated with an additional step. After calculating the unincorporated area values for the variable that the median corresponds to (e.g. the number of households by income category corresponds to median household income), other calculations were performed to determine where the median falls, or what the average is. These calculations pertain to the distribution of values in the variable's sub-categories (e.g. the distribution of the number of households throughout the income categories). An example of the calculations necessary to determine the median is attached in Appendix 3.

### Methods Used to Calculate Change and Share Data Values

In addition to holding data counts, the data tables in this report include values that were calculated to indicate compositional or comparative characteristics of the geographic areas.

Many tables display the calculated values for **absolute change** and **percent change** from 1990 to 2000. The absolute change, is the difference in the data count from 1990 to 2000, and was calculated by using the simple equation below.

$$\text{1990 to 2000 Absolute Change} = \text{2000 Census Data value} - \text{1990 Census Data value}$$



The percent change was calculated using the following formula:

$$\text{1990 to 2000 Percent Change} = \frac{(\text{2000 Census Data value} - \text{1990 Census Data value})}{\text{1990 value}}$$

Many of the tables include a calculated value for the **share of the total**, which is the proportion of the *universe* in the table that the count in a subset, or sub-category, of the data represents in the table. Share is expressed as a percentage.

The formula used to calculate the share of the total is:

$$\text{Share of Total} = \text{Data value} / \text{Value of the table's universe}$$

The share of total is slightly different in a few other tables. The share in these tables is the proportion of a *subset* in the table that the count in another subset of data, represent (a subset of the subset). For example, in the table that shows overcrowded households (table 17), all households are represented (the universe), but because the table has two sections (one for owners and one for renters), the percentages (shares) in the sub-categories pertain to the individual sections – owned or rented households. The percentages that are shown for the sub-categories of occupants per room in owner-occupied households (the first section in the table) represent the share of all *owner occupied* households, not of *total* households. The percentages in the sub-categories in the section for renter-occupied households represent the share of all renter-occupied households.

The formula below was used to calculate share of households:

$$\text{Share} = \text{Data value} / \text{Value of the total of a subset of the table's universe}$$

Using table 17 as an example, the formula is translated as shown below.

$$\text{Share of households} = \text{Overcrowded renter households} / \text{All renter households},$$

where *share* refers to the proportion of *total renter households* that are overcrowded instead of *all* households.

### Other Calculations

#### **HUD's Adjusted Median Family Income table:**

The Census reports the number of households, or families, by income category. These income categories are divided by increments of \$5,000, \$10,000, \$15,000 or \$25,000 (e.g. \$10,000 to \$15,000, or \$150,000 to \$175,000). They do not correspond to the various percentages of HUD's Adjusted Median Family Income (HAMFI) that are typically used to define limits of what is considered to be 'very

low income', 'low income' and so on. For example, the HAMFI in 1999 was \$53,700 for the Portland metropolitan area; 30% of HAMFI was \$16,110, and 50% was \$26,850. The categories used for the number of households by income in the Census that are closest to these HAMFI dollar amounts were \$50,000 to \$60,000, \$15,000 to \$20,000, \$25,000 to \$30,000, respectively. In order to determine the number of households within the HAMFI income limits, the number of households reported by the Census had to be 'regrouped' under the assumption that households are distributed evenly through each Census income category.

**Estimated number of persons in need of alcohol or other drug treatment:**

As mentioned above, administrative data are typically not available for small levels of geography such as cities. Some data values reported for cities in this study are the result of preparing estimates based on a rate, or trend, for the whole of Washington County. In such cases, a note is attached to the individual data table. The formula used to prepare an estimate for a city is below.

$$\text{Estimated city number} = \text{Rate for the County} * \text{City population}$$

Considerations When Examining and Using the Data in this Study

1) Annexations

When using population and housing data and examining their growth rates and trends, it is important to consider the amount of the population and housing growth that is attributed to a change in the city's geographic boundary due to annexation. Annexations, if large enough, influence city growth rates and growth rates of unincorporated county areas. For example, if a city experienced a very high growth rate during 1990-2000, and during the same period the city added a large number of persons due to annexation, the city did not experience a high rate of in-migration necessarily. The incorporation of a larger area into its jurisdiction inflated its growth rate. Population and housing units that were incorporated into the city count inflated the actual growth rates that typically indicate movement patterns of persons. Conversely, the growth rate of the unincorporated county area was deflated.

Knowledge of the *amount* of annexation may help to explain what facilitates growth of population and housing in an area. The table below displays the cities that received annexations from Washington County anytime during 1990-2000. It shows the numbers of persons and housing units incorporated into the cities during the time period. In addition, the data show the increase in the responsibility of the jurisdiction due to annexation.

Annexations in Washington County, 1990-2000

Cities that received annexations from Washington County	Population Added from Annexation*	Total Housing Units Added from Annexation*	Contribution to Total 1990-2000 Population Growth**	Contribution to Total 1990-2000 Housing Growth**
Banks	0	0	0.0%	0.0%
Beaverton	2,468	1,074	10.8%	12.7%
Cornelius	6	3	0.2%	0.3%
Durham	0	0	0.0%	0.0%
Forest Grove	47	18	1.1%	1.1%
Gaston	8	2	21.6%	8.3%
Hillsboro	635	296	1.9%	2.1%
King City	0	0	0.0%	0.0%
North Plains	0	0	0.0%	0.0%
Sherwood	39	20	0.4%	0.6%
Tigard	1,205	843	10.1%	17.6%
Tualatin	101	52	1.3%	1.6%
Total from Unincorporated County to cities	4,509	2,308	11.0%	13.2%

\* Source: Population Research Center, Population Estimates Program

\*\* Contribution to population growth was calculated by dividing the number of persons that were annexed, by the city's total 1990 to 2000 population change (2000 Census population minus 1990 Census population); contribution to housing growth was calculated by dividing the number of housing units annexed, by the total 1990 to 2000 change in the number of housing units (also obtained from the 1990 and 2000 Census data)

2) Estimated Data Values

Some of the tables in this report display data values that were estimated. Some of these numbers resulted in numbers with fractions that were rounded-up to the nearest decimal place. The sum of these data values may be different to the total in the table by one or two numbers, or not identical to the total for the same data item in another table where a calculation, or rounding of numbers, was not necessary.

3) "Double-counting" of Census responses

Some tables have a total that is different than the sum of the values in the sub-categories, despite no calculation having been made. This situation is due to "double-counting" of Census responses (by the U.S. Census) in some data sets regarding race and Hispanic origin, and disabilities.

The data collected by the Census for persons with disabilities are from a question where more than one response was allowed. The *total* of the data values in each of the disability tables does not represent the total number of persons responding to

the question, or the total number of persons with a disability. The total is a sum, or tally, of the number of responses given for each disability type where more than one response could be made. Persons with more than one disability were counted once for every disability type they indicated having. However, the count (or value) in each individual disability type category, does represent the actual number of persons by the type of disability they reported. If 25 persons reported having an employment disability, and 10 persons reported a having a physical disability, it cannot be inferred that 35 persons had a disability because persons in each disability category could be in one or both categories.

Double-counting of Hispanics occurs in some of the race/ethnicity tables, but not all. Some data reported by the Census for persons identified in racial groups include Hispanic persons. This situation occurs because Hispanics report race in addition to Hispanic origin, and are of different races. If the table *in this report* includes Hispanic origin, as well as racial groups, and Hispanics are not separated out in the source from the Census, the sum of the number of persons in the table will be greater than the total population in the geographic area the data are referring to. In some of the Census data sets, race and Hispanic origin are reported in separate tables, and Hispanics are included in both. However, in other data sets, persons of Hispanic origin by race, and persons *not* of Hispanic origin by race are reported for the same variable so that Hispanics can be subtracted from the racial groups and an accurate count can be made for persons by race and Hispanic origin; and those who identified themselves as Hispanic will not be double-counted.

4) One-hundred percent count census data vs. sample census data

Another consideration to keep in mind when reading this report and using the data is that some of the tables display data that are from the 100% count, and other tables show sample data. In cases where more than one table pertains to the same variable, the values may not be the same. For example, the total number of housing units shown in two different tables may not be identical. For example, in the 2000 Census 100% count, the total number of housing units in the city of Banks is 492. In the sample data, Banks is reported to have 482 housing units.

5) Income and other data that are monetary values

Income, rent, housing costs, and housing values are reported for one year previous to the Census year. The dollar amount reported in the Census for 1990 refers to 1989; the dollar amount in 2000 refers to 1999. For example, the number of households by income reported by the census in 2000 is the number of households in 2000 reporting income in 1999; in 1990, households by rent is the number of renter households in 1990 with the amount of rent they paid in 1989.

6) Geographic areas with small populations and variables with small data values

While percent change during a time period and change in the percent of total are good indicators of trends to be aware of, caution should be taken when examining the data. It is imperative that both the numbers and percentages are taken into

consideration together. For areas or variables with small data values, the 1990 to 2000 percent change, or the percent of total (e.g. the share, or percent of total households) could be misleading. The actual number could be small, but because the total value is small to begin with, the percent change or the share gets boosted up. A small change in number could mean a large change in percent; a small share of the population could mean a large number:

For example, the number of households occupied by Blacks in Cornelius grew from 7 in 1990, to 15 in 2000. The amount of change represents 114 percent. In contrast, the number of households occupied by Whites in 1990 was 1,853 and in 2000, the number was 2,095, with a difference of 242. Although the change in number is much larger than households occupied by Blacks, the percentage is only 13 percent.

The same situation is true for the 'share of the total', or proportion of a larger group, in a data table. In Hillsboro, the share of persons with income below poverty represented 9.2 percent (the poverty rate) of the total population in 2000; and in Cornelius, the percentage was 16.1. The actual number in Hillsboro was over 6,000. In Cornelius, the number was only just over 1,500, yet the poverty rate was significantly higher than the rate for Hillsboro.

Another consideration to be given to the data regarding numbers and percentages is that although numbers might seem small and insignificant, the percentages could **provide an indication of trends** to watch or of the places that warrant further investigation.

#### Additional Notes

- In the label box of each data table in the report, the *universe* is defined. The term universe refers to the total count of who, or what, is included in the table; the sub-categories in the table are portions, or shares, of the total count of the universe. For example, in the Population by Age table, the universe is the total population, and the sub-categories are the age groups. The values in the age group categories represent portions of the total population that the table is referring to.

Caution: in the some data tables that report persons with income below the poverty level, the percentages in the sub-categories (e.g. 6-11 age group, or married-couple family) refer to the percentage of all those *in poverty*, not the percentage they represent of their peers above and below poverty. For example, the 'share of total' for persons ages 6-11 in the 'poverty by age' table represents the percentage of children of ages 6-11 that are among the all the impoverished in the table. A common poverty rate to calculate for sub-groups such as the 6-11 year olds, is to divide their number below poverty by the total number of persons ages 6-11 in the universe of the table. The two simple steps involved are shown below.

1) **Total #persons ages 6 to 11 in the universe of the poverty table =**

$$\# \text{ persons ages 6 to 11 below poverty} + \# \text{ persons ages 6 to 11 above poverty}$$

2) **Poverty rate for 6 to 11 year olds = # persons ages 6 to 11 in poverty /**

$$\text{Total \#persons ages 6 to 11 in the universe of the poverty table}$$

- In order to find the proportion of a population that has a disability, it must be calculated by individual disability category. For example, to find a “rate” for one type of disability in a population, the number of persons in the appropriate age group (as stated in the table’s universe) with a *physical* disability is divided by the total population of the same age group. The rate for those with a *mental* disability for the population of the same age group is calculated the same way, but by dividing the number of persons with a mental disability by the total population of the same age group. Adding those with a physical and mental disability together and taking the total to calculate a “rate” would not yield an accurate rate for those having physical or mental disabilities. An example of calculating the proportion, or “rate”, of a population with a particular type of disability is shown below. Note: the number (#) of persons with a physical disability, or any other individual disability type, is the actual data value in the individual categories of disability types; the total number of persons ages 65 and older is obtained from the population by age table (table 2) or elderly population table (table 4).

**Rate for persons ages 65 and older with a physical disability =**

$$\# \text{ of persons with a physical disability} / \text{total \# of persons ages 65 and older}$$

- The 2000 Census Data in the race tables contain one more category than the 1990 Census Data. The category ‘all other races’ in 2000 is the sum of ‘other’ and ‘2 or more races’.
- Special attention should be given to what the *share* actually represents in the table; and caution must be used when reporting “rates” based on the tables’ percentages that represent proportions.

#### Organization of this Report

The report is organized in two main parts. The first part describes the overall demographic characteristics and trends for 1990 to 2000 of Washington County. Included are comparisons between its cities and unincorporated area, tables, charts, maps, and interpretative text to highlight the overall trends in the County.

## About the Report

The second part of the report describes the demographic characteristics of the individual geographic areas within Washington County. This part includes tables, and text to describe recent demographic composition and trends for these areas.

This report is available as a Microsoft Word document in electronic format and is protected on a CD ROM, called 'Washington County Housing Study and Data'. The report's data tables are also contained on the CD, along with some additional data, in a Microsoft Excel file. The file consists of identically formatted Excel spreadsheets - for each of the individual geographic areas covered in this study. Basic instructions on how to access and use the data are included in Appendix 2 at the end of this document. An electronic version of the instructions (Word format), may also be viewed from the 'Washington County Housing Study and Data' CD.

Additional data and technical documentation may be obtained from the BRHP Database, which is available on a separate CD. The Database, prepared for the Bi-State Regional Housing Partnership, provides comprehensive data in Microsoft Excel for Washington County and for other geographic areas in the Portland-Vancouver metropolitan region.

Technical information not mentioned in this report may be found on the Census Bureau's web site at [www.census.gov](http://www.census.gov). The Census Bureau provides detailed technical documentation for all Census data, including definitions of terms. Copies of the Census technical documentation for the 1990 and 2000 summary files used to prepare this report are also included on the Washington County Housing Study CD.

### Project staff include:

- Barry Edmonston, Director
- Risa Proehl, Demographic Analysis Coordinator
- Eve Pepos, Graduate Research Assistant
- Chen Chen, Graduate Research Assistant
- Arlene Wallace, Research Assistant
- Melissa Peterson, Research Assistant
- Cliff Hutchison, Research Assistant
- Edie Timmermans, Office Manager

**Appendix 1**

**Data Sources**

<b>Washington County Housing Study Data Tables</b>	<b>Source:</b> (Census File, Census Table Number, or Other Source as Indicated)
<b>Population and Special Needs Population Tables</b>	
1. Total Population	1990 Census Data: STF1, P12
	2000 Census Data: SF1, P12
2. Population by Race & Hispanic Origin	1990 Census Data: STF1, P10
	2000 Census Data: SF1, P03 & P04
3. Population by Age	1990 Census Data: STF1, P12
	2000 Census Data: SF1, P12
4. Elderly Population	1990 Census Data: STF1, P12
	2000 Census Data: SF1, P12
5. Elderly Persons Living at Home or in Group Quarters	2000 Census Data: SF1, P30, P38
6. Persons with Disabilities by Type of Disability	2000 Census Data: SF3, P41
7a-e. Persons with Disabilities by Age and Type of Disability	2000 Census Data: SF3, P42
8a-f. Persons with Disabilities by Race/Hispanic Origin and Age	2000 Census Data: SF3, PCT67 A-I
9. Reported AIDS Cases	HIV/AIDS Reporting System, Dept of Human Services, AIDS/HIV Program#002
10. Persons in Need of Alcohol or Other Drug Treatment	2002 County Data Book, Department of Human Services, Office of Mental Health and Addiction Services Program; 1999 Oregon Household Treatment Needs Survey, Portland State University; 2001 Healthy Teens Survey, Oregon Research Institute; Population Research Center, Annual Population Estimates, 1999 & 2001; 2000 Census Data: SF1, P12
11a-b. Agricultural Employment	1990 Census Data: STF3, P77 & P78
	2000 Census Data: SF3, P49 & P50
12. Persons Residing in Group Quarters	1990 Census Data: STF1, P28
	2000 Census Data: SF1, PCT16
13. Housing Units	1990 Census Data: STF1, H1
	2000 Census Data: SF1, H1



<b>Washington County Housing Study Data Tables</b>	<b>Source:</b> (Census File, Census Table Number, or Other Source as Indicated)
<b>Housing and Household Tables</b>	
14. Housing Units Structure	1990 Census Data: STF3, H20
	2000 Census Data: SF3, H30
15. Tenure	1990 Census Data: STF1, H03
	2000 Census Data: SF1, H04
16. Households by Race/Hispanic Origin	1990 Census Data: STF1, H10
	2000 Census Data: SF1, H15A-I
17. Household Tenure by Race	1990 Census Data: STF1, H09 & H11
	2000 Census Data: SF1, H15A-I
18. Household Size	1990 Census Data: STF1, H17
	2000 Census Data: SF1, H13
19. Person Per Household	1990 Census Data: STF1, H18A
	2000 Census Data: SF1, H12
20. Overcrowding by Tenure	1990 Census Data: STF1, H18A
	2000 Census Data: SF1, H12
21. Household Type	1990 Census Data: STF1, P16
	2000 Census Data: SF1, P18
22. Households by Age	1990 Census Data: STF1, H12
	2000 Census Data: SF1, H16
23a-b. Households Type by Age of Householder	2000 Census Data: SF3, H19
<b>Income and Housing Costs Tables</b>	
24. Household Income	1990 Census Data: STF3, P80
	2000 Census Data: SF3, P52
26. Households by HUD Adjusted Median Family Income (HAMFI) Category	2000 Census Data: SF3, P52; HUD LIHTC Income Limits Table, 1999
25. Median Household Income	1990 Census Data: STF3, P80A
	2000 Census Data: SF3, P53
27. Poverty Status by Age	1990 Census Data: STF3, P117
	2000 Census Data: SF3, P87
28. Poverty Status by Household Type	1990 Census Data: STF3, P122
	2000 Census Data: SF3, P89
29. Poverty by Race	1990 Census Data: STF3, P119
	2000 Census Data: SF3, P159 A-I
30. Rent	1990 Census Data: STF3, H43
	2000 Census Data: SF3, H62
31. Median Gross Rent	1990 Census Data: STF3, H43A
	2000 Census Data: SF3, H63

About the Report

<b>Washington County Housing Study Data Tables</b>	<b>Source:</b> (Census File, Census Table Number, or Other Source as Indicated)
32. Rent as Percentage of Household Income	1990 Census Data: STF3, H50
	2000 Census Data: SF3, H73
33. Monthly Owner Housing Cost	1990 Census Data: STF3, H52
	2000 Census Data: SF3, H90
34. Median Owner Housing Costs	1990 Census Data: STF3, H52A
	2000 Census Data: SF3, H91
35. Owner Housing Cost as a Percentage of Household Income	1990 Census Data: STF3, H58
	2000 Census Data: SF3, H94
36. Housing Value	1990 Census Data: STF3, H61
	2000 Census Data: SF3, H74
37. Median Housing Unit Value	1990 Census Data: STF3, H61A
	2000 Census Data: SF3, H76

## Appendix 2

### Instructions for Using the Washington County Housing Study and Data CD ROM

#### Contents of the CD ROM

The report and data that are contained in the 'Washington County Housing Data' CD ROM, were prepared for Washington County Department of Housing Services as part of the on-going development of the 2005 Consolidated Plan. They represent the completion of the first of three phases in the Washington County Housing Study. In addition, the contents of the CD serves the purpose to provide non-profit affordable housing advocates and developers data that will be useful and readily available to help determine where in Washington County there are housing needs and who are in need. **The information included on this CD pertains to Washington County, and to the cities, parts of cities, and unincorporated area within the County.**

The report consists of tabulated data and descriptive text for the geographic areas within Washington County. Most of the data were derived from the 1990 and 2000 U.S. Census files called Summary Tape Files 1 and 3 (1990), and Summary Files 1 and 3 (2000).

The contents of the CD ROM are '**Read Only**' and **protected** so that data tables, charts, maps, and interpretive text cannot be inadvertently modified or lost. The CD ROM also includes the technical documentation from the U.S. Census, and a **copy of these instructions** on how to use the 'Washington County Housing Study and Data' CD and access the report's data.

The tabulated **data in the report are also contained in a Microsoft Excel file** on the CD. Copies of the maps in the report, along with the corresponding tract level data, are included on the CD. The maps are in **PDF format**, and the data used to prepare the maps are in an Excel file.

#### Opening, Viewing, and Using the Report and Data files

The report and data can be accessed directly from the CD by accessing the CD ROM drive on the computer. From there, an **icon for the directory, named 'WA Co. Housing Study'** on the CD ROM, should appear in the window. Double click on the icon to expose the **folders** that contain the Washington County Housing Study report ('**WA Co Housing Study Report**'), the Excel file with the data tables ('**WA Co Housing Study Data**'), the maps ('**WA Co Maps**'), and technical documentation for Census data ('**Census Data Documentation**'); and the Word file that is a copy of these instructions, called '**Instructions for Using the WA Co. Data CD.doc**'. **The instructions should be read before viewing the report and using the data.**

The 'WA Co Housing Study' folder may be copied onto the computer. Go to the 'WA Co. Housing Study' directory as mentioned above, and drag the icon (the folder) to the hard drive location (C:\, D\, etc.). After the directory is copied onto the computer, go to the new location of the 'WA Co. Housing Study' folder, via the computer's directory listing (e.g. *My Computer* or *Explorer*), to open it and view the other folders it holds.

## The Folders in the 'WA Co Housing Study and Data' CD

### 'WA Co Housing Study Report'

The **housing study report folder** contains several Microsoft Word document files, one for each section of the report. The file named **'About the Report.doc'** should be viewed prior to the others as it is the first section of the report. It provides a description of the report and technical information about the data and the methodology used in the study. The **'Overview of Demog. Characteristics and Trends.doc'** is the second section of the report. It provides overall findings and a description of characteristics and trends throughout Washington County, and pertains to all of the geographic areas in the study. Each of the remaining Word files is devoted to one of the **individual study areas**. These documents contain an overview and interpretation of the data, and highlights specified qualities for the geographic areas in Washington County (including Washington County as a region). The files are named according to the geographic area that they are relevant to.

Select any of the DOC files with a double-click to begin viewing their contents in Word. The Housing Study report (in separate files of manageable size) may be printed once the files are opened. Go to 'File' on the menu in the Word window and select print. Indicate the page numbers in the 'Print' dialog box.

### **Information about the Data in the Washington County Housing Study**

For an explanation of the data in the tables, see the **Introduction** in the Washington County Housing Study **'About the Report.doc'** on this CD. Parts of this section of the report were prepared to describe the methodology used to develop the Washington County Housing Study and to cite the sources for the data. Some issues of importance to be aware of when viewing and using the data are included in the ***Considerations when Examining and Using the Data*** section, which starts on page 9.

### 'WA Co Housing Data'

The WA Co Housing Data' folder contains one file that holds the data compiled for this study. It is an Excel workbook file with several spreadsheets called **'WA Co Housing Data.xls'**

The data that are displayed in the report's tables are included in the **'WA Co Housing Data.xls'** file. There are additional data items in the file that are not in the report. The Excel file consists of identically formatted Excel spreadsheets - one for each of the individual geographic areas covered in this study. Each spreadsheet has a **tab that is labeled with the place name**. The location of each table in the spreadsheets is identified by viewing the **'Table Guide'** page, which precedes the other pages (spreadsheets) in the file. The last spreadsheet in the Excel workbook contains the data formatted for the **'Overview'** section of the Report. The table guide includes a list of all of the data tables in the file and the **row number** it begins on in the spreadsheets. Navigation to a particular table for specific geographic area is accomplished by **selecting the tab for the desired place**, then using the **Excel scroll bar** located on the right side of the window, or the scroll bar at the bottom to move through the tables up or down until the row number and the desired table are in view.

**Handling and manipulating the data** (creating new tables or making charts with the data and saving the work) **require that the data be copied and pasted into a new spreadsheet.**

## About the Report

To copy data from the CD: (1) **open another Excel spreadsheet** that the data will be copied to, (2) **select and highlight the area** to be copied, (3) in **'Edit'** on the window's menu, select **'Copy'** to copy the data to the clipboard, and then on the **destination spreadsheet**, click on **'Edit'**, **'Paste'**.

The data tables may be printed directly from the new or from the original spreadsheet screen: (1) **select and highlight the area** to print, (2) in **'File'** on the window's menu, choose **'Print Area'**, then **'Select Print Area'** and (3) **'Print'**.

### 'WA Co Maps' folder

The CD contains separate files for the maps that are included in the first section of the Housing Study report. They are in **PDF and JPG format** and are located in the **'WA Co Maps' folder**. Single-click on the folder to access the files.

The PDF files are viewed in Acrobat Reader. If Acrobat Reader is not already installed on the computer, it may be downloaded from the web at: [www.adobe.com/acrobat](http://www.adobe.com/acrobat).

The maps may be **magnified in the PDF format** for better viewing, and have good resolution when printed ('File', 'Print' in Acrobat Reader). The **JPG files may be inserted** (one at a time) **into an open Word file** ('insert', 'picture', 'from file'; from here go to the location of the WA Co. maps folder and select the desired map to insert). Once the picture of the map is inserted, it may be enlarged by single-clicking on it and dragging the frame so that it gets bigger. The maps may be printed from Word, as well.

### Census Data Documentation and other info

Additional information about the Census data is provided in the CD's **'Census Data Documentation'** folder on the 'WA Co Housing Data' CD. The Census technical documentation is in PDF format in four separate files – one for each Census data source that was used to create the data tables in the Washington County Housing Study. They are called **'1990 STF1.pdf'**, **'1990 STF3.pdf'**, **'2000 SF1.pdf'**, and **'2000 SF3.pdf'**. The STF1 and SF1 files are documentation regarding the Census 100% count data; the STF3 and SF3 files pertain to the sample Census data. The documentation may also be found on the U.S. Census Bureau's web site at: <http://www.census.gov>. Once the site is opened, click on **'American Factfinder'** which is positioned on the blue menu bar to the right. After the next page opens, under **'Data Sets'**, select the appropriate data file that corresponds to the technical documentation to view. The link to the documentation is located on the page that appears following selection of the data file.

The Census Bureau's technical documents provide information regarding the data, such as definitions for terms used in the data tables; data collection and accuracy; the difference between the 100% count and sample data; discussion on data sampling error; and contain outlines the contents of the Census tables.

### Additional Information and Data

Data, or information about the data, that are not provided on the Washington County Housing Study and Data CD, may be obtained from the **'BRHP Database'** CD, which includes additional data sets and technical documentation. The CD may be obtained from the Washington County Department of Housing Services.

### Appendix 3

#### Example of Calculating the Median for the Unincorporated County Area

##### Steps to Calculate Median

- 1) Find the median: total divided by 2 (half )
- 2) Calculate the cumulative total households
- 3) Identify the income category where the median number of households belongs
- 4) Subtract the median number from the cumulative number of households in this income category
- 5) Subtract the cumulative number of households in the previous category (here is is \$45,000 to \$49,999) from the cumulative number of households in the median income category
- 6) Find the proportion of the Step 4 and Step 5
- 7) Multiply Step 6 by the length of the interval in the income category that the median number of households is in (\$10,000 in this case)
- 8) Median income is the upper limit of the median number of households category minus Step 7

Households by Household Income (2000)

Income Category	Number of Households	Income Category	Household cumulative count (2)
Less than \$10,000	2,861	Less than \$10,000	2861
\$10,000 to \$14,999	2,454	\$10,000 to \$14,999	5315
\$15,000 to \$19,999	2,568	\$15,000 to \$19,999	7883
\$20,000 to \$24,999	3,582	\$20,000 to \$24,999	11465
\$25,000 to \$29,999	3,999	\$25,000 to \$29,999	15464
\$30,000 to \$34,999	4,116	\$30,000 to \$34,999	19580
\$35,000 to \$39,999	3,661	\$35,000 to \$39,999	23241
\$40,000 to \$44,999	4,134	\$40,000 to \$44,999	27375
\$45,000 to \$49,999	3,771	\$45,000 to \$49,999	31146
\$50,000 to \$59,999	7,212	\$50,000 to \$59,999	38358 (3)
\$60,000 to \$74,999	9,658	\$60,000 to \$74,999	48016
\$75,000 to \$99,999	10,408	\$75,000 to \$99,999	58424
\$100,000 to \$124,999	5,260	\$100,000 to \$124,999	63684
\$125,000 to \$149,999	3,009	\$125,000 to \$149,999	66693
\$150,000 or more	5147	\$150,000 or more	71840

e.g.  $2,861 + 2,454 = 5,315$

(4)  $38,358 - 35,920 = 2,438$

(5)  $38,358 - 31,146 = 7,212$

(6)  $2,438 / 7,212 = .338$

(7)  $.338 * \$10,000 = \$3,380.48$

(8)  $\$59,999 - 3,380.48 = \$56,618.5$

ttl households 71,840  
 (1) median # 35,920

2000
Median Income
\$56,619

**Overview of Countywide  
Demographic Characteristics and Trends,  
Washington County**

**Data Tables, Charts, and Maps**

**Overall Findings within Washington County during the 1990s:**

- Beaverton is the most populous city in Washington County and Hillsboro, which ranks second in population number, has the largest population of ethnic minorities of all cities in Washington County.
- All areas covered in this study except for North Plains followed the pattern of a decreasing white share of the population being replaced with an increasing share of minority groups, predominantly Hispanic and Asian.
- Although Hispanics represent the largest in number of the ethnic minority groups, Asian/Pacific Islanders are growing at high rates and in some areas, such as in Hillsboro, their numbers are approaching those of Hispanics.
- Typically, in all areas in Washington County, of all disabilities reported, most persons suffer from employment, physical, and go-outside of the home limitations.
- Persons ages 65 and older living in Beaverton, Tigard, Hillsboro, and King City combined, comprise almost half of Washington County's senior population.
- In all areas, except for Beaverton, the vacancy rate has increased from 1990 to 2000. Banks and Hillsboro have the highest vacancy rate of all areas in Washington County.
- The cities with the least amount of population in Washington County tend to have a larger proportion of single-family housing units and owner-occupied households than the larger cities.
- Over half, 56 percent, of Washington County's multi-family structures are in Beaverton, and unincorporated area.
- Of the households with an elderly householder, Portland (part), North Plains, and Forest Grove have the highest share of renter-occupied households with an elderly householder, (50% or more).
- Of the 13,500 single-parent families in Washington County, more than half live in Beaverton and the unincorporated area.
- Less populous cities in Washington County tend to have a larger average number of persons per household than the more populous cities.



Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

- Cornelius had the highest average number of persons per household in the County in 2000 (3.31), followed by Gaston (3.06) and Banks (2.92)
- Most all of the areas in the County (nine of the fourteen areas, plus the County itself) experienced an increase in overcrowded housing conditions by well over 100 percent.
- Of the 9,000 overcrowded households in Washington County, the highest numbers of overcrowded households in 2000 were in the unincorporated area (2,641), Hillsboro (2,193), and Beaverton (1,823); both experienced a significant increase since 1990.
- Cornelius had the largest share of overcrowded households amongst all households (renter and owner-occupied); Sherwood has the lowest share in Washington County of households with overcrowded housing conditions
- Forest Grove, Portland (part), and Hillsboro had the highest *shares* of overcrowded owner-occupied households.
- The median housing value increased by at least 30% in all cities in Washington County from 1990 to 2000.
- Sherwood and Banks experienced the highest increase in median income from 1990 to 2000, both reaching above HUD's adjusted median family income.
- King City and Portland (part) had the lowest levels of median income in 2000 under \$29,000 in both cities.
- The highest poverty rates for the elderly occurred in North Plains, Durham, Sherwood, Cornelius, and Forest Grove in 2000.
- In 2000, the highest median monthly rent charged was in Hillsboro, and the lowest in Gaston.
- The highest median housing costs for homeowners were in Portland (part) at over \$2,000 per month, followed by Durham, where the median monthly cost is \$1,630.
- The number of cost-burdened households has increased in all areas in Washington County since 1990. The share households that were cost-burdened increased in all areas, except Banks.

## Overview of Demographic Characteristics and Trends in Washington County Data Tables and Charts

- Tigard, had the lowest proportion of cost-burdened households, (26 percent); still it was home to 1,818 cost-burdened households.
- The median housing value increased by at least 30% in all cities in Washington County from 1990 to 2000.
- The highest shares of cost-burdened renter households were in King City and Durham. Cost-burdened owner-occupied households represented the greatest share in Banks, Portland (part), and Sherwood.

### **Summary**

This overall and comparative analysis is limited to Washington County as one region, the County's unincorporated area (also treated as one unit), all of the incorporated cities, and two parts of cities whose boundaries extend into Washington County from other counties. The two city parts have a significant number of residents in Washington County and as such are included in this study. There are three additional cross-county cities with portions lying in Washington County that are mentioned, but not included in this study. The share of their population that resides just within the county boundary is so small that these three parts of cities have no significant impact on the demographic composition or trends in Washington County.

### **Population**

Beaverton, Hillsboro, and Tigard together comprise 42 percent of Washington County's population, and the unincorporated county area contributes 43 percent. The cities of Forest Grove, Sherwood, Cornelius, King City, North Plains, Durham, Banks, and Gaston; and the city parts of Tualatin (WA Co.), Portland (WA Co.), Lake Oswego (WA Co.), Rivergrove (WA Co.), and Wilsonville (WA Co.), account for only 15 percent of the County's population. Wilsonville, Lake Oswego, and Rivergrove are excluded from this study as the share of their populations each represent a small fraction of one percent of Washington County's total population.

Washington County's population grew by 43 percent, increasing its number from 311,554 in 1990 to 445,342 in 2000. This increase is over twice the rate of the Oregon

Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

population change during the same period (20 percent) and almost twice as much as Washington County. The unincorporated area gained over 40,000 persons during this period, a 28 percent increase, but its share of the County's total population decreased from 48 percent to 43 percent. Due to annexation, 4,509 persons and 2,308 housing units were subtracted from the unincorporated area, and the majority was added to Beaverton, Tigard, and Hillsboro. Annexation influenced the amount of decrease experienced in the unincorporated area by an average of 12.5 percent for both population and housing.

The cities in Washington County to experience the greatest increase in the number of persons are Beaverton, Hillsboro, and Tigard, the three most populous cities in the County. Hillsboro and the smaller cities of Sherwood, Banks, and Durham had the highest growth rates during the 1990s each growing at least by 85 percent.

Children captured approximately 27% of the total population in Washington County and the unincorporated area. Children accounted for the largest share of a city's population in Gaston and Banks. The largest share that young adults represent is in Portland (part) and Forest Grove (13 percent and 14 percent respectively).

In 2000, Hillsboro and Beaverton had the largest number of minority population in the County, each with approximately 20,500 persons, followed by Tigard with almost 8,000. Cornelius, Forest Grove, and Tualatin (part) each have around 4,000 ethnic minority persons. Cornelius had the greatest *share* of ethnic minorities in its population.

The Asian population in Banks, Sherwood, and Hillsboro experienced the highest growth rates of all ethnic minority groups with an increase of over 2000 percent in Banks and Sherwood, and almost 500 percent in Hillsboro.

The Hispanic population grew at the fastest rates in Durham, Tualatin (part) and Tigard at rates of approximately 700 percent in Durham and Tualatin (part) and almost 450 percent in Tigard.

Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Persons identified as "other race" grew to reach almost 5,000 persons in Washington County. The majority of this ethnic minority group, which includes mixed race persons, resides in Beaverton, Hillsboro, and Tigard.

Special Needs Population

The majority of King City residents is elderly and account for 79 percent of the city's population. The elderly represent 14 percent of the population in Forest Grove and 11 percent in North Plains; they represent the smallest share of population in Banks and Gaston (4 percent).

Persons ages 65 and older living in Beaverton, Tigard, Hillsboro, and King City combined, comprise almost half of Washington County's senior population. In most areas in Washington County, at least 96 percent of the elderly live at home, except in Forest Grove, Beaverton, and Tualatin (part) where the percentages are lower (89%, 90% and 91%, respectively).

Of the 272 reported cases of AIDS in Washington County cities since 1986, 102 occurred in Beaverton, followed by Hillsboro with 42 cases. Sixty-six cases were not reported for a city, but were included in the Washington County total – some, if not all, may have occurred in the unincorporated area, or the city was unknown.

The number of persons residing in group quarters increased in all areas in Washington County but the unincorporated area. The majority of the population residing in group quarters was not institutionalized. Those who were institutionalized, however, decreased in number everywhere except in Hillsboro where 52 percent of institutionalized persons resided in 2000. Nursing homes and correctional facilities were home to the majority of the institutionalized population throughout Washington County.

Several cities had no group quarters population – Banks, Durham, Gaston, King City, Portland (part), and North Plains.

### Housing and Households

Housing is distributed in a similar manner as population. Housing growth rates were similar to the rates of population growth, but were either higher or lower, largely depending on trends of household and family size, income, and vacancy rates. Forty-three percent of Washington County's housing units are located in Beaverton, Hillsboro, and Tigard. The unincorporated area captures 42 percent and the remaining 15 percent are dispersed amongst the other cities and city parts in the County.

Over half of Washington County's multi-family structures are in Beaverton, and in the unincorporated area. The highest proportions of housing units that are multi-family units are in Portland (part) and Beaverton. Banks, Sherwood, and North Plains have the largest share of single-family dwellings in their housing stock.

Of the 7,000 other types of dwellings such as mobile homes, trailers, and RVs in Washington County, 60 percent were located in the unincorporated area. Of the remaining other types of dwellings, Forest Grove captured the most with 675 units situated within its city limits, followed by Hillsboro with 600. The places with the highest share of this type of housing in their housing stock were Cornelius (14% of its housing), North Plains (11%), and Forest Grove (10%).

Correspondingly, Portland (part) has the largest proportion of renter-occupied households, and Banks and Sherwood are amongst the places with a majority of owner-occupied households. Most places in Washington County saw an increase in the proportion owner occupied units of all their housing units. Durham experienced the largest increase in its share of owner-occupied households during the 1990s (from 13 percent to 56 percent), but the numbers are small (from 33 to 296).

All areas in Washington County saw an increase in vacancy of housing except Beaverton. Beaverton had a large decrease in vacancy rates during the 1990s. Banks saw the greatest increase in vacancy rates, from 2 percent to over 10 percent during the same period; Hillsboro's rates almost doubled from 4 percent to 8 percent.

Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Typically, single-family housing units have fewer persons per household than do multi-family units. In Washington County, most single-family households are located in the smaller cities, and conversely, there are more multi-family housing units in the larger cities. Residences in multi-family structures tend to have fewer children as occupants and more persons who are living alone.

For the reasons mentioned above, owner-occupied households usually have a higher average number of persons per household (pph) than those occupied by renters. This situation is true for most areas in Washington County except for Cornelius, where the pph is higher for renter-occupied households. In 2000, the average number of persons per owner-occupied household was 3.24, and for renter households, it was 3.49 persons. Cornelius also had the highest pph in the County for all households (3.31). The County's pph was 2.61 for all households during the same time.

Of Washington County's 9,000 overcrowded households in 2000, the highest numbers were in the unincorporated area (2,641), Hillsboro (2,193), and Beaverton (1,823). Most all of the areas in the County (nine of the fourteen areas, plus the County itself) experienced an increase in overcrowded housing conditions by well over 100 percent. The unincorporated area saw an increase of 98 percent. Gaston and Banks, however, underwent decreases. The area with the highest proportion of overcrowded housing conditions was Cornelius; thirty-one percent of its households were overcrowded (257). Hillsboro had a high rate of overcrowding - 2,193 households representing 9 percent of its households. In all areas in Washington County with overcrowded housing conditions, renter-occupied households experienced higher rates than owner-occupied households did. The share that overcrowded renter households represent of all renter households increased in all areas except Banks, North Plains, and Sherwood during 1990 to 2000; Cornelius experienced the largest increase by more than doubling the severity of its overcrowding situation.

Of all households in Banks, Sherwood, and Cornelius, most were occupied by married-couple families with children (41 percent, 39 percent, and 36 percent, respectively). Single-persons living in these cities represented the smallest shares in the entire County

Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

with 16 percent, 17 percent, and 18 percent of their total households occupied by 1 person.

Of the 13,500 single-parent families in Washington County, more than half live in Beaverton and the unincorporated area. Although numbers are relatively small, Durham and Gaston have the highest proportions, 13 percent and 14 percent, of single-parent families of all their household types.

#### Income<sup>1</sup> and Poverty

Sherwood and Banks experienced the biggest increase in median income from 1990 to 2000. Sherwood's median income in 2000 was \$62,520 and grew by 75 percent since 1990. Banks' median income reached \$57,500 and increased by 82 percent. The income in both cities surpassed HUD's adjusted median family income (\$53,700) for the area in 1999. King City and Portland (part) had the lowest levels of median income in 2000 under \$29,000 in both cities. Gaston and Durham, in addition to King City and Portland (part), were the only areas in Washington to experience decreases in median income.

Countywide, the poverty rate for the general population increased slightly to reach 7.4 percent in 2000. Some areas experienced an increase in rates, while others in the County saw a decrease. Areas that underwent the greatest change from 1990 to 2000 were the smaller cities. An increase from 1 percent to 11 percent was seen in Durham, 7 percent to 12 percent in Portland (part), and 10 percent to 16 percent in Cornelius.

In 2000, poverty was highest for children in Gaston, Cornelius and Forest Grove. The highest rates for the elderly occurred in North Plains, Durham, Sherwood, and Forest Grove where the elderly impoverished represented between 11 and 16 percent in their age group. Poverty only afflicted 2.1 percent of the elderly in King City.

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<sup>1</sup> Dollars have been adjusted for inflation and represent 1999 dollar value.

### Housing<sup>1</sup> Costs

The median housing value increased by at least thirty percent in all cities in Washington County from 1990 to 2000<sup>1</sup>. Housing value in the unincorporated area increased by the lowest rate of 18 percent during the period, and King City by 31 percent. Sherwood, Portland (part), and Banks saw increases of over 100 percent. The highest median values in the County in 2000 were in Portland (part) and Durham, increasing to \$295,200 and \$248,300, respectively.

Median monthly rent in Washington County in 2000 ranged from \$514 in Gaston, to \$782 in Hillsboro. King City experienced the least amount of increase since 1990 although it charged the highest rent. The amount of increase in rent ranged from under 1 percent in King City to 36 percent in Sherwood during the 1990s. However, in 2000, the median rent was higher in King City at \$757 per month; rent in Sherwood was \$733.

Housing costs increased by at least 4 percent in all areas with the highest increase seen in Sherwood (87 percent). The highest housing costs were in Portland (part) at over \$2,000 per month, followed by Durham, where the median monthly cost is \$1,630. King City had the lowest median monthly owner housing costs of only \$845.

The areas in Washington County with the greatest numbers of cost-burdened households were the most populous – the unincorporated area, Beaverton, Hillsboro, and Tigard. Between them, they captured 82 percent of the County's 45,290 cost-burdened households.

The number of cost-burdened households has increased in all areas in Washington County since 1990, except in Banks and Gaston where the decreases were insignificant (three fewer in Banks and one fewer in Gaston). The share of the cost-burdened in Durham, Gaston, and Sherwood experienced the largest increases; they each increased by 21, 17, and 16 percentage points, respectively from 1990 to 2000.



## Overview of Demographic Characteristics and Trends in Washington County Data Tables and Charts

Despite the decrease in share that Banks experienced, it had one of the highest rates of housing cost-burden (37 percent) in Washington County. Portland (part), with a rate of 43 percent, was the only area to surpass Banks' rate. Thirty-six percent of households in the cities of Durham, Forest Grove, Cornelius, and King City were afflicted with unaffordable housing costs. Tualatin (part) had the lowest proportion of cost-burdened households, (26 percent); still it was home to 1,818 cost burdened households.

Typically, the share of renter-occupied households that are cost-burdened is larger than those that are owner-occupied. This situation is true for all areas in Washington County except in Banks and Gaston where the share of the cost-burdened is greater for owner-occupied households than for renter households.

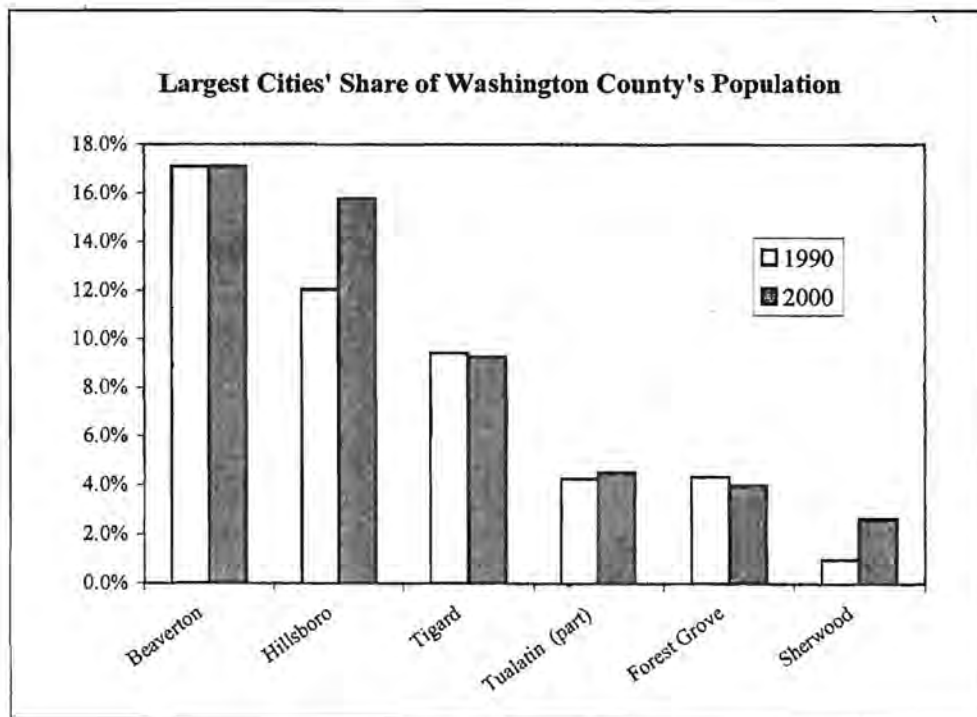
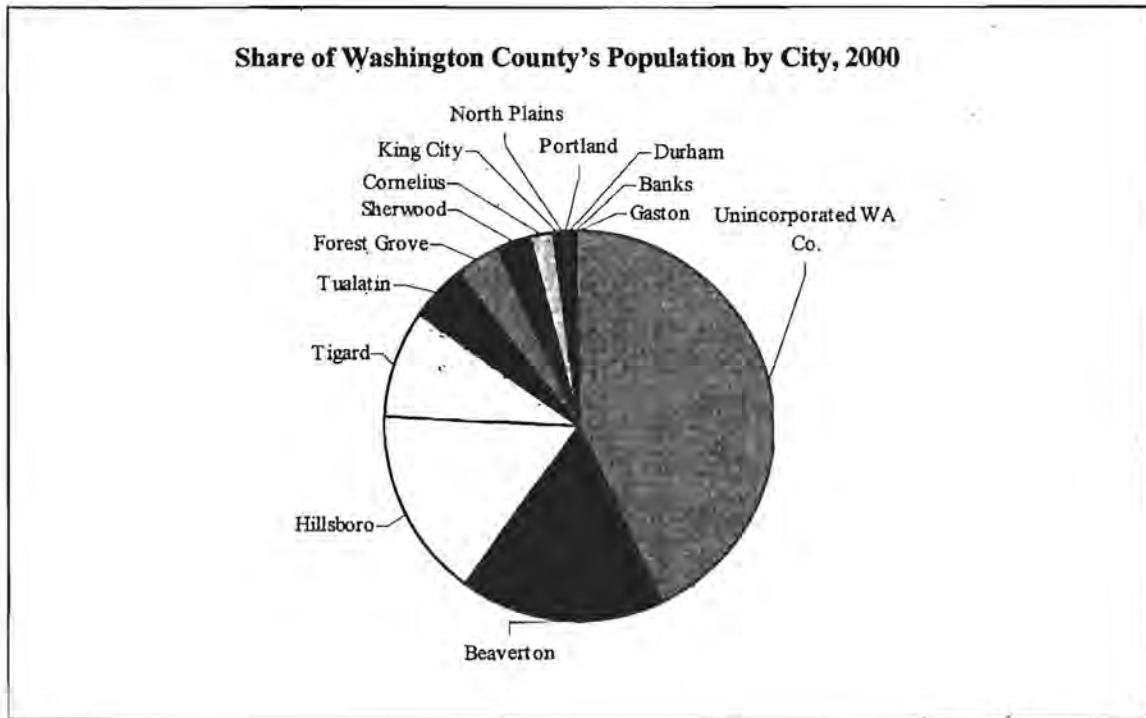
### Annexation

From 1990 to 2000, 2,468 persons and 1,049 housing units were annexed from the county into Beaverton, Tigard, Hillsboro, Tualatin (part), Sherwood, Gaston, Forest Grove, and Cornelius. The majority of persons and housing units were added to Beaverton and Tigard, together accounting for over half of the total amount of annexations. Annexation had moderate influence on the growth rates in these two cities.

Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts



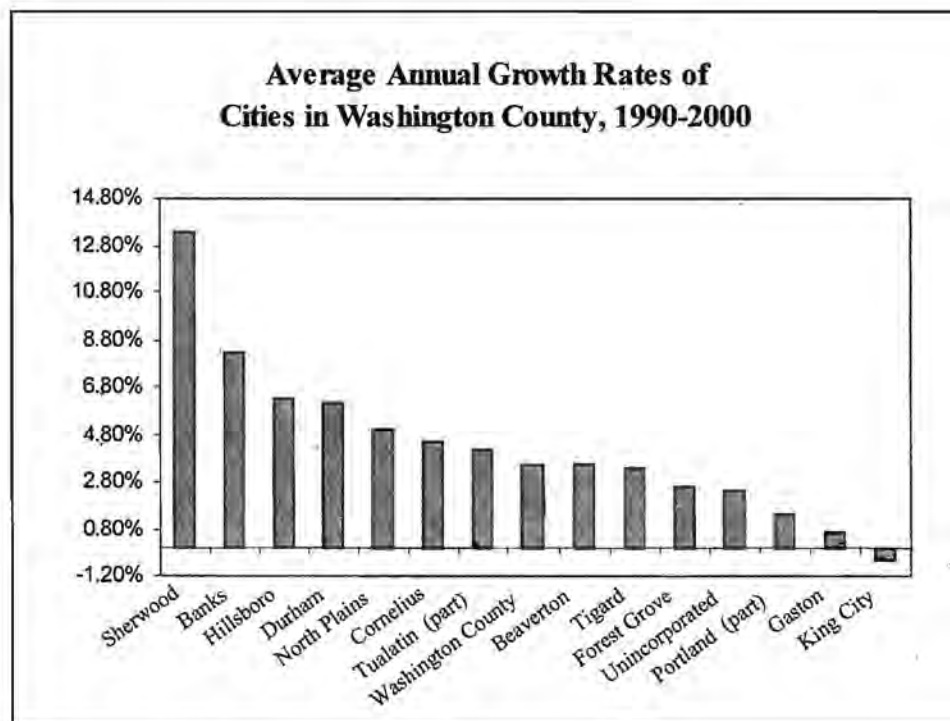
Distribution of Washington County's Total Population



Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

**Total Population**

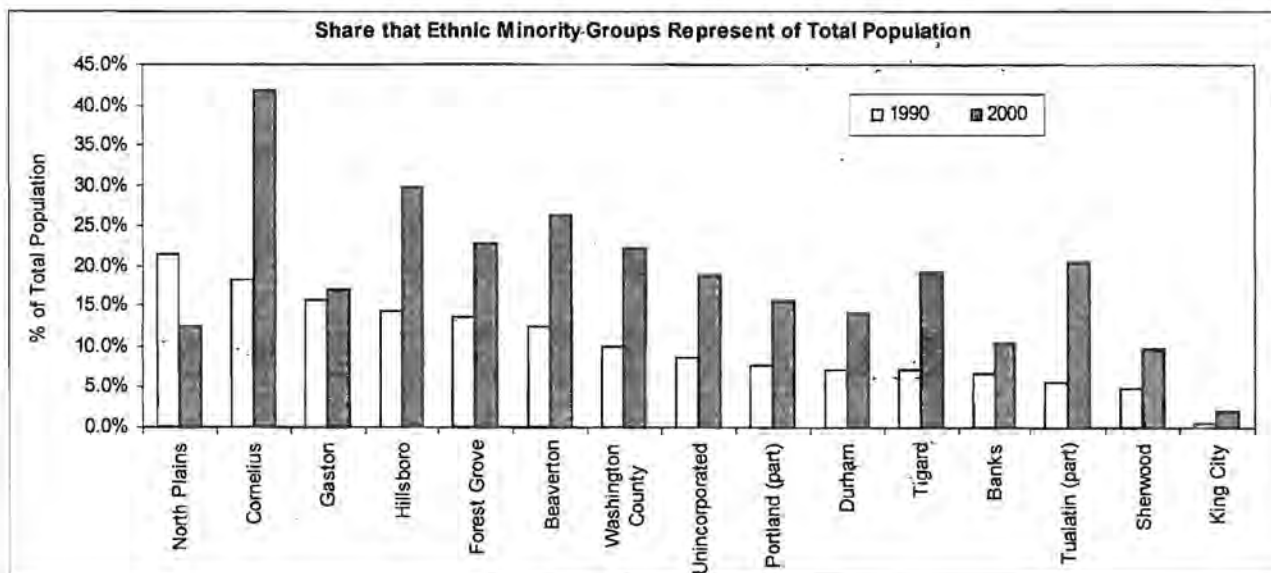
Population (universe: all persons)	Number of Persons		Share of County		1990-2000		Average Annual Growth
	1990	2000	1990	2000	Absolute Change	Percent Change	
<b>Banks</b>	563	1,286	0.2%	0.3%	723	128.4%	8.3%
<b>Beaverton</b>	53,310	76,129	17.1%	17.1%	22,819	42.8%	3.6%
<b>Cornelius</b>	6,148	9,652	2.0%	2.2%	3,504	57.0%	4.5%
<b>Durham</b>	748	1,382	0.2%	0.3%	634	84.8%	6.1%
<b>Forest Grove</b>	13,559	17,708	4.4%	4.0%	4,149	30.6%	2.7%
<b>Gaston</b>	563	600	0.2%	0.1%	37	6.6%	0.6%
<b>Hillsboro</b>	37,520	70,186	12.0%	15.8%	32,666	87.1%	6.3%
<b>King City</b>	2,060	1,949	0.7%	0.4%	-111	-5.4%	-0.6%
<b>Lake Oswego (part)</b>	6	15	0.0%	0.0%	9	150.0%	9.2%
<b>North Plains</b>	972	1,605	0.3%	0.4%	633	65.1%	5.0%
<b>Portland (part)</b>	1,197	1,388	0.4%	0.3%	191	16.0%	1.5%
<b>Rivergrove (part)</b>	27	37	0.0%	0.0%	10	37.0%	3.2%
<b>Sherwood</b>	3,093	11,791	1.0%	2.6%	8,698	281.2%	13.4%
<b>Tigard</b>	29,344	41,223	9.4%	9.3%	11,879	40.5%	3.4%
<b>Tualatin (part)</b>	13,257	20,127	4.3%	4.5%	6,870	51.8%	4.2%
<b>Wilsonville (part)</b>	10	4	0.0%	0.0%	-6	-60.0%	-9.2%
<b>Unincorporated</b>	149,177	190,260	47.9%	42.7%	41,083	27.5%	2.4%
<b>Washington County</b>	311,554	445,342	100.0%	100.0%	133,788	42.9%	3.6%



Overview of Demographic Characteristics and Trends in Washington County  
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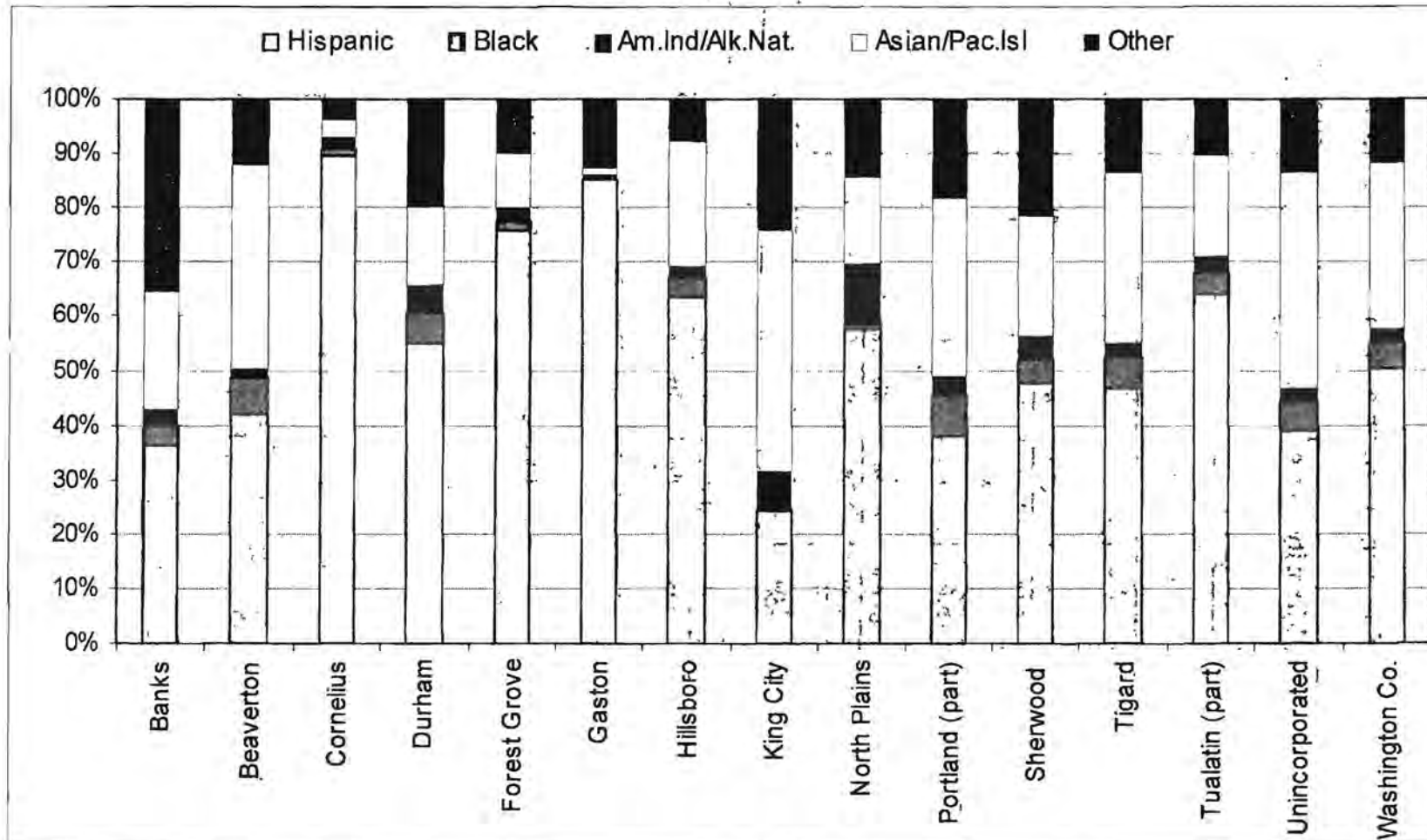
Share and Growth of Minority Population

Share of Minority Population (universe: all persons)	Minority Share of Total Population		Hispanic Share of Minority Population		Percent Change by Group 1990-2000		
	1990	2000	1990	2000	Hispanics	All Other Minorities	Whites
<b>Banks</b>	6.7%	10.5%	71.1%	36.3%	81.5%	681.8%	119.2%
<b>Beaverton</b>	12.4%	26.4%	26.7%	42.1%	380.6%	141.1%	19.9%
<b>Cornelius</b>	18.3%	41.8%	85.1%	89.4%	275.9%	153.6%	11.9%
<b>Durham</b>	7.1%	14.2%	24.5%	55.1%	730.8%	120.0%	70.6%
<b>Forest Grove</b>	13.6%	22.8%	71.0%	75.9%	133.8%	81.7%	16.7%
<b>Gaston</b>	15.6%	17.0%	88.6%	85.3%	11.5%	50.0%	4.8%
<b>Hillsboro</b>	14.4%	29.7%	78.0%	63.6%	215.5%	539.5%	53.6%
<b>King City</b>	0.5%	2.1%	80.0%	24.4%	25.0%	1450.0%	-6.9%
<b>North Plains</b>	21.4%	12.3%	88.0%	57.6%	-37.7%	236.0%	84.2%
<b>Portland (part)</b>	7.7%	15.6%	37.0%	38.2%	144.1%	131.0%	6.0%
<b>Sherwood</b>	4.9%	9.9%	67.3%	47.8%	440.8%	1116.0%	261.4%
<b>Tigard</b>	7.1%	19.2%	33.2%	46.6%	434.2%	204.5%	22.2%
<b>Tualatin (part)</b>	5.7%	20.6%	45.3%	64.0%	677.4%	263.0%	27.8%
<b>Unincorporated</b>	8.6%	18.9%	36.4%	38.9%	198.4%	167.7%	13.2%
<b>Washington County</b>	10.1%	22.3%	46.0%	50.2%	245.4%	191.8%	23.6%



Overview of Demographic Characteristics and Trends in Washington County  
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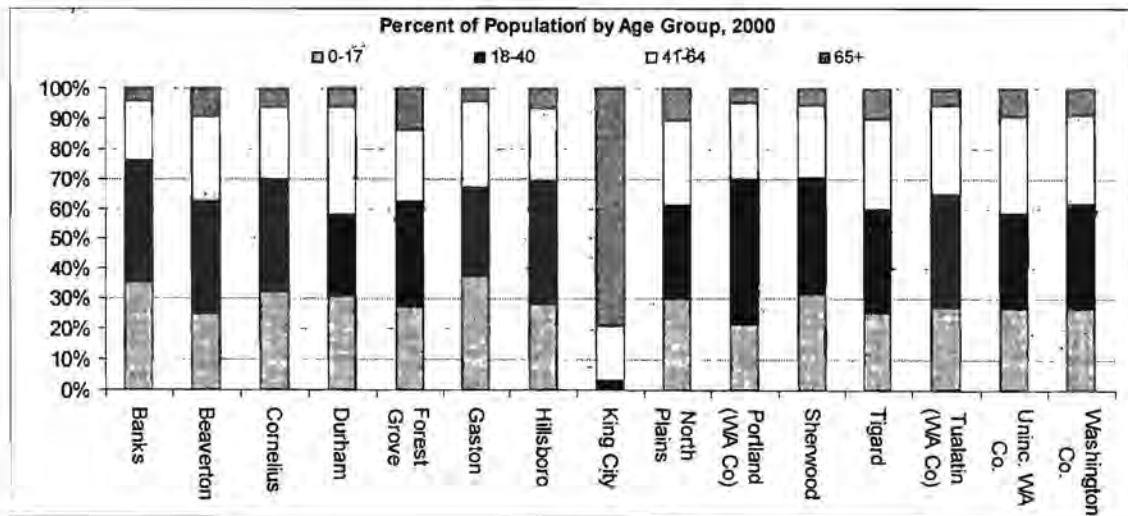
Composition of Minority Population



Overview of Demographic Characteristics and Trends in Washington County  
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Age Distribution of Population for Individual Cities or Areas, 2000

Age Composition of Population by Location, 2000 (universe: all persons)	Percent of Total Population				
	0-17 years	18-24 years	25-40 years	41-64 years	65+ years
<b>Banks</b>	35.8%	7.8%	32.5%	19.9%	4.0%
<b>Beaverton</b>	25.0%	10.6%	26.8%	28.7%	9.0%
<b>Cornelius</b>	32.5%	11.0%	26.5%	23.9%	6.1%
<b>Durham</b>	30.9%	6.5%	20.7%	36.0%	5.9%
<b>Forest Grove</b>	27.4%	13.4%	21.9%	23.7%	13.6%
<b>Gaston</b>	37.7%	9.5%	20.2%	28.7%	4.0%
<b>Hillsboro</b>	28.3%	11.4%	29.6%	24.4%	6.3%
<b>King City</b>	0.9%	0.5%	1.9%	17.8%	78.9%
<b>North Plains</b>	30.0%	5.6%	25.5%	28.2%	10.7%
<b>Portland (part)</b>	21.5%	13.8%	34.7%	25.5%	4.5%
<b>Sherwood</b>	31.7%	5.5%	33.3%	24.3%	5.3%
<b>Tigard</b>	25.5%	9.0%	25.4%	30.0%	10.0%
<b>Tualatin (part)</b>	27.6%	10.0%	27.2%	29.7%	5.6%
<b>Unincorporated</b>	26.8%	7.9%	23.8%	32.4%	9.1%
<b>Washington Co.</b>	26.9%	9.3%	25.7%	29.3%	8.8%



Overview of Demographic Characteristics and Trends in Washington County  
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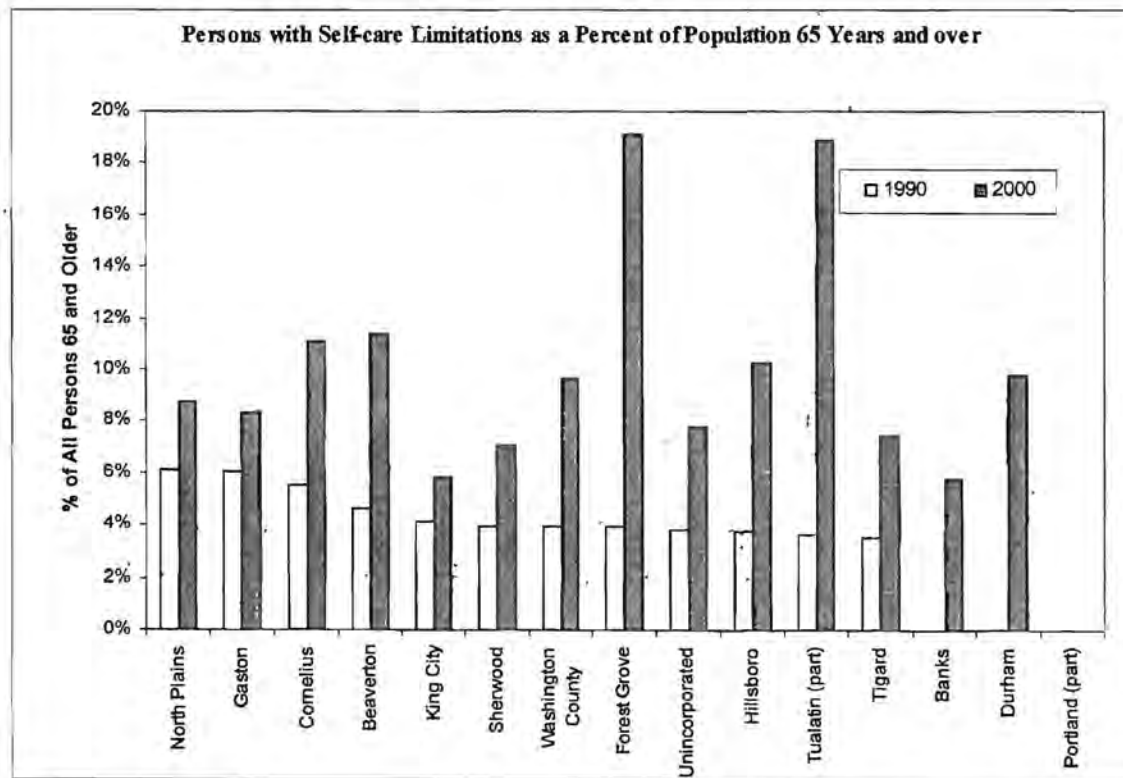
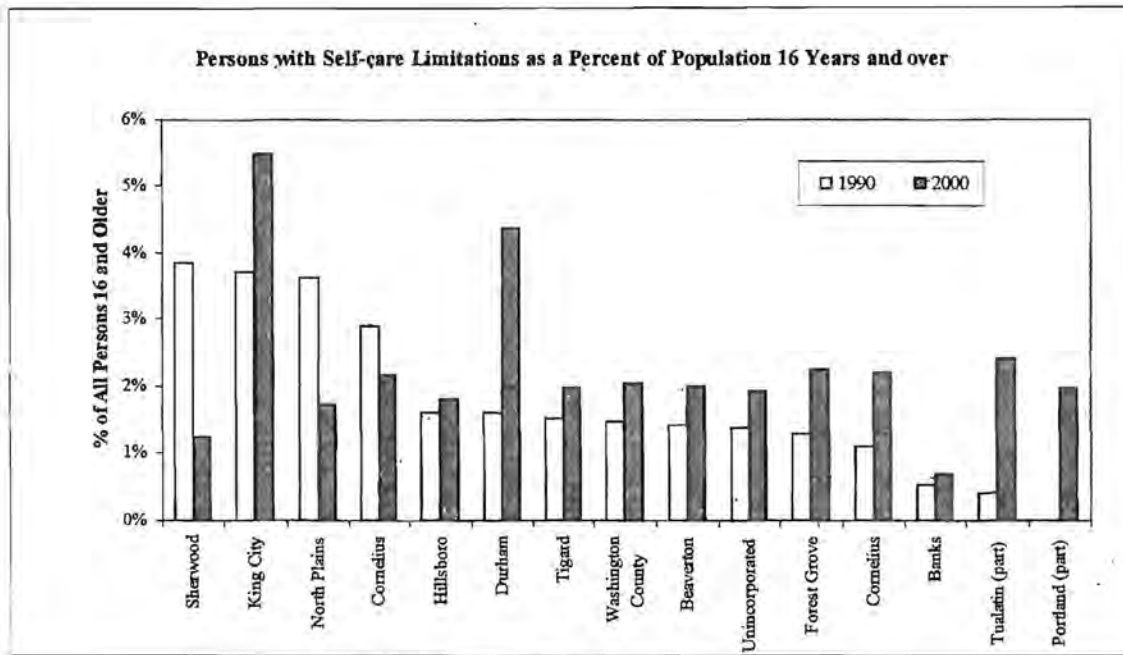
Special Needs Population Groups

Persons with Self-care Limitations (universe: persons 16 years and older)	Number of Persons		Percent of all Persons Ages 16 and Older	
	1990	2000	1990	2000
<b>Banks</b>	2	6	0.5%	0.7%
<b>Beaverton</b>	583	1,176	1.4%	2.0%
<b>Cornelius</b>	127	148	2.9%	2.2%
<b>Durham</b>	6	22	1.1%	2.2%
<b>Forest Grove</b>	165	581	1.6%	4.4%
<b>Gaston</b>	5	9	1.3%	2.3%
<b>Hillsboro</b>	434	946	1.6%	1.8%
<b>King City</b>	76	106	3.7%	5.5%
<b>North Plains</b>	26	20	3.6%	1.7%
<b>Portland (part)</b>	0	22	0.0%	2.0%
<b>Sherwood</b>	89	104	3.9%	1.2%
<b>Tigard</b>	347	627	1.5%	2.0%
<b>Tualatin (part)</b>	39	365	0.4%	2.4%
<b>Unincorporated</b>	1,558	2,811	1.4%	1.9%
<b>Washington County</b>	3,457	6,943	1.5%	2.1%

Persons with Self-care Limitations (universe: persons 65 years and older)	Number of Persons		Percent of all Persons Ages 65 and Older	
	1990	2000	1990	2000
<b>Banks</b>	0	3	0.0%	5.8%
<b>Beaverton</b>	223	777	4.6%	11.4%
<b>Cornelius</b>	31	65	5.5%	11.1%
<b>Durham</b>	0	8	0.0%	9.8%
<b>Forest Grove</b>	79	461	3.9%	19.1%
<b>Gaston</b>	2	2	6.1%	8.3%
<b>Hillsboro</b>	123	451	3.8%	10.3%
<b>King City</b>	72	89	4.1%	5.8%
<b>North Plains</b>	5	15	6.1%	8.8%
<b>Portland (part)</b>	0	0	0.0%	0.0%
<b>Sherwood</b>	14	44	4.0%	7.1%
<b>Tigard</b>	119	308	3.5%	7.4%
<b>Tualatin (part)</b>	23	213	3.6%	18.8%
<b>Unincorporated</b>	553	1,349	3.8%	7.8%
<b>Washington County</b>	1,244	3,785	3.9%	9.6%



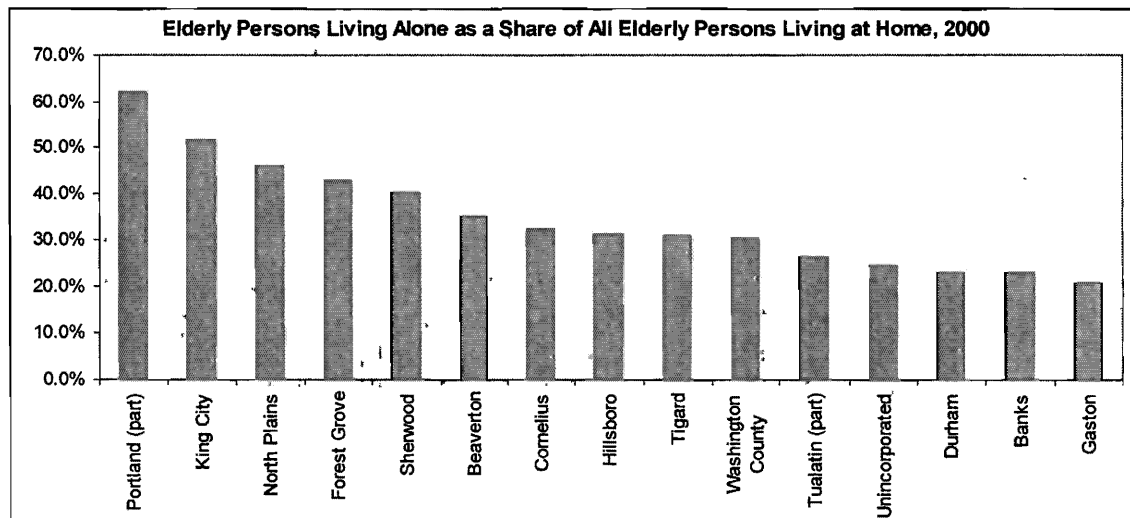
Overview of Demographic Characteristics and Trends in Washington County  
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Elderly Housing

<b>Living Situations of the Elderly, 2000</b> (universe: population 65 years and older)	<b>Elderly Living at Home</b>	<b>Elderly Living at Home Alone</b>	<b>% Elderly Living at Home that Live Alone</b>	<b>Elderly Living in Group Quarters</b>	<b>% Elderly Living in Group Quarters</b>
<b>Banks</b>	52	12	23.1%	0	0.0%
<b>Beaverton</b>	6,187	2,171	35.1%	647	9.5%
<b>Cornelius</b>	578	186	32.2%	9	1.5%
<b>Durham</b>	82	19	23.2%	0	0.0%
<b>Forest Grove</b>	2,146	917	42.7%	270	11.2%
<b>Gaston</b>	24	5	20.8%	0	0.0%
<b>Hillsboro</b>	4,179	1,314	31.4%	221	5.0%
<b>King City</b>	1,538	794	51.6%	0	0.0%
<b>North Plains</b>	171	79	46.2%	0	0.0%
<b>Portland (part)</b>	63	39	61.9%	0	0.0%
<b>Sherwood</b>	610	246	40.3%	13	2.1%
<b>Tigard</b>	4,017	1,251	31.1%	120	2.9%
<b>Tualatin (part)</b>	1,031	273	26.5%	100	8.8%
<b>Unincorporated</b>	16,903	4,137	24.5%	383	2.2%
<b>Washington County</b>	37,688	11,451	30.4%	1,663	4.2%



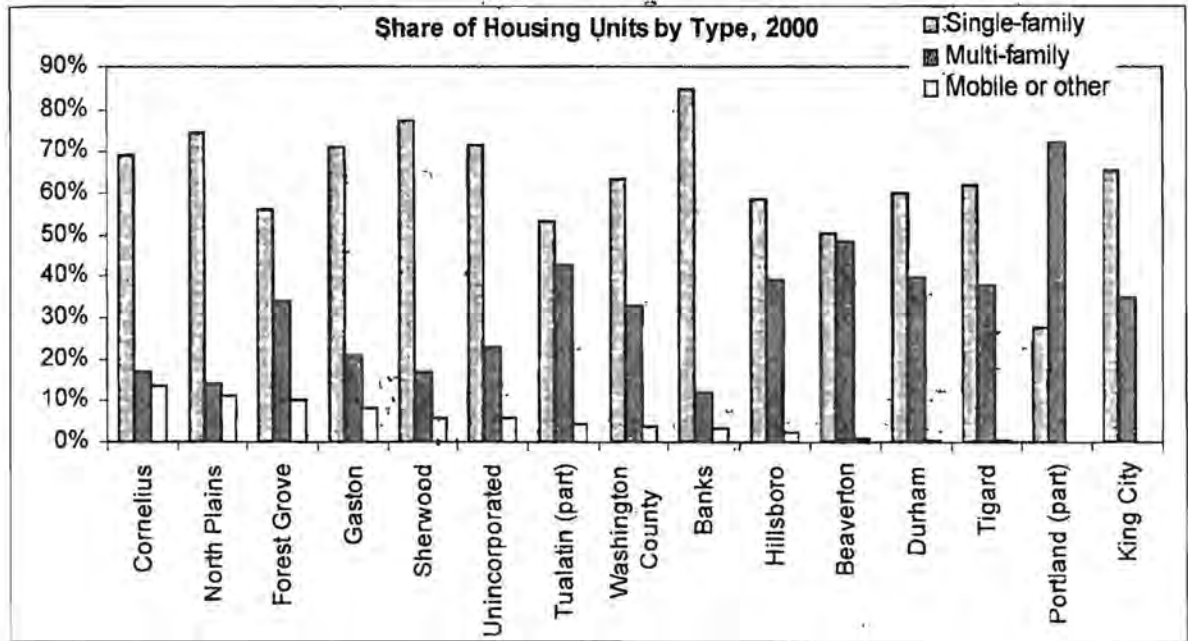
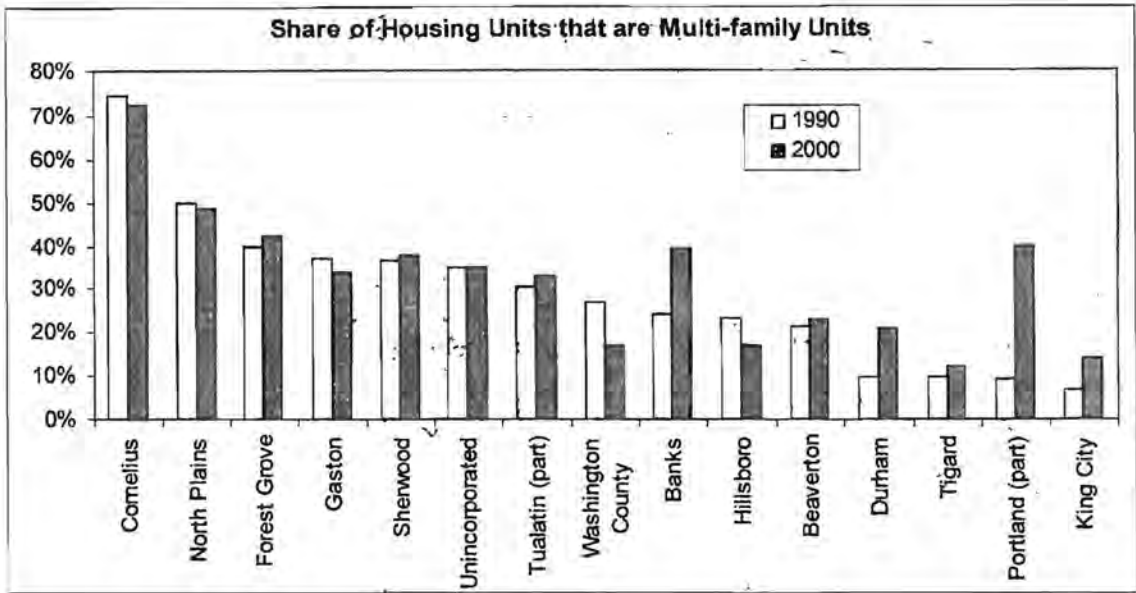
Overview of Demographic Characteristics and Trends in Washington County  
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Housing Units

Housing Units (universe: all housing units)	Total Housing Units		Growth 1990- 2000	Single-family		Multi-family		Other*	
	1990	2000		1990	2000	1990	2000	1990	2000
<b>Banks</b>	190	492	158.9%	162	407	19	58	15	17
<b>Beaverton</b>	24,083	32,500	34.9%	11,623	16,408	11,998	15,790	462	309
<b>Cornelius</b>	2,141	3,003	40.3%	1,326	2,088	500	509	315	411
<b>Durham</b>	268	552	106.0%	251	330	25	219	0	3
<b>Forest Grove</b>	5,102	6,702	31.4%	2,767	3,742	1,881	2,259	454	674
<b>Gaston</b>	176	204	15.9%	138	147	18	43	27	17
<b>Hillsboro</b>	13,347	27,211	103.9%	9,661	15,922	3,196	10,671	490	599
<b>King City</b>	1,456	1,488	2.2%	917	966	508	517	31	0
<b>North Plains</b>	306	633	106.9%	279	475	21	90	9	72
<b>Portland (part)</b>	637	714	12.1%	153	202	460	525	6	0
<b>Sherwood</b>	1,239	4,412	256.1%	744	3,445	332	753	163	258
<b>Tigard</b>	12,599	17,369	37.9%	7,904	10,752	4,604	6,562	91	72
<b>Tualatin (part)</b>	5,201	8,168	57.0%	2,762	4,347	2,075	3,454	366	346
<b>Unincorporated</b>	57,953	75,443	30.2%	41,775	54,046	12,453	17,181	3,727	4,207
<b>Washington County</b>	124,716	178,913	43.5%	80,470	113,297	38,090	58,631	6,156	6,985

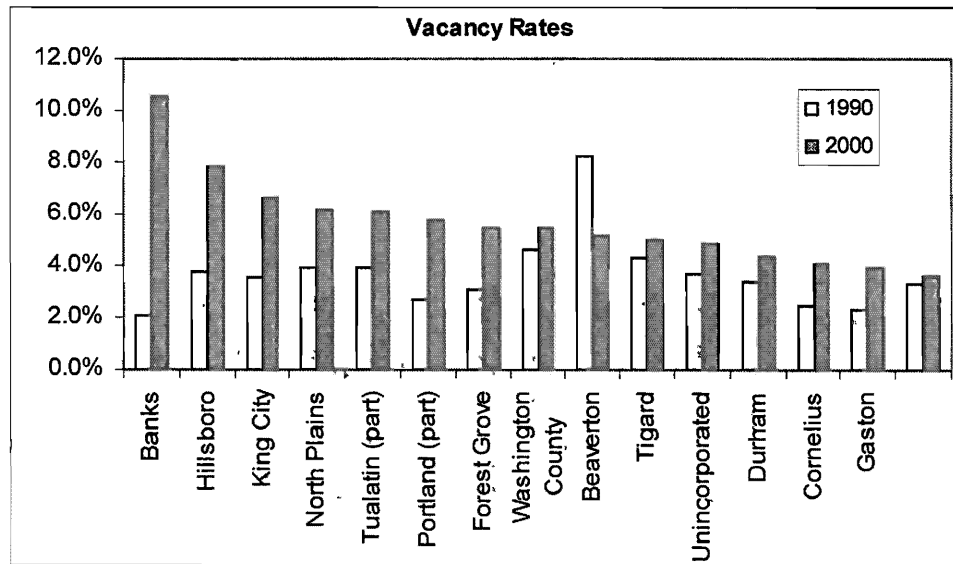
\*Other dwelling types such as mobile homes, trailers, RVs, boats.

Overview of Demographic Characteristics and Trends in Washington County  
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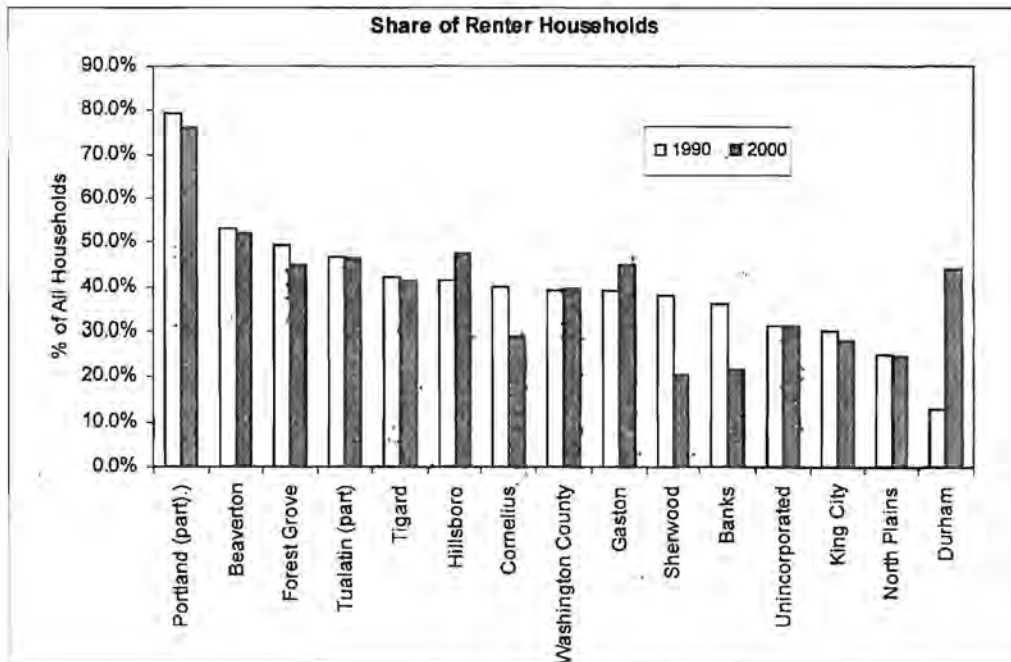
Occupancy and Vacancy

Occupancy and Vacancy Status (universe: housing units)	Occupied Housing Units		Vacancy Rate	
	1990	2000	1990	2000
<b>Banks</b>	186	440	2.1%	10.6%
<b>Beaverton</b>	22,100	30,821	8.2%	5.2%
<b>Cornelius</b>	2,089	2,880	2.4%	4.1%
<b>Durham</b>	259	528	3.4%	4.3%
<b>Forest Grove</b>	4,946	6,336	3.1%	5.5%
<b>Gaston</b>	172	196	2.3%	3.9%
<b>Hillsboro</b>	12,849	25,079	3.7%	7.8%
<b>King City</b>	1,405	1,389	3.5%	6.7%
<b>North Plains</b>	294	594	3.9%	6.2%
<b>Portland (part)</b>	620	673	2.7%	5.7%
<b>Sherwood</b>	1,198	4,253	3.3%	3.6%
<b>Tigard</b>	12,055	16,507	4.3%	5.0%
<b>Tualatin (part)</b>	4,997	7,671	3.9%	6.1%
<b>Unincorporated</b>	55,809	71,774	3.7%	4.9%
<b>Washington County</b>	118,997	169,162	4.6%	5.5%



Tenure of All Households

Tenure of Households (universe: occupied housing units)	1990 Owner Occupied	1990 Renter Occupied	2000 Owner Occupied	2000 Renter Occupied	1990 % Renters	2000 % Renters
<b>Banks</b>	119	67	337	94	36.0%	21.8%
<b>Beaverton</b>	10,383	11,717	14,759	16,071	53.0%	52.1%
<b>Cornelius</b>	1,254	835	2,046	832	40.0%	28.9%
<b>Durham</b>	226	33	296	233	12.7%	44.0%
<b>Forest Grove</b>	2,503	2,443	3,471	2,832	49.4%	44.9%
<b>Gaston</b>	105	67	109	88	39.0%	44.7%
<b>Hillsboro</b>	7,529	5,320	13,118	11,912	41.4%	47.6%
<b>King City</b>	983	422	996	392	30.0%	28.2%
<b>North Plains</b>	220	74	449	146	25.2%	24.5%
<b>Portland (part.)</b>	127	493	163	515	79.5%	76.0%
<b>Sherwood</b>	743	455	3,410	883	38.0%	20.6%
<b>Tigard</b>	6,966	5,089	9,654	6,857	42.2%	41.5%
<b>Tualatin (part)</b>	2,656	2,341	4,085	3,553	46.8%	46.5%
<b>Unincorporated</b>	38,522	17,305	49,531	22,330	31.0%	31.1%
<b>Washington County</b>	72,336	46,661	102,424	66,738	39.2%	39.5%



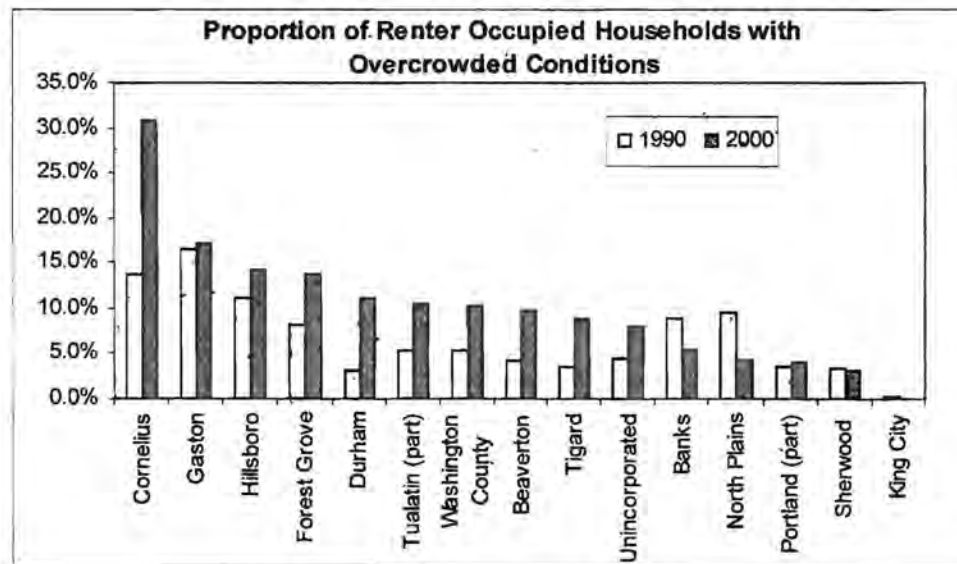
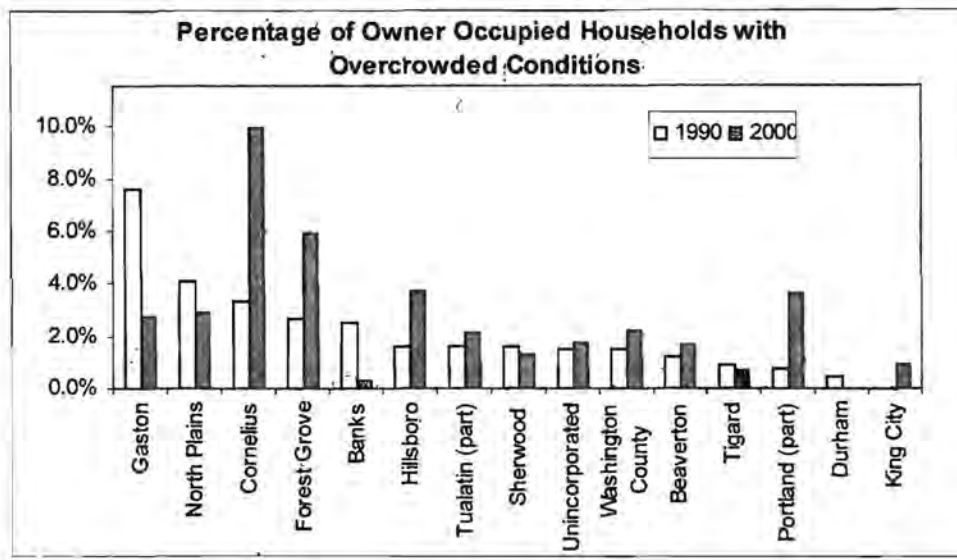
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Overcrowded Housing by Tenure

Overcrowded* Households (universe: occupied housing units)	Owner Occupied Households				Renter Occupied Households			
	Number Overcrowded		Share of All Owner Occupied		Number Overcrowded		Share of All Renter Occupied	
	1990	2000	1990	2000	1990	2000	1990	2000
<b>Banks</b>	3	1	2.5%	0.3%	6	5	9.0%	5.3%
<b>Beaverton</b>	126	252	1.2%	1.7%	484	1,571	4.1%	9.8%
<b>Cornelius</b>	42	203	3.3%	9.9%	115	257	13.8%	30.9%
<b>Durham</b>	1	0	0.4%	0.0%	1	26	3.0%	1.2%
<b>Forest Grove</b>	66	205	2.6%	5.9%	198	391	8.1%	13.8%
<b>Gaston</b>	8	3	7.6%	2.8%	11	15	16.4%	17.0%
<b>Hillsboro</b>	123	492	1.6%	3.8%	593	1,701	11.1%	14.3%
<b>King City</b>	0	9	0.0%	0.9%	1	0	0.2%	0.0%
<b>North Plains</b>	9	13	4.1%	2.9%	7	6	9.5%	4.1%
<b>Portland (part)</b>	1	6	0.8%	3.7%	18	20	3.7%	3.9%
<b>Sherwood</b>	12	45	1.6%	1.3%	15	27	3.3%	3.1%
<b>Tigard</b>	64	65	0.9%	0.7%	181	614	3.6%	9.0%
<b>Tualatin (part)</b>	43	87	1.6%	2.1%	122	372	5.2%	10.5%
<b>Unincorporated</b>	581	879	1.5%	1.8%	750	1,762	4.3%	7.9%
<b>Washington County</b>	1,079	2,260	1.5%	2.2%	2,502	6,767	5.4%	10.1%

\*More than 1 person per room

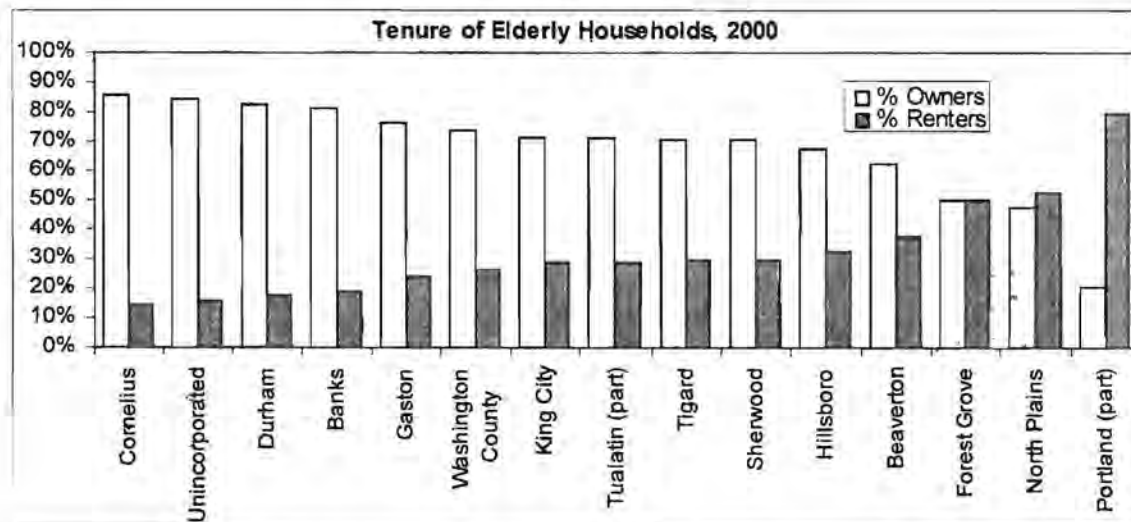
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Tenure of Households with an Elderly Householder

Tenure of Elderly Households (universe: households with householder ages 65 year and older)	1990		2000		Share of Elderly 2000	
	Owner	Renter	Owner	Renter	Owner	Renter
	<b>Banks</b>	23	4	26	6	81.3%
<b>Beaverton</b>	1,767	1,316	2,596	1,570	62.3%	37.7%
<b>Cornelius</b>	319	56	313	52	85.8%	14.2%
<b>Durham</b>	25	2	42	9	82.4%	17.6%
<b>Forest Grove</b>	689	543	785	776	50.3%	49.7%
<b>Gaston</b>	16	4	13	4	76.5%	23.5%
<b>Hillsboro</b>	1,447	592	1,847	902	67.2%	32.8%
<b>King City</b>	868	377	841	335	71.5%	28.5%
<b>North Plains</b>	47	13	59	65	47.6%	52.4%
<b>Portland (part)</b>	15	50	10	38	20.8%	79.2%
<b>Sherwood</b>	156	99	301	127	70.3%	29.7%
<b>Tigard</b>	1,531	651	1,877	787	70.5%	29.5%
<b>Tualatin (part)</b>	282	108	469	187	71.5%	28.5%
<b>Unincorporated</b>	7,546	1,429	8,960	1,626	84.6%	15.4%
<b>Washington County</b>	14,732	5,245	18,144	6,484	73.7%	26.3%



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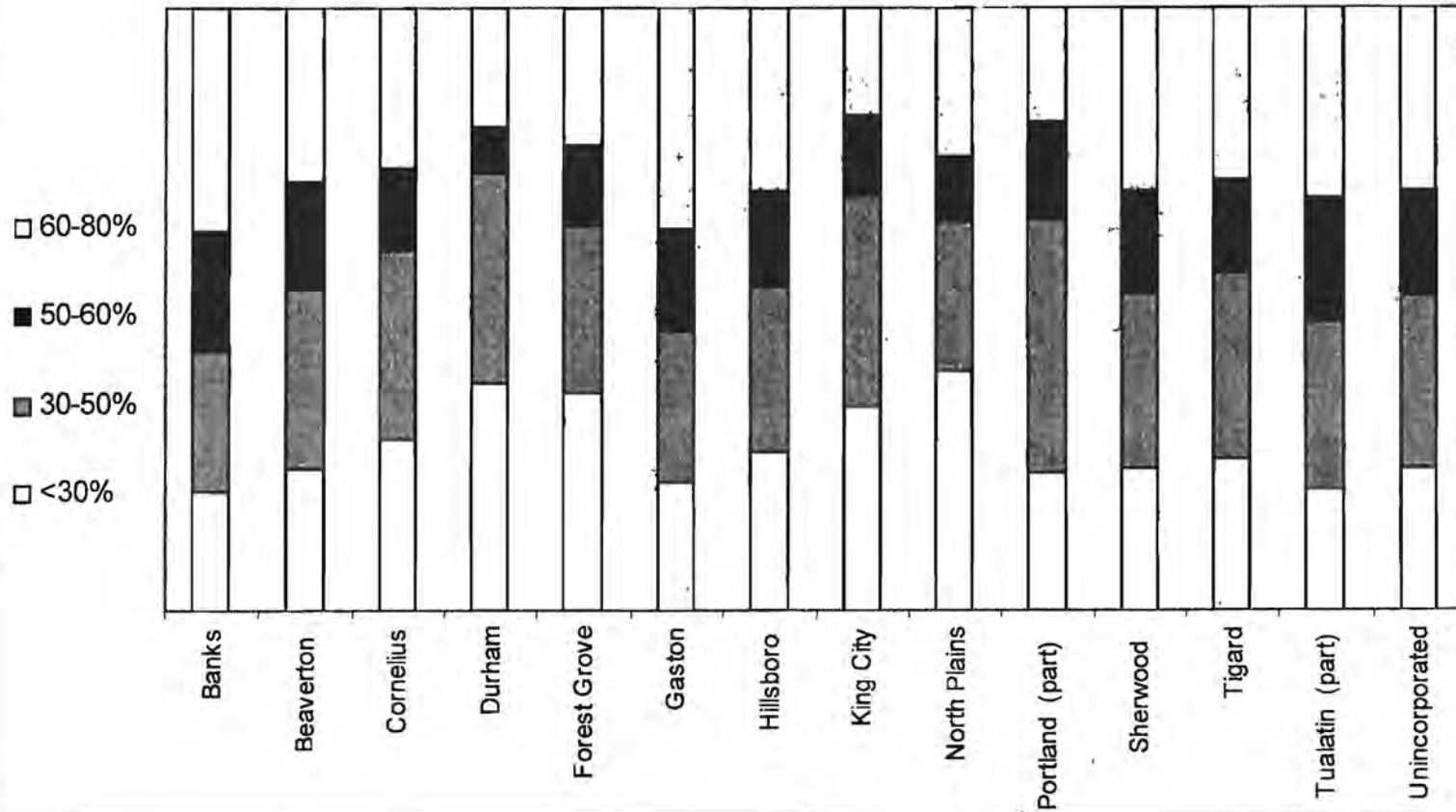
Households by HAMFI\* Category

2000 HAMFI		30%	50%	60%	80%	95%	
\$ 53,700		\$16,110	\$26,850	\$32,220	\$42,960	\$51,015	
Number of Households by HAMFI* Category, 2000 (universe: households)	Total Households	Percent of HAMFI and Number of Households					
		<30%	30-50%	50-60%	60-80%	80-95%	>95%
<b>Banks</b>	456	28	33	29	53	47	265
<b>Beaverton</b>	30,833	3,110	3,980	2,370	3,832	2,957	14,584
<b>Cornelius</b>	2,885	353	384	167	331	396	1,255
<b>Durham</b>	517	84	76	18	43	34	261
<b>Forest Grove</b>	6,310	1,195	902	442	745	695	2,331
<b>Gaston</b>	196	24	29	20	42	23	58
<b>Hillsboro</b>	25,028	2,514	2,642	1,496	2,931	2,559	12,886
<b>King City</b>	1,386	317	326	128	166	160	290
<b>North Plains</b>	585	91	57	25	57	73	282
<b>Portland (part)</b>	722	114	207	81	94	37	189
<b>Sherwood</b>	4,340	282	353	205	367	350	2,783
<b>Tigard</b>	16,499	1,657	2,039	1,001	1,885	1,512	8,404
<b>Tualatin (part)</b>	7,668	550	750	554	862	821	4,132
<b>Unincorporated</b>	71,840	5,885	7,060	4,347	7,570	7,016	39,962
<b>Washington County</b>	169,287	16,215	18,838	10,884	18,977	16,680	87,693

\*Number of Households in 2000 by categories of HUD's 1999 Adjusted Median Family Income

Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Share of Households by HUD Adjusted Median Family Income Categories, 2000

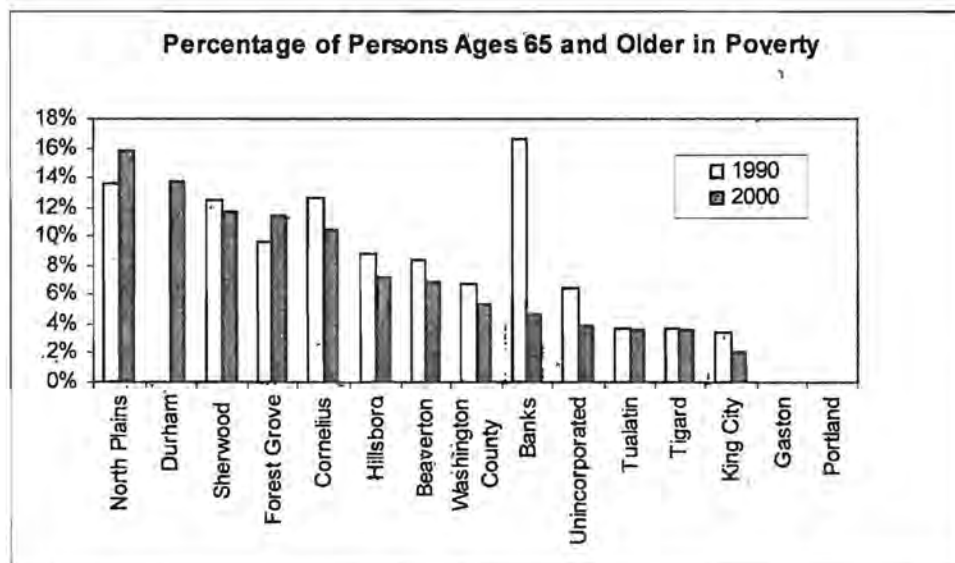
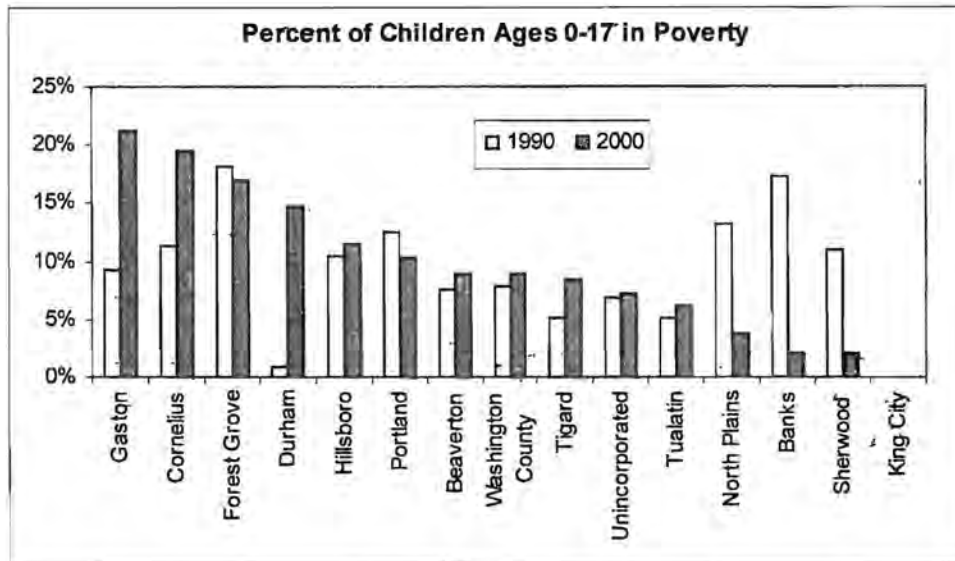


Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Persons in Poverty by Age

<b>Poverty Rates (universe: persons for whom poverty status is determined)</b>	<b>1990</b>			<b>2000</b>		
	<b>0-17</b>	<b>18-64</b>	<b>65+</b>	<b>0-17</b>	<b>18-64</b>	<b>65+</b>
<b>Banks</b>	17.3%	10.0%	16.7%	2.1%	3.8%	4.6%
<b>Beaverton</b>	7.5%	5.8%	8.4%	9.0%	7.5%	6.8%
<b>Cornelius</b>	11.3%	8.7%	12.7%	19.6%	14.9%	10.5%
<b>Durham</b>	0.9%	1.4%	0.0%	14.7%	8.5%	13.7%
<b>Forest Grove</b>	18.1%	16.1%	9.7%	16.9%	13.6%	11.4%
<b>Gaston</b>	9.2%	9.4%	0.0%	21.3%	6.4%	0.0%
<b>Hillsboro</b>	10.4%	7.1%	8.8%	11.4%	8.5%	7.2%
<b>King City</b>	0.0%	6.9%	3.4%	0.0%	3.6%	2.1%
<b>North Plains</b>	13.2%	20.8%	13.6%	3.8%	4.0%	15.8%
<b>Portland (part)</b>	12.5%	5.7%	0.0%	10.2%	12.7%	0.0%
<b>Sherwood</b>	11.0%	7.6%	12.5%	2.0%	2.3%	11.7%
<b>Tigard</b>	5.1%	4.8%	3.6%	8.3%	6.5%	3.6%
<b>Tualatin (part)</b>	5.1%	4.4%	3.7%	6.1%	6.3%	3.6%
<b>Unincorporated</b>	7.9%	6.0%	6.8%	8.8%	7.1%	5.3%
<b>Washington County</b>	6.8%	5.1%	6.4%	7.3%	6.0%	3.8%

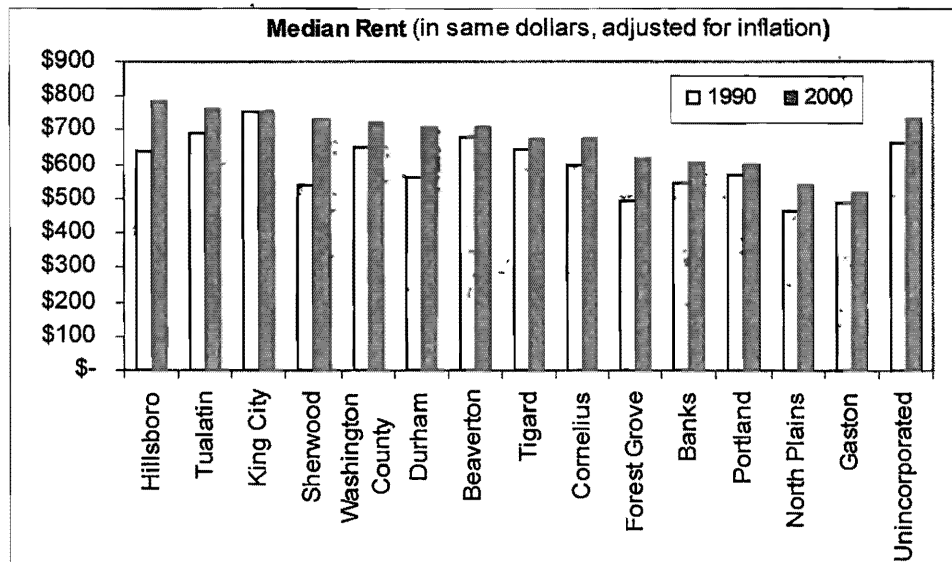
Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts



Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

Median Rent

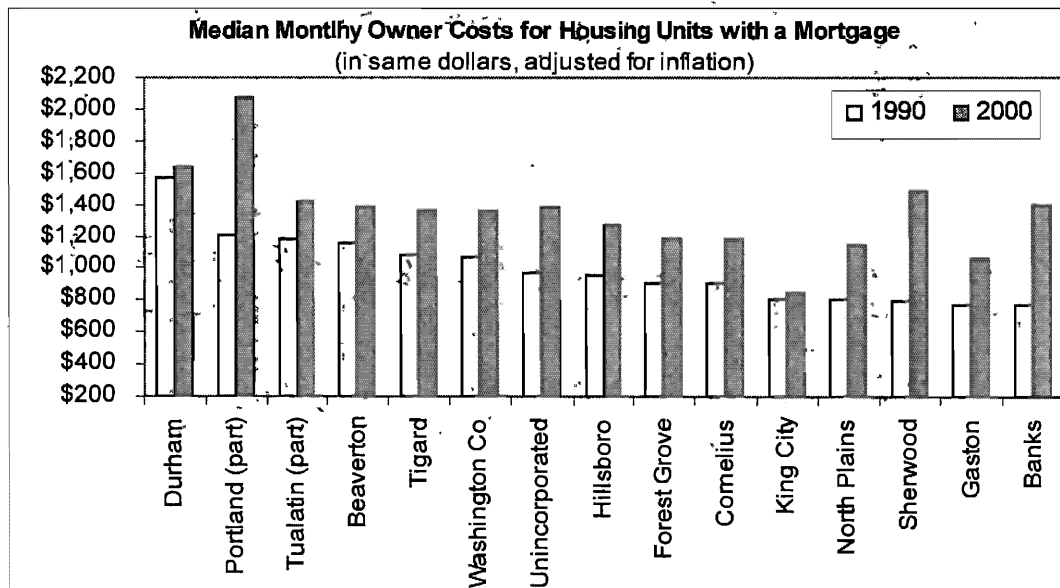
<b>Median Gross Rent</b> (universe: Specified renter occupied housing units paying cash rent)	<b>1990</b>	<b>1990</b> (1999 dollars)	<b>2000</b> (1999 dollars)
<b>Banks</b>	\$ 408	\$ 545	\$ 601
<b>Beaverton</b>	\$ 508	\$ 678	\$ 706
<b>Cornelius</b>	\$ 446	\$ 595	\$ 671
<b>Durham</b>	\$ 422	\$ 563	\$ 708
<b>Forest Grove</b>	\$ 370	\$ 494	\$ 614
<b>Gaston</b>	\$ 364	\$ 486	\$ 514
<b>Hillsboro</b>	\$ 480	\$ 641	\$ 782
<b>King City</b>	\$ 565	\$ 754	\$ 757
<b>North Plains</b>	\$ 347	\$ 463	\$ 539
<b>Portland (part)</b>	\$ 428	\$ 571	\$ 598
<b>Sherwood</b>	\$ 403	\$ 538	\$ 733
<b>Tigard</b>	\$ 484	\$ 646	\$ 673
<b>Tualatin (part)</b>	\$ 519	\$ 693	\$ 762
<b>Unincorporated</b>	\$ 497	\$ 664	\$ 730



Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

**Median Monthly Owner Housing Costs**

<b>Median Monthly Owner Costs for Housing Units with a Mortgage (universe: Specified owner-occupied housing units)</b>	<b>1990</b>	<b>1990 (1999 dollars)</b>	<b>2000 (1999 dollars)</b>
<b>Banks</b>	\$ 571	\$ 762	\$ 1,398
<b>Beaverton</b>	\$ 862	\$ 1,150	\$ 1,387
<b>Cornelius</b>	\$ 680	\$ 908	\$ 1,179
<b>Durham</b>	\$ 1,179	\$ 1,574	\$ 1,630
<b>Forest Grove</b>	\$ 681	\$ 909	\$ 1,183
<b>Gaston</b>	\$ 577	\$ 770	\$ 1,056
<b>Hillsboro</b>	\$ 719	\$ 960	\$ 1,267
<b>King City</b>	\$ 602	\$ 803	\$ 845
<b>North Plains</b>	\$ 601	\$ 802	\$ 1,140
<b>Portland (part)</b>	\$ 900	\$ 1,201	\$ 2,076
<b>Sherwood</b>	\$ 595	\$ 794	\$ 1,482
<b>Tigard</b>	\$ 814	\$ 1,086	\$ 1,361
<b>Tualatin (part)</b>	\$ 889	\$ 1,187	\$ 1,421
<b>Unincorporated</b>	\$ 729	\$ 973	\$ 1,388
<b>Washington County</b>	\$ 797	\$ 1,064	\$ 1,358



Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts

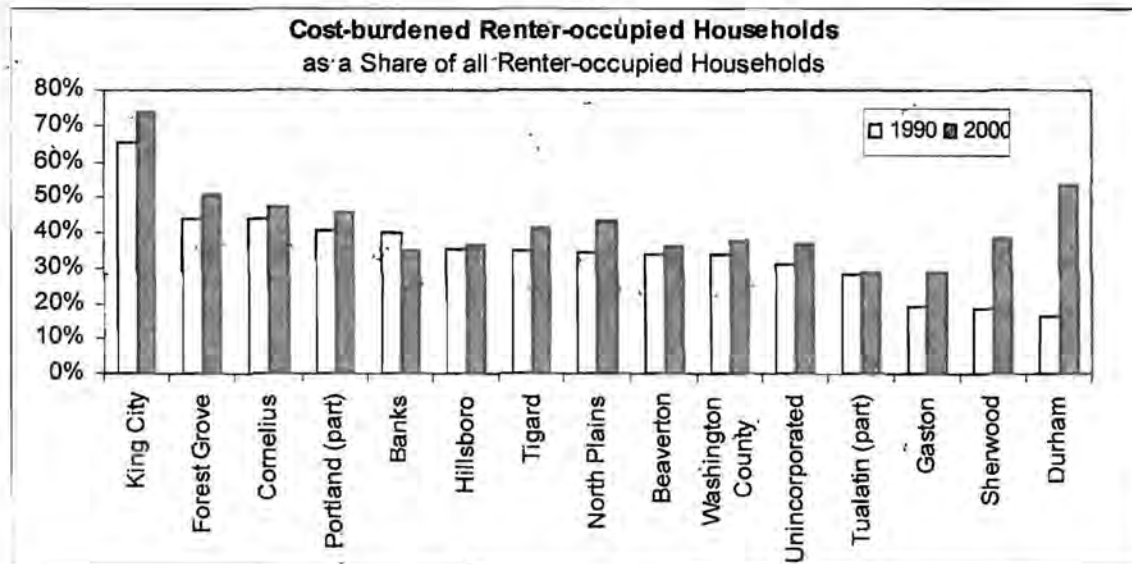
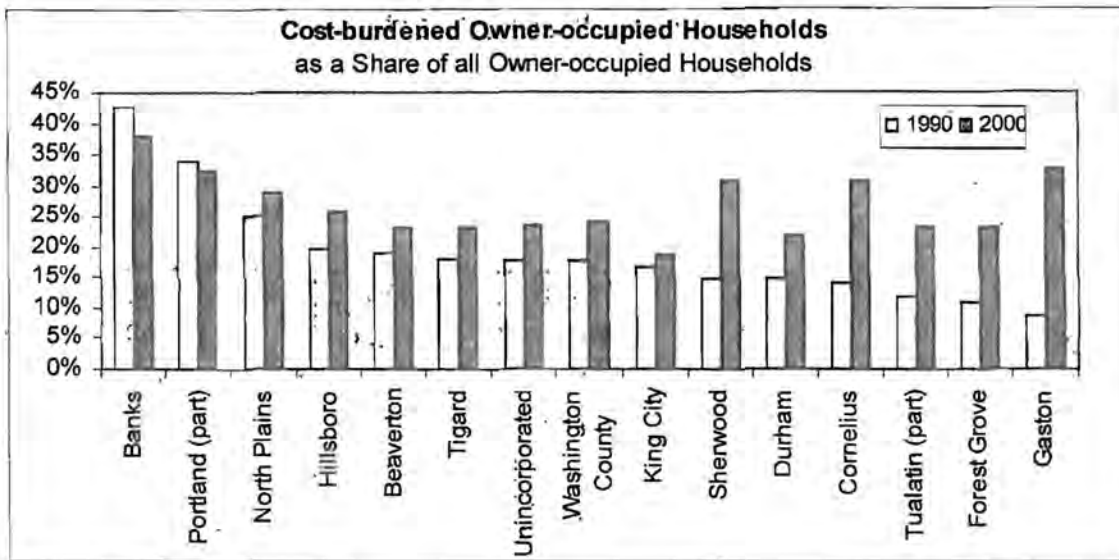
Cost-burdened Households

Cost-burdened * Households (universe: specified owner or renter occupied units)	All Households				Owner-Occupied Housing				Renter-Occupied Housing			
	Number Cost-burdened		% of all Households		Number Cost-burdened		% of all Owner Occupied Households		Number Cost-burdened		% of all Renter Occupied Households	
	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000	1990	2000
<b>Banks</b>	71	149	41.5%	37.3%	42	118	42.9%	38.1%	29	31	39.7%	34.8%
<b>Beaverton</b>	5,625	8,741	27.2%	30.2%	1,739	3,079	18.9%	23.3%	3,886	5,662	33.8%	36.1%
<b>Cornelius</b>	491	867	28.3%	36.2%	128	502	14.1%	30.9%	363	365	44.1%	47.6%
<b>Durham</b>	38	186	15.0%	36.0%	31	62	14.8%	21.8%	7	124	16.3%	53.7%
<b>Forest Grove</b>	1,274	1,936	29.0%	36.6%	217	620	10.9%	23.1%	1,057	1,316	44.2%	50.5%
<b>Gaston</b>	22	55	13.8%	30.9%	7	32	8.6%	32.7%	15	23	19.2%	28.8%
<b>Hillsboro</b>	3,126	7,297	26.5%	31.1%	1,290	3,055	19.5%	25.7%	1,836	4,242	35.4%	36.7%
<b>King City</b>	398	434	33.1%	35.6%	135	156	16.8%	18.5%	263	278	65.6%	73.7%
<b>North Plains</b>	76	165	27.7%	32.9%	49	106	25.1%	29.0%	27	59	34.2%	43.4%
<b>Portland (part)</b>	228	284	39.5%	42.7%	36	50	34.0%	32.5%	192	234	40.8%	45.8%
<b>Sherwood</b>	157	1,234	16.6%	32.3%	77	923	14.8%	30.7%	80	311	18.8%	38.1%
<b>Tigard</b>	2,885	4,805	25.4%	31.0%	1,159	2,030	18.1%	23.2%	1,726	2,775	34.9%	41.3%
<b>Tualatin (part)</b>	902	1,818	19.9%	26.0%	265	820	11.7%	23.2%	637	998	28.0%	28.7%
<b>Unincorporated</b>	10,472	16,167	22.3%	27.9%	5,453	9,090	17.7%	23.6%	5,019	7,077	31.1%	36.4%
<b>Washington County</b>	25,769	45,289	24.5%	29.8%	10,632	21,271	17.7%	24.2%	15,137	24,018	33.8%	37.6%

\*Spending 30% or more of income on rent or housing costs.

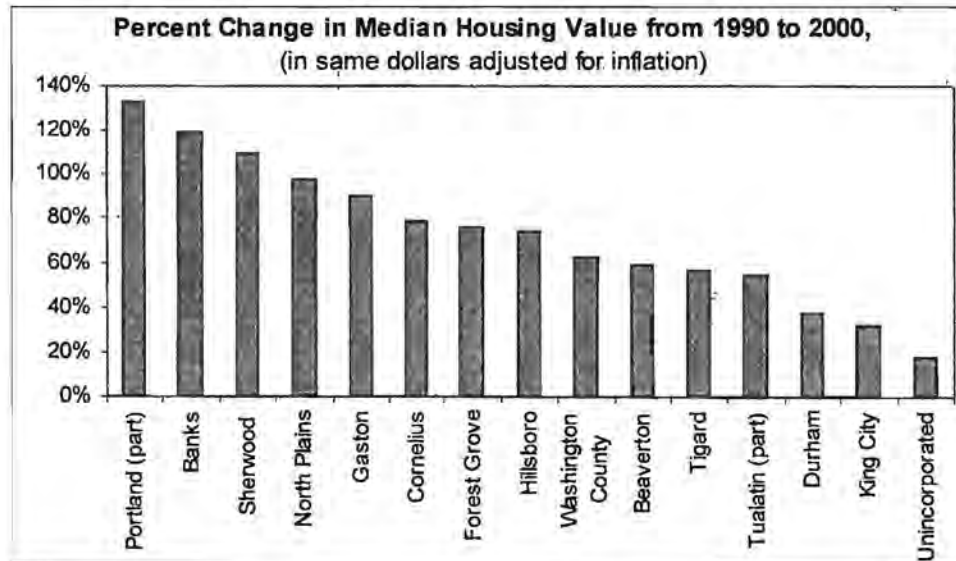


Overview of Demographic Characteristics and Trends in Washington County  
Data Tables and Charts



Median Housing Value

Median Housing Value(universe: Specified owner occupied housing units)	1990	1990 (1999 dollars)	2000 (1999 dollars)	Absolute Change (in same dollars)	Percent Change(in same dollars)
<b>Banks</b>	\$ 56,500	\$ 75,408	\$ 165,100	\$ 89,692	118.9%
<b>Beaverton</b>	\$ 89,500	\$ 119,451	\$ 189,800	\$ 70,349	58.9%
<b>Cornelius</b>	\$ 58,500	\$ 78,077	\$ 139,400	\$ 61,323	78.5%
<b>Durham</b>	\$ 135,600	\$ 180,979	\$ 248,300	\$ 67,321	37.2%
<b>Forest Grove</b>	\$ 66,200	\$ 88,354	\$ 155,100	\$ 66,746	75.5%
<b>Gaston</b>	\$ 56,500	\$ 75,408	\$ 143,800	\$ 68,392	90.7%
<b>Hillsboro</b>	\$ 71,200	\$ 95,027	\$ 165,200	\$ 70,173	73.8%
<b>King City</b>	\$ 74,300	\$ 99,165	\$ 130,100	\$ 30,935	31.2%
<b>North Plains</b>	\$ 59,700	\$ 79,679	\$ 157,600	\$ 77,921	97.8%
<b>Portland (part)</b>	\$ 95,100	\$ 126,925	\$ 295,200	\$ 168,275	132.6%
<b>Sherwood</b>	\$ 67,100	\$ 89,555	\$ 187,500	\$ 97,945	109.4%
<b>Tigard</b>	\$ 90,400	\$ 120,652	\$ 188,600	\$ 67,948	56.3%
<b>Tualatin (part)</b>	\$ 92,000	\$ 122,788	\$ 189,100	\$ 66,312	54.0%
<b>Unincorporated</b>	\$ 88,274	\$ 117,815	\$ 138,987	\$ 21,172	18.0%
<b>Washington County</b>	\$ 85,100	\$ 113,579	\$ 184,800	\$ 71,221	62.7%



## Washington County Maps by Census Tract

The following is a list of the maps (in categories) that were prepared for the Washington County Housing Study.

### Reference Map

- Census tract identifiers

### Population Maps

- Elderly (seniors)
- Children
- Minorities

### Household Maps

- Housing Tenure
- Cost-burdened Households

### Poverty Maps

- Impoverished
- Impoverished Elderly

### Land-use Maps

- Percent of Area Zoned Residential
- Vacant Residential Properties

The reference map is provided to identify the Census tract numbers in the thematic maps listed above.

Data by census tract for each map are located in the Excel file named 'Mapped Data' on the Washington County Housing Study and Data' CD. Most of the data represent counts, or numbers, of persons, households, or tax lots. Some data represent a percentage, or share that a tract holds for a variable. Other data indicate only what the majority of the value represents (e.g. more renters than owners are indicated as 'renters').

Most maps display counts, or numbers that are present in the tract (e.g. number of persons). The 'Tenure' map shows the tracts according to what the majority of the households represent for each tract – either renter or owner-occupied. Additionally, the share, or percentage, that the majority represents of the total households in the tract is expressed by the shading and color of the tract. The lighter the color, the lower the percentage; conversely, the darker the color, the greater the share.

On other maps, the intensity of the color represents the gravity that the data value holds for the corresponding variable. The legend in the 'Tenure' map is color coded so that the tracts with a majority of renter households are indicated in shades of orange. Tracts with

a majority of owner-occupied households are in shades of green. The darker the shade, the greater the percentage that either renter, or owner-occupied households, represent of all households in the tract.

The data tables used to make the maps are shown following the brief summary of what is seen on each of the maps, and following the maps themselves. Some tables have the census tracts listed in ascending order so that a specific tract may easily be found to look up its data value. Data in other tables are sorted in the descending order of the data values. The higher values are located toward the top to view which tracts have the greatest quantity, or share of a particular variable.

Using the maps and the source tables (containing the mapped data) together provide the best technique to interpret the map and detect further the signs of areas where there might be housing needs or a target population. At the least, the maps indicate the areas, or more specifically, the census tracts that warrant further investigation to determine areas in housing need.

### **Summary: Map Interpretation**

#### **Population**

##### Elderly

Persons ages 65 years and older are concentrated in three main areas:

- 1) King City and the southern part of Tigard
- 2) Parts of Beaverton (north and west) and southwest Portland (part)
- 3) Forest Grove.

##### Children

The greatest numbers of children are residing mostly on the edge of city limits, except in Hillsboro and Cornelius, where they are more concentrated southwest and south of the city centers (respectively).

##### Minorities

The ethnic minority population is mostly concentrated in the central portion of the county, from Cornelius east along T.V. Highway, to Highway 217 and south along 217 to I-5.

#### **Poverty**

##### All Persons

All persons in poverty follow a similar pattern to the location of the ethnic minority population, except that the concentration of the impoverished starts in Forest Grove and is more pronounced near central Hillsboro, Beaverton, Tigard and Tualatin - virtually all of the city centers.

##### Seniors in Poverty

Seniors that are impoverished appear in the same areas as. However, there are additional tracts near the I-5/217 interchange and some rural tracts where there are concentrations of elderly residing that had income below the poverty level in 2000. The additional areas of concentrations not common to the other sub-population groups are North Plains and the north bank along the entire length of the Tualatin River.

### **Households**

#### Tenure

The tracts in the areas away from the more populous cities more commonly have more owner-occupied households than renter households. The highest concentrations of renter households are in Forest Grove, Tualatin (part), Tigard, and Beaverton, north of Canyon Road.

#### Cost-burdened Households

The highest concentrations of tracts are located in and around King City and north of Scholls Ferry Road. Another area where there are cost-burdened, is Portland (part), where housing value is high. Forest Grove and Hillsboro many cost-burdened households, as well.

### **Land-use and Zoning**

#### Residentially Zoned Property

The most concentrated areas with a large proportion of residentially zoned property are in and around Beaverton and King City; in the vicinity of Hillsboro, and in the Portland (part) area, north of highway 26. Forty-one tracts in Washington County have more than half of their land area zoned residential.

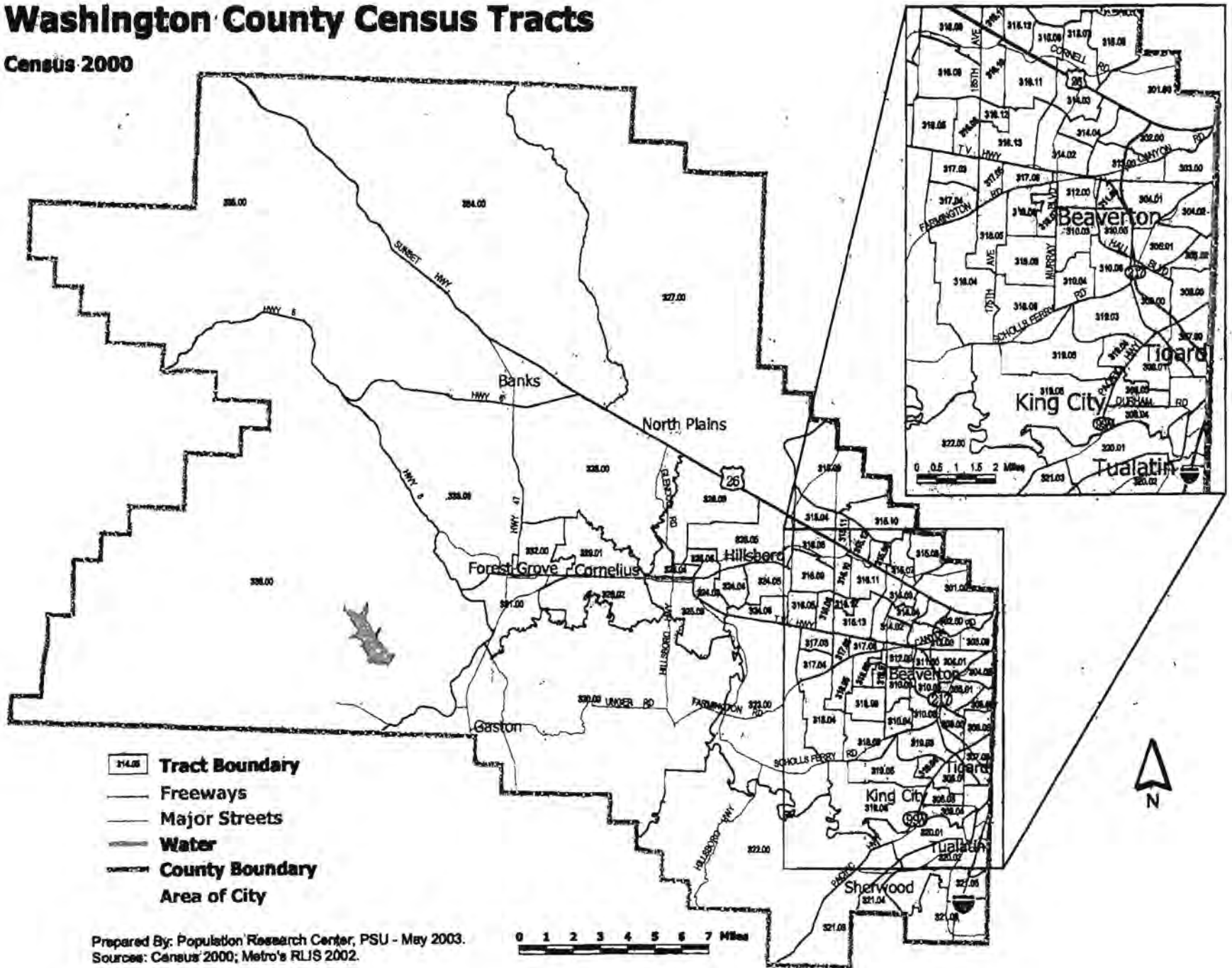
#### Land-use

The greatest numbers of vacant residential lots are in and around Sherwood, King City and Portland (part). Forest Grove and the tract that is adjacent to the north and the west of the city, and Hillsboro appear to have a large number of vacant residential lots.

*The maps begin on the next page.*

# Washington County Census Tracts

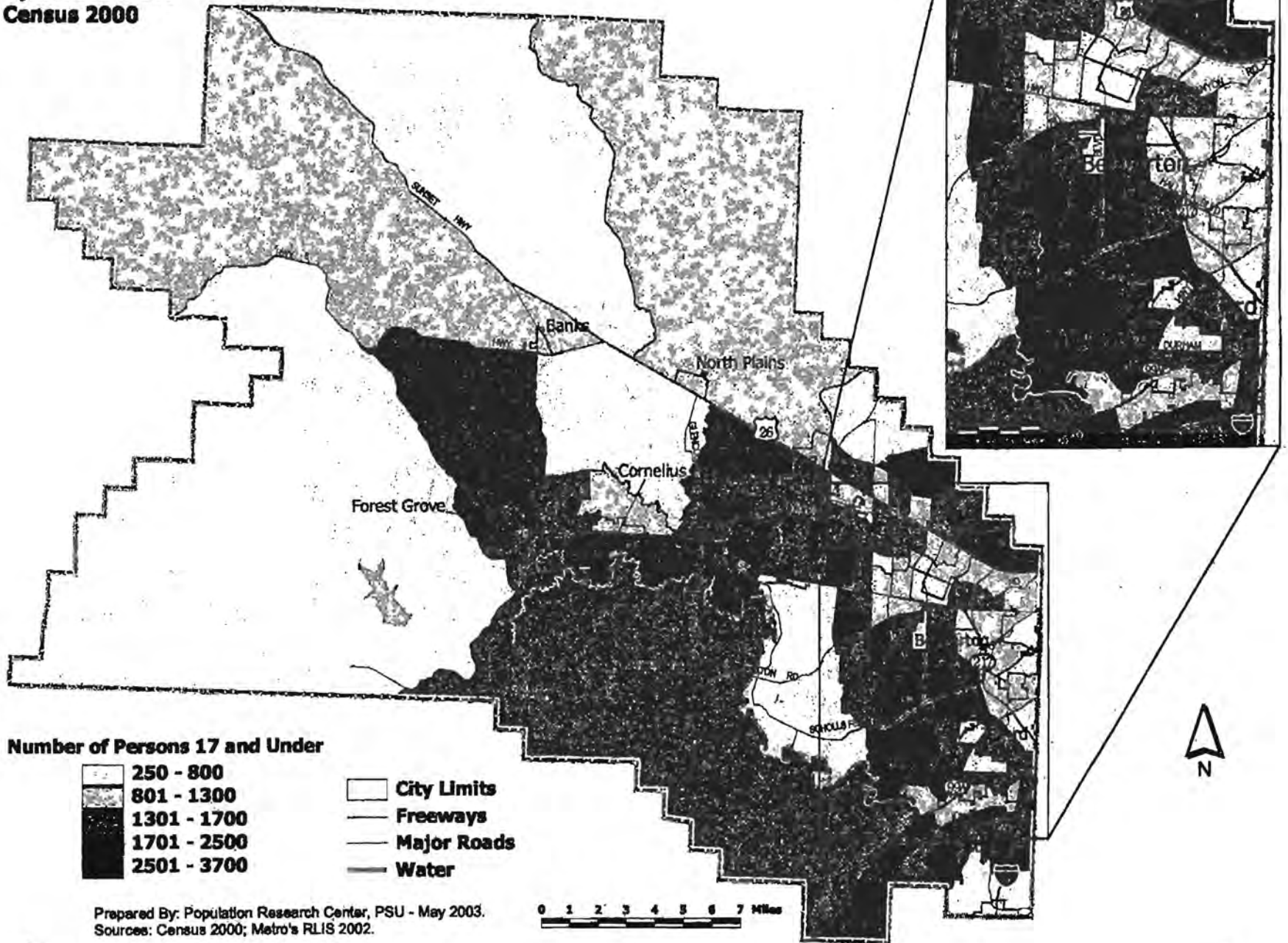
Census 2000



Prepared By: Population Research Center, PSU - May 2003.  
 Sources: Census 2000; Metro's RLIS 2002.

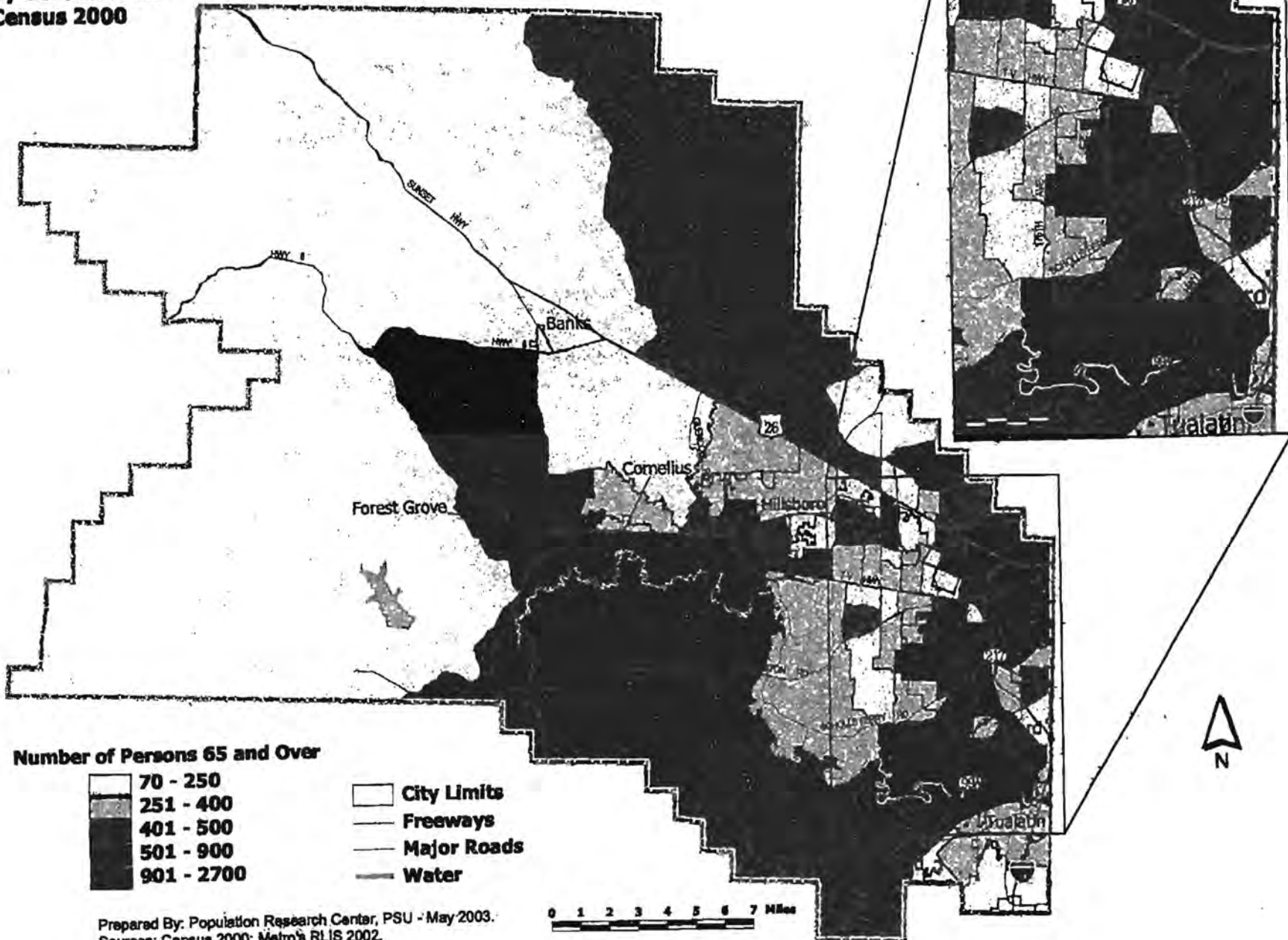
# Washington County Children

By Census Tract  
Census 2000



# Washington County Seniors

By Census Tract  
Census 2000



Number of Persons 65 and Over

- 70 - 250
- 251 - 400
- 401 - 500
- 501 - 900
- 901 - 2700

- City Limits
- Freeways
- Major Roads
- Water

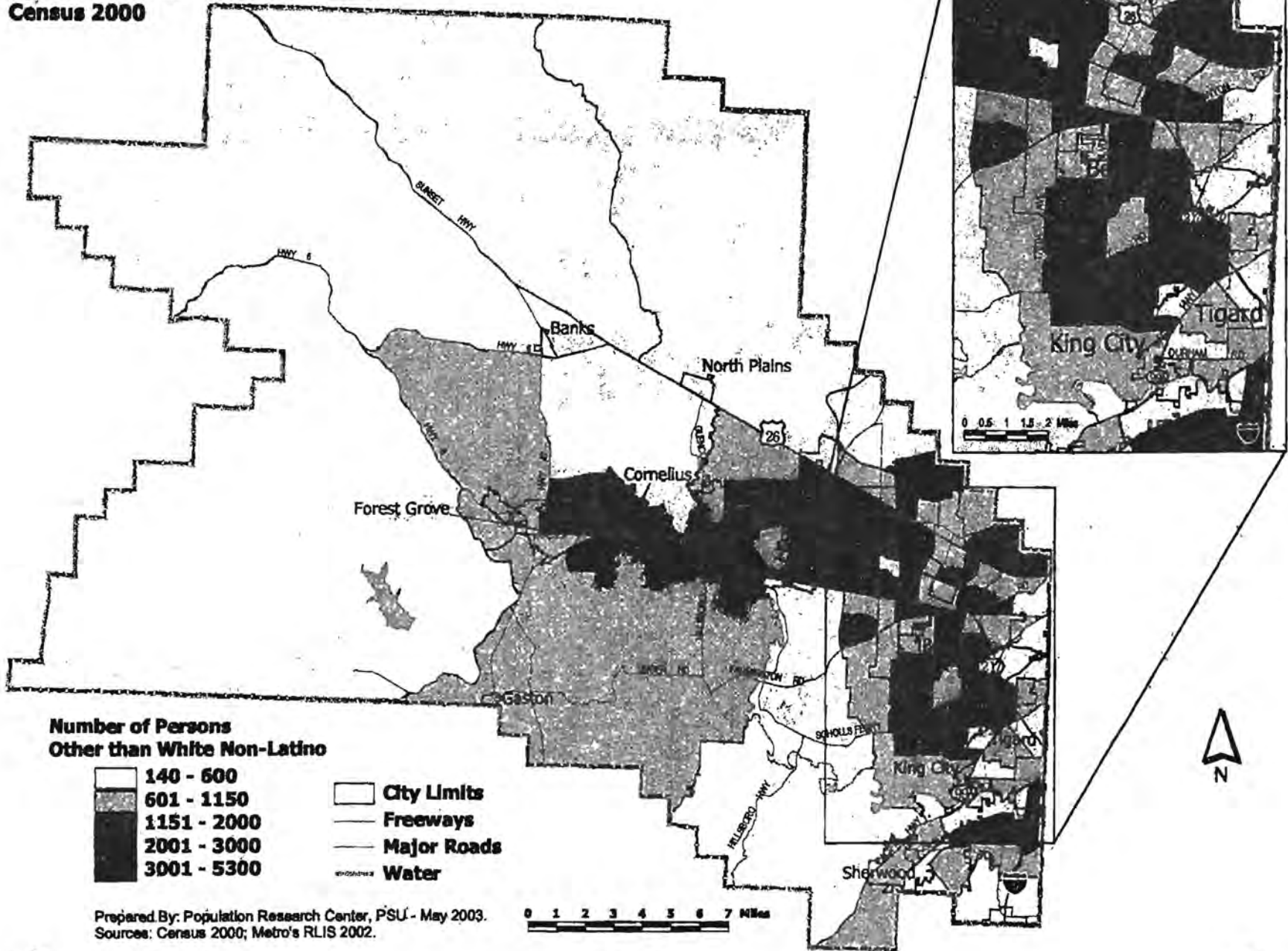
Prepared By: Population Research Center, PSU - May 2003.  
Sources: Census 2000; Metro's RLIS 2002.

0 1 2 3 4 5 6 7 Miles



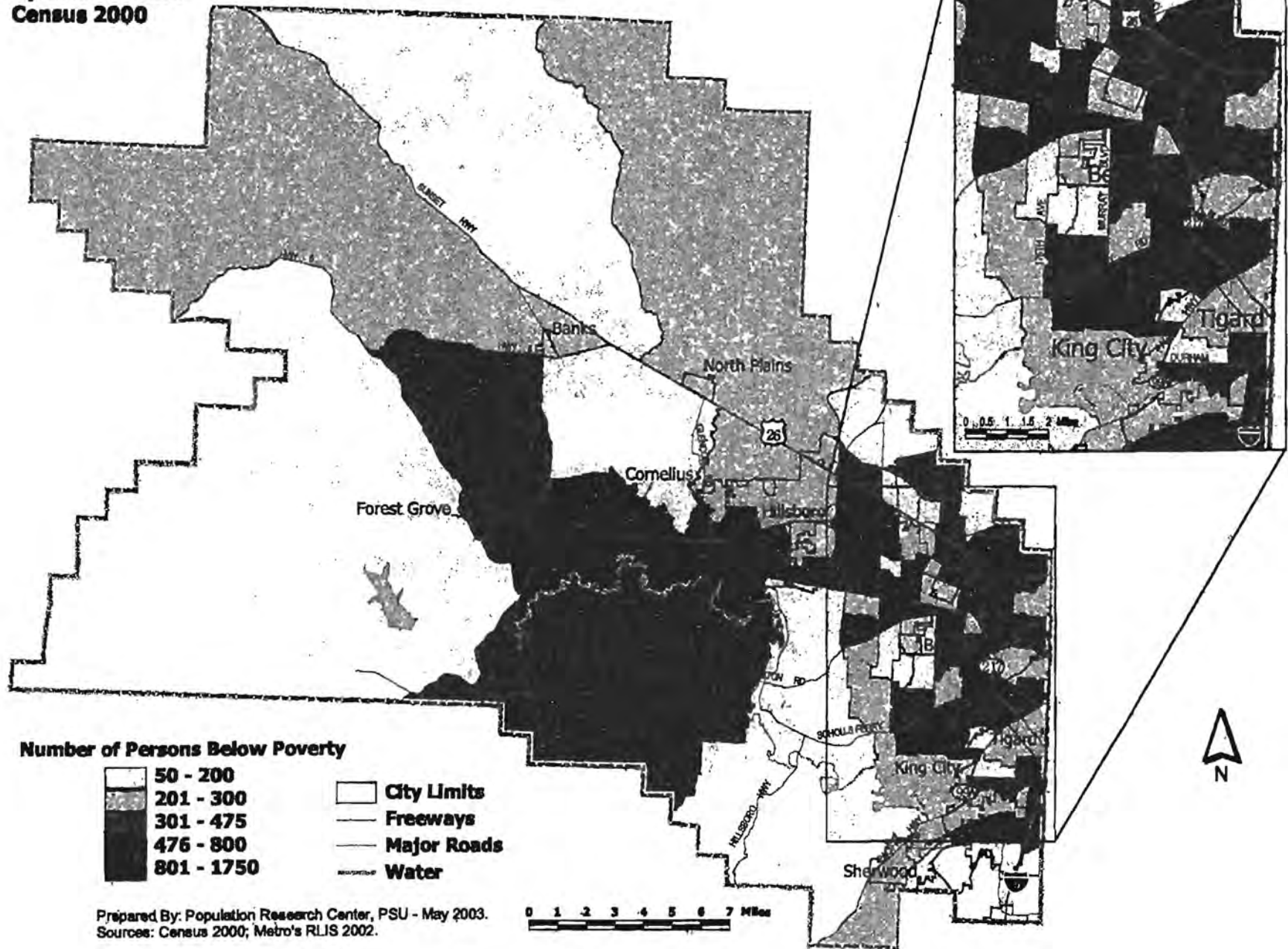
# Washington County Minorities

By Census Tract  
Census 2000



# Washington County Poverty

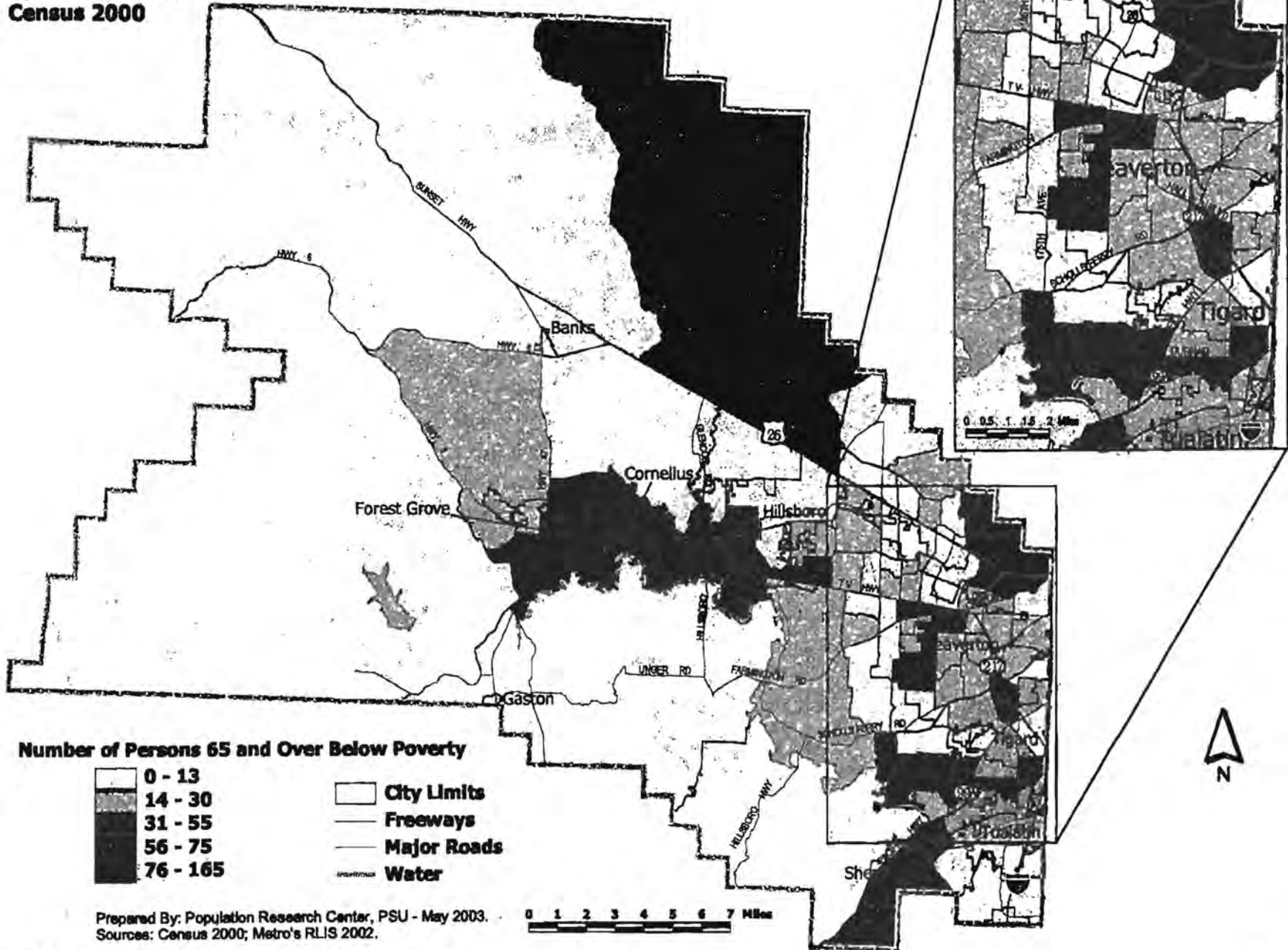
By Census Tract  
Census 2000



Prepared By: Population Research Center, PSU - May 2003.  
Sources: Census 2000; Metro's RLIS 2002.

# Washington County Seniors in Poverty

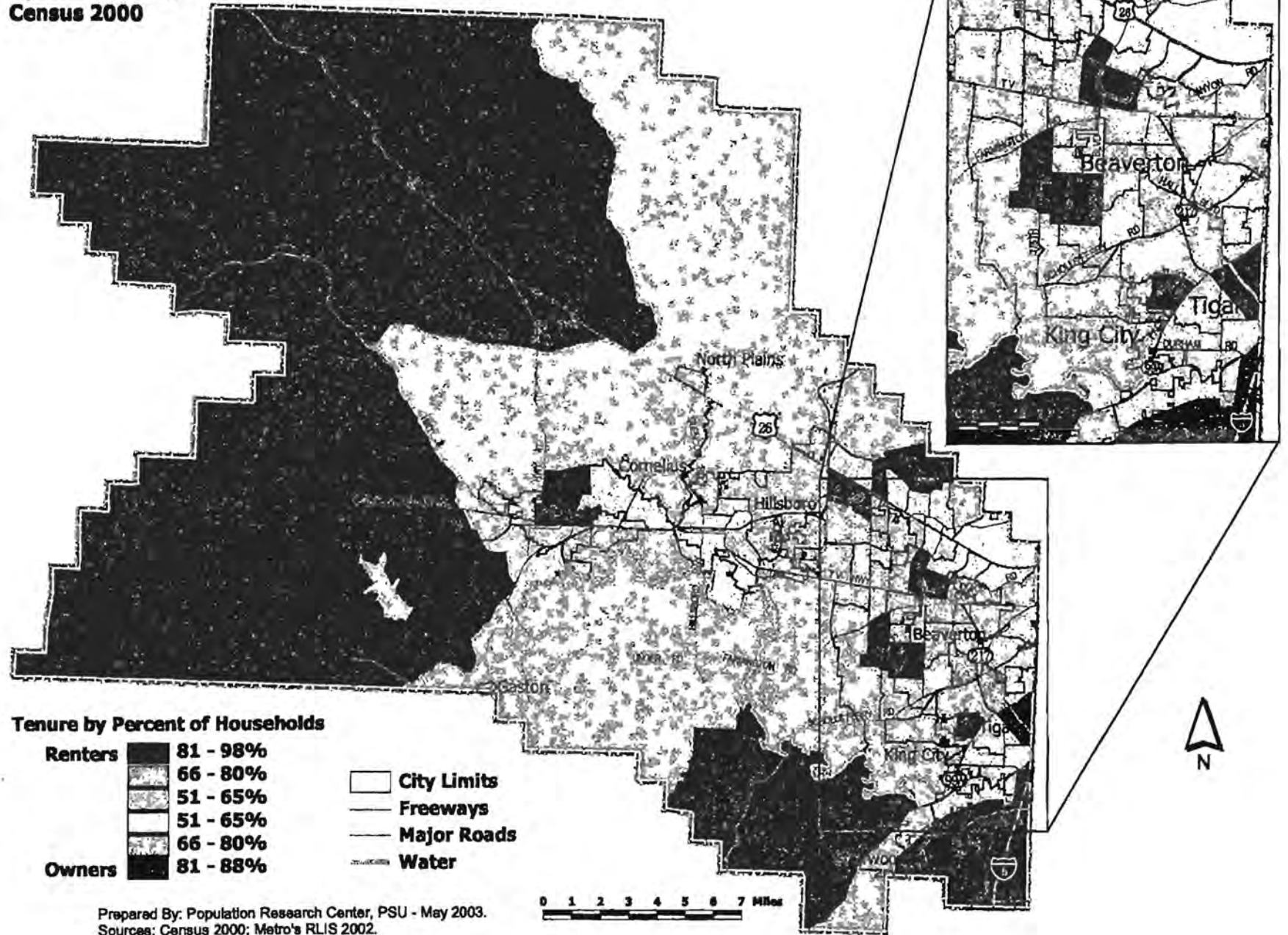
By Census Tract  
Census 2000



Prepared By: Population Research Center, PSU - May 2003.  
Sources: Census 2000; Metro's RLIS 2002.

# Washington County Housing Tenure

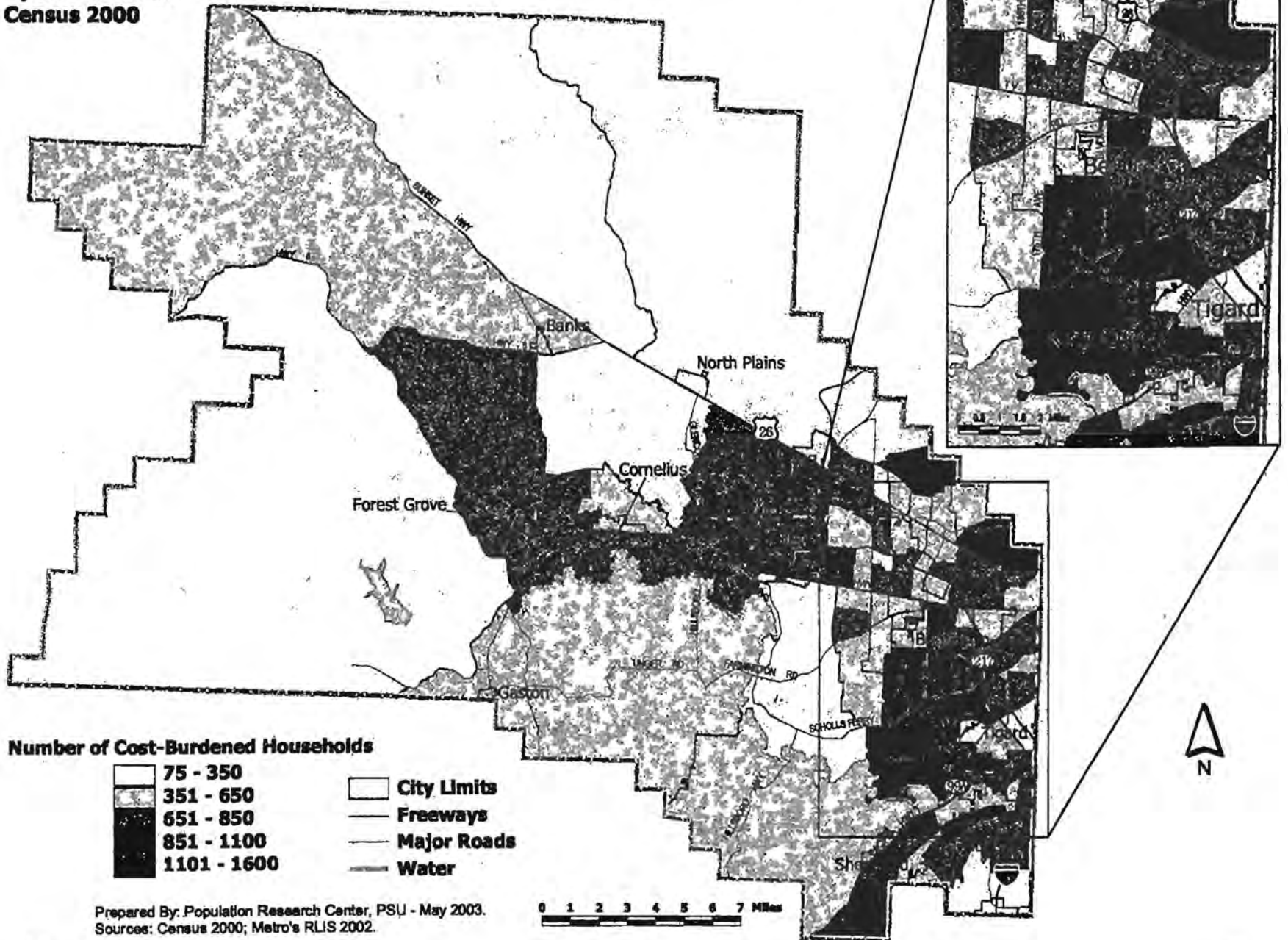
By Census Tract  
Census 2000



Prepared By: Population Research Center, PSU - May 2003.  
Sources: Census 2000; Metro's RLIS 2002.

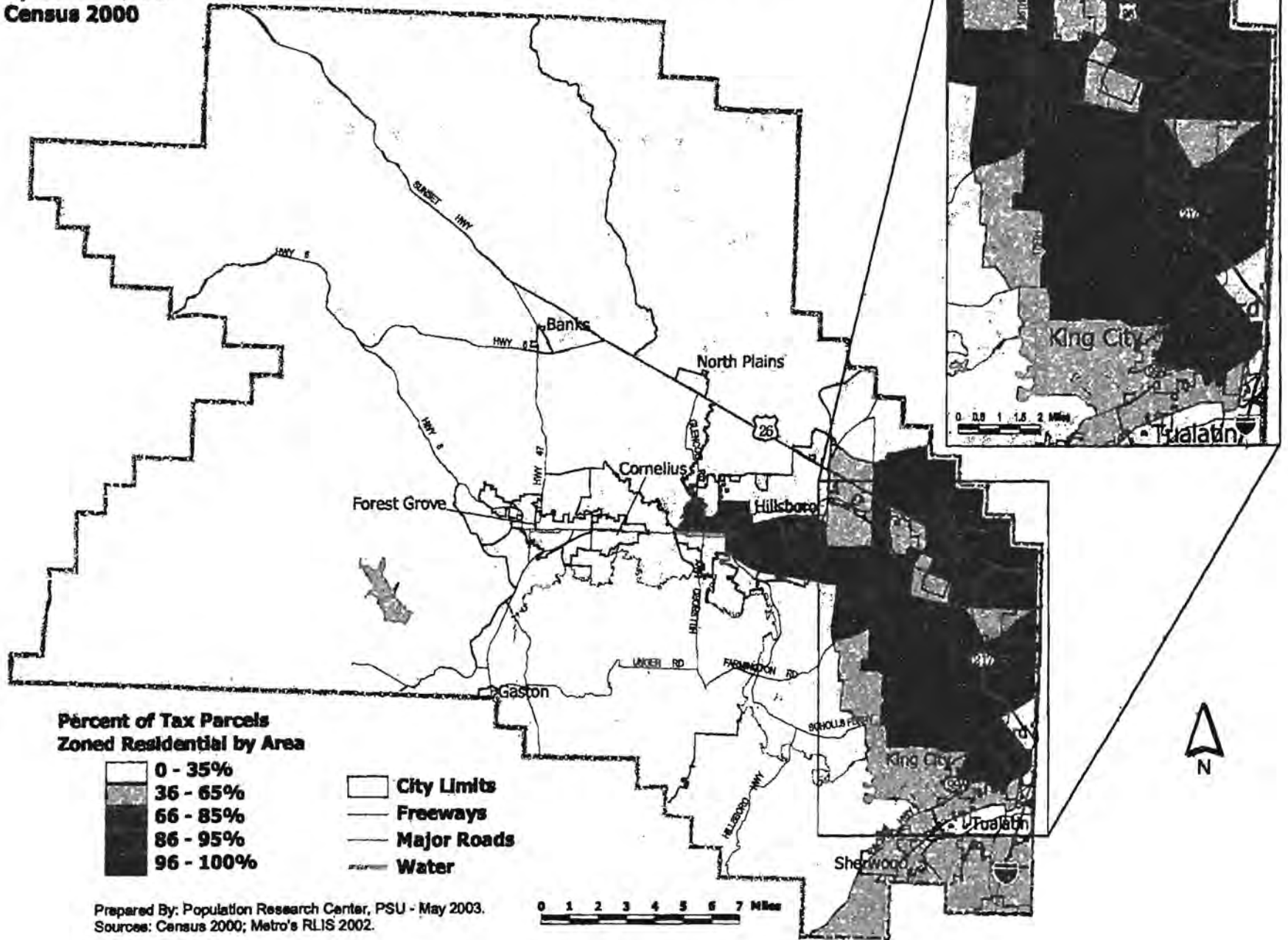
# Washington County Cost-Burdened Households

By Census Tract  
Census 2000



# Washington County Residential Property

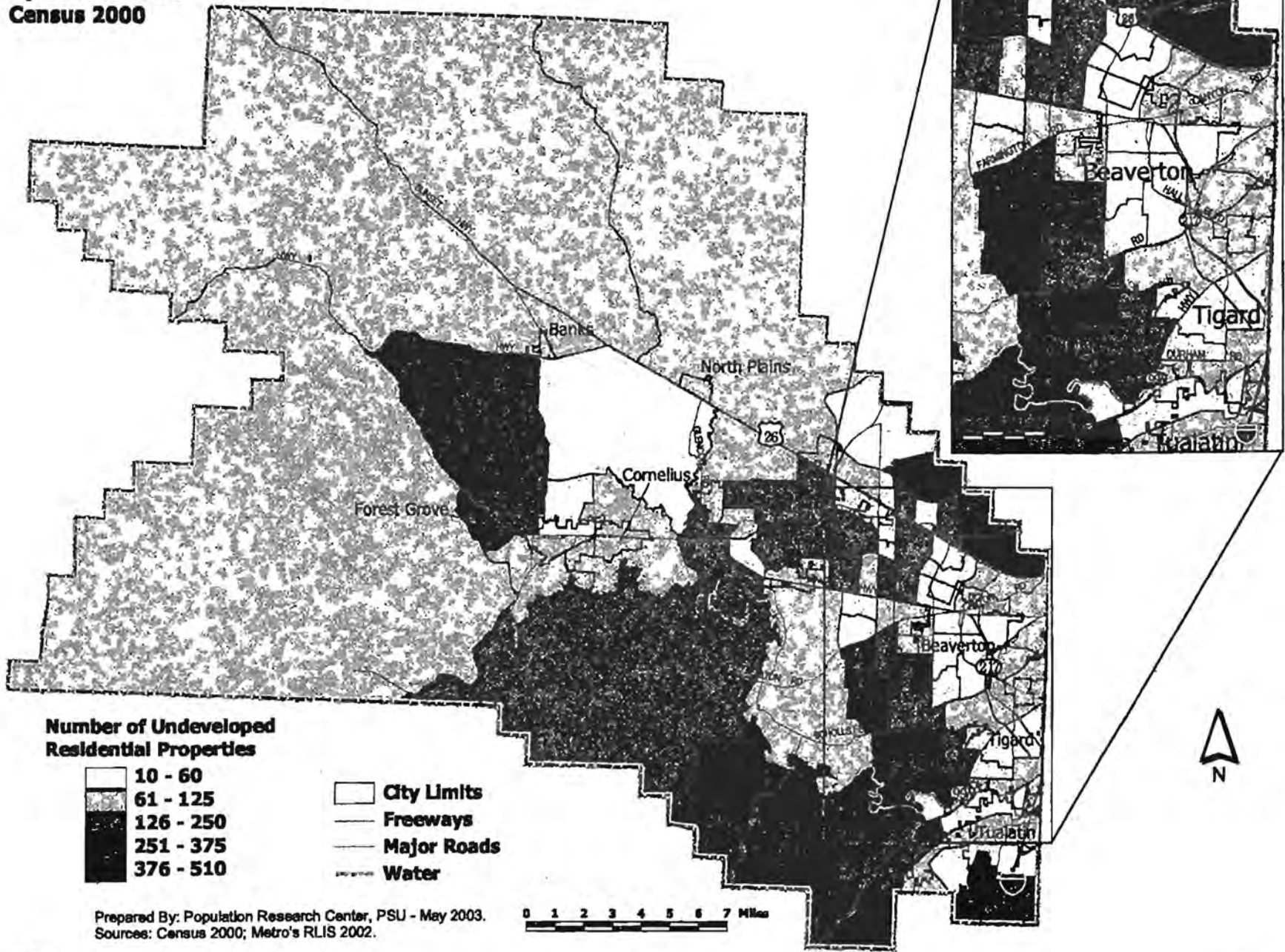
By Census Tract  
Census 2000



Prepared By: Population Research Center, PSU - May 2003.  
Sources: Census 2000; Metro's RLIS 2002.

# Washington County Land Use

By Census Tract  
Census 2000



Prepared By: Population Research Center, PSU - May 2003.  
Sources: Census 2000; Metro's RLIS 2002.

**Data used to Prepare the Washington County Housing Study Maps**

Population Maps

Data are sorted by Census tract number in ascending order.

WA Co. Census Tracts		Population Maps, 2000 Data			
Census ID	Tract Number	Total Persons	Persons Under 18	Persons 65 and over	Persons other than White Non-Hispanic
41067030100	301.00	9,380	1,938	955	1,256
41067030200	302.00	5,707	1,196	975	638
41067030300	303.00	4,388	1,034	657	281
41067030401	304.01	4,154	896	668	646
41067030402	304.02	4,300	792	643	570
41067030501	305.01	4,797	963	783	565
41067030502	305.02	3,341	740	291	391
41067030600	306.00	5,145	1,199	468	669
41067030700	307.00	1,508	281	109	455
41067030801	308.01	5,713	1,328	452	908
41067030803	308.03	4,511	631	1,616	446
41067030804	308.04	5,872	1,575	620	937
41067030900	309.00	4,550	1,170	338	1,493
41067031003	310.03	7,644	2,011	824	1,309
41067031004	310.04	6,869	1,916	459	1,086
41067031005	310.05	5,424	1,265	665	1,793
41067031006	310.06	6,065	1,448	487	1,320
41067031100	311.00	2,458	546	227	770
41067031200	312.00	6,719	1,446	1,290	2,244
41067031300	313.00	6,609	1,477	453	2,558
41067031402	314.02	2,629	460	85	801
41067031403	314.03	4,565	1,145	461	860
41067031404	314.04	5,284	1,252	621	1,208
41067031504	315.04	6,190	1,622	480	809
41067031506	315.06	3,880	1,054	357	709
41067031507	315.07	4,984	1,370	468	926
41067031508	315.08	5,735	1,637	416	818
41067031509	315.09	1,960	549	99	364
41067031510	315.10	11,858	3,656	795	3,429
41067031511	315.11	3,225	1,070	156	692
41067031512	315.12	5,177	1,566	187	1,379
41067031605	316.05	9,294	3,011	379	2,763
41067031606	316.06	5,176	1,527	300	1,296
41067031608	316.08	6,781	1,084	210	2,348



Countywide Overview - Washington County Housing Study Maps

WA Co. Census Tracts		Population Maps, 2000 Data			
Census ID	Tract Number	Total Persons	Persons Under 18	Persons 65 and over	Persons other than White Non-Hispanic
41067031609	316.09	5,610	1,389	482	1,425
41067031610	316.10	6,546	1,663	578	1,603
41067031611	316.11	6,344	1,637	236	2,412
41067031612	316.12	1,589	517	69	439
41067031613	316.13	4,973	1,209	334	1,793
41067031703	317.03	4,591	1,372	244	971
41067031704	317.04	6,744	1,980	414	1,237
41067031705	317.05	3,837	1,137	242	982
41067031706	317.06	4,508	1,209	263	1,594
41067031804	318.04	4,534	1,413	243	820
41067031805	318.05	5,948	1,827	313	1,051
41067031806	318.06	5,203	1,475	374	1,038
41067031807	318.07	3,519	768	480	676
41067031808	318.08	8,363	2,704	561	1,690
41067031809	318.09	7,878	2,123	279	1,763
41067031903	319.03	9,078	2,493	631	1,633
41067031904	319.04	2,758	743	267	400
41067031905	319.05	10,131	3,248	485	1,972
41067031906	319.06	9,126	1,870	2,628	851
41067032001	320.01	4,970	1,281	573	476
41067032002	320.02	9,255	2,418	317	2,887
41067032103	321.03	6,344	1,896	460	665
41067032104	321.04	4,385	1,465	169	322
41067032105	321.05	6,416	1,926	339	715
41067032106	321.06	2,142	647	142	163
41067032200	322.00	5,146	1,418	463	462
41067032300	323.00	2,768	793	276	522
41067032403	324.03	8,588	2,812	416	5,274
41067032404	324.04	6,498	1,968	497	1,003
41067032405	324.05	6,598	2,038	245	1,537
41067032406	324.06	7,047	2,143	487	1,467
41067032500	325.00	6,764	1,817	741	1,928
41067032603	326.03	6,377	2,204	343	765
41067032604	326.04	5,664	1,495	453	1,600
41067032605	326.05	7,010	1,697	319	1,515
41067032606	326.06	6,147	1,804	689	1,552
41067032700	327.00	4,544	1,245	454	509
41067032800	328.00	1,375	326	180	152
41067032901	329.01	3,858	1,119	376	1,216
41067032902	329.02	7,059	2,262	555	2,752
41067033000	330.00	5,599	1,533	588	684
41067033100	331.00	6,099	1,687	855	1,104

Countywide Overview - Washington County Housing Study Maps

WA Co. Census Tracts		Population Maps, 2000 Data			
Census ID	Tract Number	Total Persons	Persons Under 18	Persons 65 and over	Persons other than White Non-Hispanic
41067033200	332.00	5,880	1,436	977	1,992
41067033300	333.00	7,839	2,338	706	867
41067033400	334.00	2,222	614	175	142
41067033500	335.00	3,315	1,004	226	236
41067033600	336.00	2,261	600	213	163

Data are sorted from greatest to least number of persons.

WA Co. Census Tracts		Population
Census ID	Tract Number	Total Persons
41067031510	315.10	11,858
41067031905	319.05	10,131
41067030100	301.00	9,380
41067031605	316.05	9,294
41067032002	320.02	9,255
41067031906	319.06	9,126
41067031903	319.03	9,078
41067032403	324.03	8,588
41067031808	318.08	8,363
41067031809	318.09	7,878
41067033300	333.00	7,839
41067031003	310.03	7,644
41067032902	329.02	7,059
41067032406	324.06	7,047
41067032605	326.05	7,010
41067031004	310.04	6,869
41067031608	316.08	6,781
41067032500	325.00	6,764
41067031704	317.04	6,744
41067031200	312.00	6,719
41067031300	313.00	6,609
41067032405	324.05	6,598
41067031610	316.10	6,546
41067032404	324.04	6,498
41067032105	321.05	6,416
41067032603	326.03	6,377
41067031611	316.11	6,344
41067032103	321.03	6,344
41067031504	315.04	6,190

WA Co. Census Tracts		Children
Census ID	Tract Number	Persons Under 18
41067031510	315.10	3,656
41067031905	319.05	3,248
41067031605	316.05	3,011
41067032403	324.03	2,812
41067031808	318.08	2,704
41067031903	319.03	2,493
41067032002	320.02	2,418
41067033300	333.00	2,338
41067032902	329.02	2,262
41067032603	326.03	2,204
41067032406	324.06	2,143
41067031809	318.09	2,123
41067032405	324.05	2,038
41067031003	310.03	2,011
41067031704	317.04	1,980
41067032404	324.04	1,968
41067030100	301.00	1,938
41067032105	321.05	1,926
41067031004	310.04	1,916
41067032103	321.03	1,896
41067031906	319.06	1,870
41067031805	318.05	1,827
41067032500	325.00	1,817
41067032606	326.06	1,804
41067032605	326.05	1,697
41067033100	331.00	1,687
41067031610	316.10	1,663
41067031508	315.08	1,637
41067031611	316.11	1,637

Countywide Overview - Washington County Housing Study Maps

WA Co. Census Tracts		Population
Census ID	Tract Number	Total Persons
41067032606	326.06	6,147
41067033100	331.00	6,099
41067031006	310.06	6,065
41067031805	318.05	5,948
41067033200	332.00	5,880
41067030804	308.04	5,872
41067031508	315.08	5,735
41067030801	308.01	5,713
41067030200	302.00	5,707
41067032604	326.04	5,664
41067031609	316.09	5,610
41067033000	330.00	5,599
41067031005	310.05	5,424
41067031404	314.04	5,284
41067031806	318.06	5,203
41067031512	315.12	5,177
41067031606	316.06	5,176
41067032200	322.00	5,146
41067030600	306.00	5,145
41067031507	315.07	4,984
41067031613	316.13	4,973
41067032001	320.01	4,970
41067030501	305.01	4,797
41067031703	317.03	4,591
41067031403	314.03	4,565
41067030900	309.00	4,550
41067032700	327.00	4,544
41067031804	318.04	4,534
41067030803	308.03	4,511
41067031706	317.06	4,508
41067030300	303.00	4,388
41067032104	321.04	4,385
41067030402	304.02	4,300
41067030401	304.01	4,154
41067031506	315.06	3,880
41067032901	329.01	3,858
41067031705	317.05	3,837
41067031807	318.07	3,519
41067030502	305.02	3,341
41067033500	335.00	3,315
41067031511	315.11	3,225

WA Co. Census Tracts		Children
Census ID	Tract Number	Persons Under 18
41067031504	315.04	1,622
41067030804	308.04	1,575
41067031512	315.12	1,566
41067033000	330.00	1,533
41067031606	316.06	1,527
41067032604	326.04	1,495
41067031300	313.00	1,477
41067031806	318.06	1,475
41067032104	321.04	1,465
41067031006	310.06	1,448
41067031200	312.00	1,446
41067033200	332.00	1,436
41067032200	322.00	1,418
41067031804	318.04	1,413
41067031609	316.09	1,389
41067031703	317.03	1,372
41067031507	315.07	1,370
41067030801	308.01	1,328
41067032001	320.01	1,281
41067031005	310.05	1,265
41067031404	314.04	1,252
41067032700	327.00	1,245
41067031613	316.13	1,209
41067031706	317.06	1,209
41067030600	306.00	1,199
41067030200	302.00	1,196
41067030900	309.00	1,170
41067031403	314.03	1,145
41067031705	317.05	1,137
41067032901	329.01	1,119
41067031608	316.08	1,084
41067031511	315.11	1,070
41067031506	315.06	1,054
41067030300	303.00	1,034
41067033500	335.00	1,004
41067030501	305.01	963
41067030401	304.01	896
41067032300	323.00	793
41067030402	304.02	792
41067031807	318.07	768
41067031904	319.04	743

Countywide Overview - Washington County Housing Study Maps

WA Co. Census Tracts		Population
Census ID	Tract Number	Total Persons
41067032300	323.00	2,768
41067031904	319.04	2,758
41067031402	314.02	2,629
41067031100	311.00	2,458
41067033600	336.00	2,261
41067033400	334.00	2,222
41067032106	321.06	2,142
41067031509	315.09	1,960
41067031612	316.12	1,589
41067030700	307.00	1,508
41067032800	328.00	1,375

WA Co. Census Tracts		Children
Census ID	Tract Number	Persons Under 18
41067030502	305.02	740
41067032106	321.06	647
41067030803	308.03	631
41067033400	334.00	614
41067033600	336.00	600
41067031509	315.09	549
41067031100	311.00	546
41067031612	316.12	517
41067031402	314.02	460
41067032800	328.00	326
41067030700	307.00	281

Data are sorted from greatest to least number of persons.

WA Co. Census Tracts		Elderly
Census ID	Tract Number	Persons 65 and over
41067031906	319.06	2,628
41067030803	308.03	1,616
41067031200	312.00	1,290
41067033200	332.00	977
41067030200	302.00	975
41067030100	301.00	955
41067033100	331.00	855
41067031003	310.03	824
41067031510	315.10	795
41067030501	305.01	783
41067032500	325.00	741
41067033300	333.00	706
41067032606	326.06	689
41067030401	304.01	668
41067031005	310.05	665
41067030300	303.00	657
41067030402	304.02	643
41067031903	319.03	631
41067031404	314.04	621
41067030804	308.04	620
41067033000	330.00	588
41067031610	316.10	578
41067032001	320.01	573

Countywide Overview - Washington County Housing Study Maps

WA Co. Census Tracts		Elderly
Census ID	Tract Number	Persons 65 and over
41067031808	318.08	561
41067032902	329.02	555
41067032404	324.04	497
41067031006	310.06	487
41067032406	324.06	487
41067031905	319.05	485
41067031609	316.09	482
41067031504	315.04	480
41067031807	318.07	480
41067030600	306.00	468
41067031507	315.07	468
41067032200	322.00	463
41067031403	314.03	461
41067032103	321.03	460
41067031004	310.04	459
41067032700	327.00	454
41067031300	313.00	453
41067032604	326.04	453
41067030801	308.01	452
41067031508	315.08	416
41067032403	324.03	416
41067031704	317.04	414
41067031605	316.05	379
41067032901	329.01	376
41067031806	318.06	374
41067031506	315.06	357
41067032603	326.03	343
41067032105	321.05	339
41067030900	309.00	338
41067031613	316.13	334
41067032605	326.05	319
41067032002	320.02	317
41067031805	318.05	313
41067031606	316.06	300
41067030502	305.02	291
41067031809	318.09	279
41067032300	323.00	276
41067031904	319.04	267
41067031706	317.06	263
41067032405	324.05	245
41067031703	317.03	244

<b>WA Co. Census Tracts</b>		<b>Elderly</b>
Census ID	Tract Number	Persons 65 and over
41067031804	318.04	243
41067031705	317.05	242
41067031611	316.11	236
41067031100	311.00	227
41067033500	335.00	226
41067033600	336.00	213
41067031608	316.08	210
41067031512	315.12	187
41067032800	328.00	180
41067033400	334.00	175
41067032104	321.04	169
41067031511	315.11	156
41067032106	321.06	142
41067030700	307.00	109
41067031509	315.09	99
41067031402	314.02	85
41067031612	316.12	69

Data are sorted from greatest to least number of persons.

<b>WA Co. Census Tracts</b>		<b>Minority Population</b>
Census ID	Tract Number	Persons other than White Non-Hispanic
41067032403	324.03	5,274
41067031510	315.10	3,429
41067032002	320.02	2,887
41067031605	316.05	2,763
41067032902	329.02	2,752
41067031300	313.00	2,558
41067031611	316.11	2,412
41067031608	316.08	2,348
41067031200	312.00	2,244
41067033200	332.00	1,992
41067031905	319.05	1,972
41067032500	325.00	1,928
41067031005	310.05	1,793

Countywide Overview - Washington County Housing Study Maps

WA Co. Census Tracts		Minority Population
Census ID	Tract Number	Persons other than White Non-Hispanic
41067031613	316.13	1,793
41067031809	318.09	1,763
41067031808	318.08	1,690
41067031903	319.03	1,633
41067031610	316.10	1,603
41067032604	326.04	1,600
41067031706	317.06	1,594
41067032606	326.06	1,552
41067032405	324.05	1,537
41067032605	326.05	1,515
41067030900	309.00	1,493
41067032406	324.06	1,467
41067031609	316.09	1,425
41067031512	315.12	1,379
41067031006	310.06	1,320
41067031003	310.03	1,309
41067031606	316.06	1,296
41067030100	301.00	1,256
41067031704	317.04	1,237
41067032901	329.01	1,216
41067031404	314.04	1,208
41067033100	331.00	1,104
41067031004	310.04	1,086
41067031805	318.05	1,051
41067031806	318.06	1,038
41067032404	324.04	1,003
41067031705	317.05	982
41067031703	317.03	971
41067030804	308.04	937
41067031507	315.07	926
41067030801	308.01	908
41067033300	333.00	867
41067031403	314.03	860
41067031906	319.06	851
41067031804	318.04	820
41067031508	315.08	818
41067031504	315.04	809
41067031402	314.02	801
41067031100	311.00	770

WA Co. Census Tracts		Minority Population
Census ID	Tract Number	Persons other than White Non-Hispanic
41067032603	326.03	765
41067032105	321.05	715
41067031506	315.06	709
41067031511	315.11	692
41067033000	330.00	684
41067031807	318.07	676
41067030600	306.00	669
41067032103	321.03	665
41067030401	304.01	646
41067030200	302.00	638
41067030402	304.02	570
41067030501	305.01	565
41067032300	323.00	522
41067032700	327.00	509
41067032001	320.01	476
41067032200	322.00	462
41067030700	307.00	455
41067030803	308.03	446
41067031612	316.12	439
41067031904	319.04	400
41067030502	305.02	391
41067031509	315.09	364
41067032104	321.04	322
41067030300	303.00	281
41067033500	335.00	236
41067032106	321.06	163
41067033600	336.00	163
41067032800	328.00	152
41067033400	334.00	142

Household Maps

Data are sorted by Census tract number in ascending order.

<b>WA County Census Tracts</b>	<b>Household Maps, 2000 Data</b>
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Countywide Overview - Washington County Housing Study Maps

Census ID	Tract Number	Total Households	More Owner or Renter Households	Percent Renters(Negative) or Owners(Positive)	Households that are Cost-Burdened
41067030100	301.00	3,790	Owners	54.4	1,245
41067030200	302.00	2,412	Owners	64.4	734
41067030300	303.00	1,754	Owners	73.7	499
41067030401	304.01	1,692	Renters	-51.1	587
41067030402	304.02	2,048	Renters	-60.9	655
41067030501	305.01	2,044	Owners	64.2	760
41067030502	305.02	1,456	Owners	57.8	553
41067030600	306.00	2,047	Owners	59.0	738
41067030700	307.00	640	Renters	-80.8	181
41067030801	308.01	2,126	Owners	51.3	613
41067030803	308.03	2,202	Owners	54.8	861
41067030804	308.04	2,167	Owners	57.0	775
41067030900	309.00	1,722	Renters	-73.4	652
41067031003	310.03	2,764	Owners	67.8	806
41067031004	310.04	2,528	Owners	63.3	900
41067031005	310.05	1,977	Renters	-52.5	666
41067031006	310.06	2,418	Renters	-69.1	745
41067031100	311.00	1,019	Renters	-67.3	357
41067031200	312.00	2,726	Renters	-71.6	1,166
41067031300	313.00	2,573	Renters	-73.4	932
41067031402	314.02	1,160	Renters	-98.4	351
41067031403	314.03	1,728	Owners	63.9	574
41067031404	314.04	1,981	Owners	63.9	671
41067031504	315.04	2,383	Owners	61.4	714
41067031506	315.06	1,503	Owners	52.5	588
41067031507	315.07	1,850	Owners	55.2	584
41067031508	315.08	1,931	Owners	78.0	628
41067031509	315.09	660	Owners	65.9	149
41067031510	315.10	4,125	Owners	82.4	1,530
41067031511	315.11	1,028	Owners	82.0	302
41067031512	315.12	1,821	Owners	65.0	488
41067031605	316.05	2,800	Owners	72.7	966
41067031606	316.06	1,745	Owners	58.5	646
41067031608	316.08	3,440	Renters	-99.8	1,037
41067031609	316.09	1,715	Renters	-71.4	599
41067031610	316.10	2,171	Renters	-55.0	798
41067031611	316.11	2,461	Renters	-61.4	631
41067031612	316.12	531	Owners	50.7	256
41067031613	316.13	1,807	Renters	-65.7	693
41067031703	317.03	1,501	Owners	67.2	510

Countywide Overview - Washington County Housing Study Maps

WA County Census Tracts		Household Maps, 2000 Data			
Census ID	Tract Number	Total Households	More Owner or Renter Households	Percent Renters(Negative) or Owners(Positive)	Households that are Cost-Burdened
41067031704	317.04	2,205	Owners	76.9	780
41067031705	317.05	1,405	Renters	-61.6	503
41067031706	317.06	1,761	Renters	-74.2	572
41067031804	318.04	1,331	Owners	68.7	483
41067031805	318.05	1,921	Owners	85.2	558
41067031806	318.06	1,698	Owners	79.0	557
41067031807	318.07	1,410	Owners	62.3	384
41067031808	318.08	2,694	Owners	80.8	1,154
41067031809	318.09	3,164	Renters	-58.3	1,037
41067031903	319.03	3,261	Owners	66.6	1,207
41067031904	319.04	931	Owners	82.2	251
41067031905	319.05	3,337	Owners	75.6	1,572
41067031906	319.06	3,375	Owners	66.4	1,257
41067032001	320.01	1,642	Owners	64.6	427
41067032002	320.02	3,599	Renters	-80.8	1,083
41067032103	321.03	2,077	Owners	70.1	960
41067032104	321.04	1,402	Owners	84.7	575
41067032105	321.05	2,136	Owners	85.5	722
41067032106	321.06	569	Owners	88.0	252
41067032200	322.00	1,258	Owners	85.1	418
41067032300	323.00	670	Owners	74.0	250
41067032403	324.03	2,230	Renters	-59.1	777
41067032404	324.04	2,106	Owners	77.7	667
41067032405	324.05	2,141	Owners	70.0	683
41067032406	324.06	2,351	Owners	68.8	1,071
41067032500	325.00	1,852	Owners	60.8	691
41067032603	326.03	1,953	Owners	77.9	659
41067032604	326.04	1,787	Owners	55.5	655
41067032605	326.05	2,801	Renters	-52.6	792
41067032606	326.06	1,962	Owners	57.1	705
41067032700	327.00	994	Owners	72.0	314
41067032800	328.00	281	Owners	71.9	78
41067032901	329.01	911	Owners	54.8	352
41067032902	329.02	1,780	Owners	76.0	678
41067033000	330.00	1,074	Owners	75.4	388
41067033100	331.00	2,136	Owners	52.6	788
41067033200	332.00	1,712	Renters	-81.9	740

Countywide Overview - Washington County Housing Study Maps

WA County Census Tracts		Household Maps, 2000 Data			
Census ID	Tract Number	Total Households	More Owner or Renter Households	Percent Renters(Negative) or Owners(Positive)	Households that are Cost- Burdened
41067033300	333.00	2,289	Owners	75.3	690
41067033400	334.00	442	Owners	85.3	121
41067033500	335.00	871	Owners	81.1	360
41067033600	336.00	481	Owners	80.7	202

Data are sorted from greatest to least number of households.

WA Co. Census Tracts		Households
Census ID	Tract Number	Total Households
41067031510	315.10	4,125
41067030100	301.00	3,790
41067032002	320.02	3,599
41067031608	316.08	3,440
41067031906	319.06	3,375
41067031905	319.05	3,337
41067031903	319.03	3,261
41067031809	318.09	3,164
41067032605	326.05	2,801
41067031605	316.05	2,800
41067031003	310.03	2,764
41067031200	312.00	2,726
41067031808	318.08	2,694
41067031300	313.00	2,573
41067031004	310.04	2,528
41067031611	316.11	2,461
41067031006	310.06	2,418
41067030200	302.00	2,412
41067031504	315.04	2,383
41067032406	324.06	2,351
41067033300	333.00	2,289
41067032403	324.03	2,230
41067031704	317.04	2,205
41067030803	308.03	2,202
41067031610	316.10	2,171

WA.Co. Census Tracts		Households
Census ID	Tract Number	Total Households
41067030804	308.04	2,167
41067032405	324.05	2,141
41067032105	321.05	2,136
41067033100	331.00	2,136
41067030801	308.01	2,126
41067032404	324.04	2,106
41067032103	321.03	2,077
41067030402	304.02	2,048
41067030600	306.00	2,047
41067030501	305.01	2,044
41067031404	314.04	1,981
41067031005	310.05	1,977
41067032606	326.06	1,962
41067032603	326.03	1,953
41067031508	315.08	1,931
41067031805	318.05	1,921
41067032500	325.00	1,852
41067031507	315.07	1,850
41067031512	315.12	1,821
41067031613	316.13	1,807
41067032604	326.04	1,787
41067032902	329.02	1,780
41067031706	317.06	1,761
41067030300	303.00	1,754
41067031606	316.06	1,745
41067031403	314.03	1,728
41067030900	309.00	1,722
41067031609	316.09	1,715
41067033200	332.00	1,712
41067031806	318.06	1,698
41067030401	304.01	1,692
41067032001	320.01	1,642
41067031506	315.06	1,503
41067031703	317.03	1,501
41067030502	305.02	1,456
41067031807	318.07	1,410
41067031705	317.05	1,405
41067032104	321.04	1,402
41067031804	318.04	1,331

WA Co. Census Tracts		Households
Census ID	Tract Number	Total Households
41067032200	322.00	1,258
41067031402	314.02	1,160
41067033000	330.00	1,074
41067031511	315.11	1,028
41067031100	311.00	1,019
41067032700	327.00	994
41067031904	319.04	931
41067032901	329.01	911
41067033500	335.00	871
41067032300	323.00	670
41067031509	315.09	660
41067030700	307.00	640
41067032106	321.06	569
41067031612	316.12	531
41067033600	336.00	481
41067033400	334.00	442
41067032800	328.00	281

Data are sorted from greatest to least number of households.

WA Co. Census Tracts		Tenure
Census ID	Tract Number	Majority Renter Households
41067030401	304.01	Renters
41067030402	304.02	Renters
41067030700	307.00	Renters
41067030900	309.00	Renters
41067031005	310.05	Renters
41067031006	310.06	Renters
41067031100	311.00	Renters
41067031200	312.00	Renters
41067031300	313.00	Renters
41067031402	314.02	Renters
41067031608	316.08	Renters
41067031609	316.09	Renters

WA Co. Census Tracts		Tenure
Census ID	Tract Number	Majority Renter Households
41067031610	316.10	Renters
41067031611	316.11	Renters
41067031613	316.13	Renters
41067031705	317.05	Renters
41067031706	317.06	Renters
41067031809	318.09	Renters
41067032002	320.02	Renters
41067032403	324.03	Renters
41067032605	326.05	Renters
41067033200	332.00	Renters

Data are sorted from greatest to least number of households.

WA Co. Census Tracts		Tenure
Census ID	Tract Number	Majority Owner Households
41067030100	301.00	Owners
41067030200	302.00	Owners
41067030300	303.00	Owners
41067030501	305.01	Owners
41067030502	305.02	Owners
41067030600	306.00	Owners
41067030801	308.01	Owners
41067030803	308.03	Owners
41067030804	308.04	Owners
41067031003	310.03	Owners
41067031004	310.04	Owners
41067031403	314.03	Owners
41067031404	314.04	Owners
41067031504	315.04	Owners
41067031506	315.06	Owners
41067031507	315.07	Owners
41067031508	315.08	Owners
41067031509	315.09	Owners
41067031510	315.10	Owners

Countywide Overview - Washington County Housing Study Maps

WA Co. Census Tracts		Tenure
Census ID	Tract Number	Majority Owner Households
41067031511	315.11	Owners
41067031512	315.12	Owners
41067031605	316.05	Owners
41067031606	316.06	Owners
41067031612	316.12	Owners
41067031703	317.03	Owners
41067031704	317.04	Owners
41067031804	318.04	Owners
41067031805	318.05	Owners
41067031806	318.06	Owners
41067031807	318.07	Owners
41067031808	318.08	Owners
41067031903	319.03	Owners
41067031904	319.04	Owners
41067031905	319.05	Owners
41067031906	319.06	Owners
41067032001	320.01	Owners
41067032103	321.03	Owners
41067032104	321.04	Owners
41067032105	321.05	Owners
41067032106	321.06	Owners
41067032200	322.00	Owners
41067032300	323.00	Owners
41067032404	324.04	Owners
41067032405	324.05	Owners
41067032406	324.06	Owners
41067032500	325.00	Owners
41067032603	326.03	Owners
41067032604	326.04	Owners
41067032606	326.06	Owners
41067032700	327.00	Owners
41067032800	328.00	Owners
41067032901	329.01	Owners
41067032902	329.02	Owners
41067033000	330.00	Owners
41067033100	331.00	Owners
41067033300	333.00	Owners
41067033400	334.00	Owners

WA Co. Census Tracts		Tenure
Census ID	Tract Number	Majority Owner Households
41067033500	335.00	Owners
41067033600	336.00	Owners

Data are sorted from greatest to least number of households.

WA Co. Census Tracts		Cost-burdened Households
Census ID	Tract Number	Households that are Spending 30% or more of their income on housing costs
41067031905	319.05	1,572
41067031510	315.10	1,530
41067031906	319.06	1,257
41067030100	301.00	1,245
41067031903	319.03	1,207
41067031200	312.00	1,166
41067031808	318.08	1,154
41067032002	320.02	1,083
41067032406	324.06	1,071
41067031608	316.08	1,037
41067031809	318.09	1,037
41067031605	316.05	966
41067032103	321.03	960
41067031300	313.00	932
41067031004	310.04	900
41067030803	308.03	861
41067031003	310.03	806
41067031610	316.10	798
41067032605	326.05	792
41067033100	331.00	788
41067031704	317.04	780
41067032403	324.03	777
41067030804	308.04	775
41067030501	305.01	760
41067031006	310.06	745
41067033200	332.00	740
41067030600	306.00	738



WA Co. Census Tracts		Cost-burdened Households
Census ID	Tract Number	Households that are Spending 30% or more of their income on housing costs
41067030200	302.00	734
41067032105	321.05	722
41067031504	315.04	714
41067032606	326.06	705
41067031613	316.13	693
41067032500	325.00	691
41067033300	333.00	690
41067032405	324.05	683
41067032902	329.02	678
41067031404	314.04	671
41067032404	324.04	667
41067031005	310.05	666
41067032603	326.03	659
41067030402	304.02	655
41067032604	326.04	655
41067030900	309.00	652
41067031606	316.06	646
41067031611	316.11	631
41067031508	315.08	628
41067030801	308.01	613
41067031609	316.09	599
41067031506	315.06	588
41067030401	304.01	587
41067031507	315.07	584
41067032104	321.04	575
41067031403	314.03	574
41067031706	317.06	572
41067031805	318.05	558
41067031806	318.06	557
41067030502	305.02	553
41067031703	317.03	510
41067031705	317.05	503
41067030300	303.00	499
41067031512	315.12	488
41067031804	318.04	483
41067032001	320.01	427
41067032200	322.00	418
41067033000	330.00	388

WA Co. Census Tracts		Cost-burdened Households
Census ID	Tract Number	Households that are Spending 30% or more of their income on housing costs
41067031807	318.07	384
41067033500	335.00	360
41067031100	311.00	357
41067032901	329.01	352
41067031402	314.02	351
41067032700	327.00	314
41067031511	315.11	302
41067031612	316.12	256
41067032106	321.06	252
41067031904	319.04	251
41067032300	323.00	250
41067033600	336.00	202
41067030700	307.00	181
41067031509	315.09	149
41067033400	334.00	121
41067032800	328.00	78

Poverty Maps

Data are sorted by Census tract number in ascending order.

WA Co. Census Tracts		Poverty Maps, 2000 Data	
Census ID	Tract Number	Persons Below Poverty Level	Elderly Persons Below Poverty Level
41067030100	301.00	679	65
41067030200	302.00	318	61
41067030300	303.00	243	5
41067030401	304.01	356	16
41067030402	304.02	364	17
41067030501	305.01	280	26
41067030502	305.02	207	0
41067030600	306.00	427	27
41067030700	307.00	205	8
41067030801	308.01	265	16
41067030803	308.03	168	24

Countywide Overview - Washington County Housing Study Maps

WA Co. Census Tracts		Poverty Maps, 2000 Data	
Census ID	Tract Number	Persons Below Poverty Level	Elderly Persons Below Poverty Level
41067030804	308.04	349	46
41067030900	309.00	675	49
41067031003	310.03	403	26
41067031004	310.04	282	18
41067031005	310.05	469	24
41067031006	310.06	543	28
41067031100	311.00	211	18
41067031200	312.00	922	53
41067031300	313.00	1,191	22
41067031402	314.02	224	10
41067031403	314.03	365	7
41067031404	314.04	356	12
41067031504	315.04	459	5
41067031506	315.06	168	15
41067031507	315.07	323	9
41067031508	315.08	184	34
41067031509	315.09	53	9
41067031510	315.10	324	25
41067031511	315.11	150	8
41067031512	315.12	172	0
41067031605	316.05	438	23
41067031606	316.06	598	6
41067031608	316.08	512	19
41067031609	316.09	526	19
41067031610	316.10	679	10
41067031611	316.11	268	0
41067031612	316.12	156	0
41067031613	316.13	751	20
41067031703	317.03	270	4
41067031704	317.04	526	24
41067031705	317.05	498	9
41067031706	317.06	585	67
41067031804	318.04	224	7
41067031805	318.05	124	5
41067031806	318.06	230	19
41067031807	318.07	194	112
41067031808	318.08	165	66
41067031809	318.09	429	13

Countywide Overview - Washington County Housing Study Maps

WA Co. Census Tracts		Poverty Maps, 2000 Data	
Census ID	Tract Number	Persons Below Poverty Level	Elderly Persons Below Poverty Level
41067031903	319.03	442	15
41067031904	319.04	93	10
41067031905	319.05	520	0
41067031906	319.06	236	52
41067032001	320.01	217	23
41067032002	320.02	942	22
41067032103	321.03	212	42
41067032104	321.04	100	32
41067032105	321.05	177	0
41067032106	321.06	165	7
41067032200	322.00	97	12
41067032300	323.00	163	17
41067032403	324.03	1,749	37
41067032404	324.04	397	0
41067032405	324.05	240	28
41067032406	324.06	537	72
41067032500	325.00	578	42
41067032603	326.03	251	10
41067032604	326.04	559	60
41067032605	326.05	222	0
41067032606	326.06	895	38
41067032700	327.00	219	38
41067032800	328.00	121	0
41067032901	329.01	510	51
41067032902	329.02	1,103	40
41067033000	330.00	397	10
41067033100	331.00	707	83
41067033200	332.00	1,388	164
41067033300	333.00	388	17
41067033400	334.00	133	0
41067033500	335.00	233	11
41067033600	336.00	76	0

Data are sorted from greatest to least number of persons.

WA Co. Census Tracts		Impoverished Population, 2000 Data
Census ID	Tract Number	Persons with income below poverty level
41067032403	324.03	1,749
41067033200	332.00	1,388
41067031300	313.00	1,191
41067032902	329.02	1,103
41067032002	320.02	942
41067031200	312.00	922
41067032606	326.06	895
41067031613	316.13	751
41067033100	331.00	707
41067030100	301.00	679
41067031610	316.10	679
41067030900	309.00	675
41067031606	316.06	598
41067031706	317.06	585
41067032500	325.00	578
41067032604	326.04	559
41067031006	310.06	543
41067032406	324.06	537
41067031609	316.09	526
41067031704	317.04	526
41067031905	319.05	520
41067031608	316.08	512
41067032901	329.01	510
41067031705	317.05	498
41067031005	310.05	469
41067031504	315.04	459
41067031903	319.03	442
41067031605	316.05	438
41067031809	318.09	429
41067030600	306.00	427
41067031003	310.03	403
41067032404	324.04	397
41067033000	330.00	397
41067033300	333.00	388
41067031403	314.03	365
41067030402	304.02	364
41067030401	304.01	356
41067031404	314.04	356

WA Co. Census Tracts		Impoverished Population, 2000 Data
Census ID	Tract Number	Persons with income below poverty level
41067030804	308.04	349
41067031510	315.10	324
41067031507	315.07	323
41067030200	302.00	318
41067031004	310.04	282
41067030501	305.01	280
41067031703	317.03	270
41067031611	316.11	268
41067030801	308.01	265
41067032603	326.03	251
41067030300	303.00	243
41067032405	324.05	240
41067031906	319.06	236
41067033500	335.00	233
41067031806	318.06	230
41067031402	314.02	224
41067031804	318.04	224
41067032605	326.05	222
41067032700	327.00	219
41067032001	320.01	217
41067032103	321.03	212
41067031100	311.00	211
41067030502	305.02	207
41067030700	307.00	205
41067031807	318.07	194
41067031508	315.08	184
41067032105	321.05	177
41067031512	315.12	172
41067030803	308.03	168
41067031506	315.06	168
41067031808	318.08	165
41067032106	321.06	165
41067032300	323.00	163
41067031612	316.12	156
41067031511	315.11	150
41067033400	334.00	133
41067031805	318.05	124
41067032800	328.00	121

<b>WA Co. Census Tracts</b>		<b>Impoverished Population, 2000 Data</b>
Census ID	Tract Number	Persons with income below poverty level
41067032104	321.04	100
41067032200	322.00	97
41067031904	319.04	93
41067033600	336.00	76
41067031509	315.09	53

Data are sorted from greatest to least number of persons.

<b>WA Co. Census Tracts</b>		<b>Impoverished Elderly, 2000 Data</b>
Census ID	Tract Number	Persons 65 and over with income below poverty level
41067033200	332.00	164
41067031807	318.07	112
41067033100	331.00	83
41067032406	324.06	72
41067031706	317.06	67
41067031808	318.08	66
41067030100	301.00	65
41067030200	302.00	61
41067032604	326.04	60
41067031200	312.00	53
41067031906	319.06	52
41067032901	329.01	51
41067030900	309.00	49
41067030804	308.04	46
41067032103	321.03	42
41067032500	325.00	42
41067032902	329.02	40
41067032606	326.06	38
41067032700	327.00	38
41067032403	324.03	37
41067031508	315.08	34
41067032104	321.04	32

WA Co. Census Tracts		Impoverished Elderly, 2000 Data
Census ID	Tract Number	Persons 65 and over with income below poverty level
41067031006	310.06	28
41067032405	324.05	28
41067030600	306.00	27
41067030501	305.01	26
41067031003	310.03	26
41067031510	315.10	25
41067030803	308.03	24
41067031005	310.05	24
41067031704	317.04	24
41067031605	316.05	23
41067032001	320.01	23
41067031300	313.00	22
41067032002	320.02	22
41067031613	316.13	20
41067031608	316.08	19
41067031609	316.09	19
41067031806	318.06	19
41067031004	310.04	18
41067031100	311.00	18
41067030402	304.02	17
41067032300	323.00	17
41067033300	333.00	17
41067030401	304.01	16
41067030801	308.01	16
41067031506	315.06	15
41067031903	319.03	15
41067031809	318.09	13
41067031404	314.04	12
41067032200	322.00	12
41067033500	335.00	11
41067031402	314.02	10
41067031610	316.10	10
41067031904	319.04	10
41067032603	326.03	10
41067033000	330.00	10
41067031507	315.07	9
41067031509	315.09	9
41067031705	317.05	9



WA Co. Census Tracts		Impoverished Elderly, 2000 Data
Census ID	Tract Number	Persons 65 and over with income below poverty level
41067030700	307.00	8
41067031511	315.11	8
41067031403	314.03	7
41067031804	318.04	7
41067032106	321.06	7
41067031606	316.06	6
41067030300	303.00	5
41067031504	315.04	5
41067031805	318.05	5
41067031703	317.03	4
41067030502	305.02	0
41067031512	315.12	0
41067031611	316.11	0
41067031612	316.12	0
41067031905	319.05	0
41067032105	321.05	0
41067032404	324.04	0
41067032605	326.05	0
41067032800	328.00	0
41067033400	334.00	0
41067033600	336.00	0

Land-use and Zoning Maps

Data are sorted by Census tract number in ascending order.

WA Co. Census Tracts		Land-use and Zoning Maps, 2002 Data	
Census ID	Tract Number	Percent of Tax lot Area that is Zoned Residential	Number of Vacant Tax lots Zoned Residential
41067030100	301.00	87.9	447
41067030200	302.00	93.9	105
41067030300	303.00	89.0	73
41067030401	304.01	44.8	23

Countywide Overview - Washington County Housing Study Maps

WA. Co. Census Tracts		Land-use and Zoning Maps, 2002 Data	
Census ID	Tract Number	Percent of Tax lot Area that is Zoned Residential	Number of Vacant Tax lots Zoned Residential
41067030402	304.02	73.4	77
41067030501	305.01	71.2	69
41067030502	305.02	96.3	71
41067030600	306.00	88.2	119
41067030700	307.00	29.1	41
41067030801	308.01	73.8	58
41067030803	308.03	93.8	54
41067030804	308.04	69.6	70
41067030900	309.00	87.8	104
41067031003	310.03	98.0	37
41067031004	310.04	100.0	38
41067031005	310.05	68.5	14
41067031006	310.06	69.3	35
41067031100	311.00	92.3	32
41067031200	312.00	90.1	35
41067031300	313.00	77.9	67
41067031402	314.02	40.7	15
41067031403	314.03	82.3	28
41067031404	314.04	83.5	11
41067031504	315.04	61.7	64
41067031506	315.06	94.5	13
41067031507	315.07	76.5	157
41067031508	315.08	94.9	300
41067031509	315.09	26.6	50
41067031510	315.10	97.6	510
41067031511	315.11	90.2	11
41067031512	315.12	97.9	162
41067031605	316.05	89.3	162
41067031606	316.06	88.1	73
41067031608	316.08	42.0	13
41067031609	316.09	41.2	239
41067031610	316.10	79.5	48
41067031611	316.11	64.5	144
41067031612	316.12	89.5	186
41067031613	316.13	83.3	140
41067031703	317.03	68.0	49
41067031704	317.04	92.2	55
41067031705	317.05	82.4	91

WA Co. Census Tracts		Land-use and Zoning Maps, 2002 Data	
Census ID	Tract Number	Percent of Tax lot Area that is Zoned Residential	Number of Vacant Tax lots Zoned Residential
41067031706	317.06	90.4	80
41067031804	318.04	47.4	290
41067031805	318.05	93.4	227
41067031806	318.06	99.8	123
41067031807	318.07	97.4	79
41067031808	318.08	97.6	356
41067031809	318.09	87.5	214
41067031903	319.03	91.1	77
41067031904	319.04	94.4	57
41067031905	319.05	98.5	486
41067031906	319.06	48.8	329
41067032001	320.01	40.4	47
41067032002	320.02	31.6	67
41067032103	321.03	56.6	397
41067032104	321.04	54.2	77
41067032105	321.05	42.4	36
41067032106	321.06	58.5	336
41067032200	322.00	25.2	279
41067032300	323.00	13.4	106
41067032403	324.03	79.2	57
41067032404	324.04	98.8	132
41067032405	324.05	73.6	276
41067032406	324.06	88.4	117
41067032500	325.00	25.6	176
41067032603	326.03	29.2	81
41067032604	326.04	83.8	159
41067032605	326.05	17.2	239
41067032606	326.06	92.8	68
41067032700	327.00	3.4	105
41067032800	328.00	2.4	26
41067032901	329.01	26.5	115
41067032902	329.02	18.9	97
41067033000	330.00	12.1	193
41067033100	331.00	23.2	74
41067033200	332.00	25.7	36
41067033300	333.00	10.5	274
41067033400	334.00	3.7	73
41067033500	335.00	2.6	122

WA Co. Census Tracts		Land-use and Zoning Maps, 2002 Data	
Census ID	Tract Number	Percent of Tax lot Area that is Zoned Residential	Number of Vacant Tax lots Zoned Residential
41067033600	336.00	1.4	96

Data are sorted from greatest to lowest percentage.

Census ID	Tract Number	Percent of Tax lot Area that is Zoned Residential
41067031004	310.04	100.0
41067031806	318.06	99.8
41067032404	324.04	98.8
41067031905	319.05	98.5
41067031003	310.03	98.0
41067031512	315.12	97.9
41067031510	315.10	97.6
41067031808	318.08	97.6
41067031807	318.07	97.4
41067030502	305.02	96.3
41067031508	315.08	94.9
41067031506	315.06	94.5
41067031904	319.04	94.4
41067030200	302.00	93.9
41067030803	308.03	93.8
41067031805	318.05	93.4
41067032606	326.06	92.8
41067031100	311.00	92.3
41067031704	317.04	92.2
41067031903	319.03	91.1
41067031706	317.06	90.4
41067031511	315.11	90.2
41067031200	312.00	90.1
41067031612	316.12	89.5
41067031605	316.05	89.3
41067030300	303.00	89.0
41067032406	324.06	88.4
41067030600	306.00	88.2
41067031606	316.06	88.1

<b>Census ID</b>	<b>Tract Number</b>	<b>Percent of Tax lot Area that is Zoned Residential</b>
41067030100	301.00	87.9
41067030900	309.00	87.8
41067031809	318.09	87.5
41067032604	326.04	83.8
41067031404	314.04	83.5
41067031613	316.13	83.3
41067031705	317.05	82.4
41067031403	314.03	82.3
41067031610	316.10	79.5
41067032403	324.03	79.2
41067031300	313.00	77.9
41067031507	315.07	76.5
41067030801	308.01	73.8
41067032405	324.05	73.6
41067030402	304.02	73.4
41067030501	305.01	71.2
41067030804	308.04	69.6
41067031006	310.06	69.3
41067031005	310.05	68.5
41067031703	317.03	68.0
41067031611	316.11	64.5
41067031504	315.04	61.7
41067032106	321.06	58.5
41067032103	321.03	56.6
41067032104	321.04	54.2
41067031906	319.06	48.8
41067031804	318.04	47.4
41067030401	304.01	44.8
41067032105	321.05	42.4
41067031608	316.08	42.0
41067031609	316.09	41.2
41067031402	314.02	40.7
41067032001	320.01	40.4
41067032002	320.02	31.6
41067032603	326.03	29.2
41067030700	307.00	29.1
41067031509	315.09	26.6
41067032901	329.01	26.5
41067033200	332.00	25.7

<b>Census ID</b>	<b>Tract Number</b>	<b>Percent of Tax lot Area that is Zoned Residential</b>
41067032500	325.00	25.6
41067032200	322.00	25.2
41067033100	331.00	23.2
41067032902	329.02	18.9
41067032605	326.05	17.2
41067032300	323.00	13.4
41067033000	330.00	12.1
41067033300	333.00	10.5
41067033400	334.00	3.7
41067032700	327.00	3.4
41067033500	335.00	2.6
41067032800	328.00	2.4
41067033600	336.00	1.4

Data are sorted from greatest to lowest number of tax lots.

<b>WA Co. Census Tracts</b>		<b>Land-use, 2002 Data</b>
<b>Census ID</b>	<b>Tract Number</b>	<b>Number of Vacant Tax lots Zoned Residential</b>
41067031510	315.10	510
41067031905	319.05	486
41067030100	301.00	447
41067032103	321.03	397
41067031808	318.08	356
41067032106	321.06	336
41067031906	319.06	329
41067031508	315.08	300
41067031804	318.04	290
41067032200	322.00	279
41067032405	324.05	276
41067033300	333.00	274
41067031609	316.09	239

WA Co. Census Tracts		Land-use, 2002 Data
Census ID	Tract Number	Number of Vacant Tax lots Zoned Residential
41067032605	326.05	239
41067031805	318.05	227
41067031809	318.09	214
41067033000	330.00	193
41067031612	316.12	186
41067032500	325.00	176
41067031512	315.12	162
41067031605	316.05	162
41067032604	326.04	159
41067031507	315.07	157
41067031611	316.11	144
41067031613	316.13	140
41067032404	324.04	132
41067031806	318.06	123
41067033500	335.00	122
41067030600	306.00	119
41067032406	324.06	117
41067032901	329.01	115
41067032300	323.00	106
41067030200	302.00	105
41067032700	327.00	105
41067030900	309.00	104
41067032902	329.02	97
41067033600	336.00	96
41067031705	317.05	91
41067032603	326.03	81
41067031706	317.06	80
41067031807	318.07	79
41067030402	304.02	77
41067031903	319.03	77
41067032104	321.04	77
41067033100	331.00	74
41067030300	303.00	73
41067031606	316.06	73
41067033400	334.00	73
41067030502	305.02	71
41067030804	308.04	70
41067030501	305.01	69

<b>WA Co. Census Tracts</b>		<b>Land-use, 2002 Data</b>
<b>Census ID</b>	<b>Tract Number</b>	<b>Number of Vacant Tax lots Zoned Residential</b>
41067032606	326.06	68
41067031300	313.00	67
41067032002	320.02	67
41067031504	315.04	64
41067030801	308.01	58
41067031904	319.04	57
41067032403	324.03	57
41067031704	317.04	55
41067030803	308.03	54
41067031509	315.09	50
41067031703	317.03	49
41067031610	316.10	48
41067032001	320.01	47
41067030700	307.00	41
41067031004	310.04	38
41067031003	310.03	37
41067032105	321.05	36
41067033200	332.00	36
41067031006	310.06	35
41067031200	312.00	35
41067031100	311.00	32
41067031403	314.03	28
41067032800	328.00	26
41067030401	304.01	23
41067031402	314.02	15
41067031005	310.05	14
41067031506	315.06	13
41067031608	316.08	13
41067031404	314.04	11
41067031511	315.11	11



**Washington County**  
**Overview and Tables**

**Findings in Washington County:**

- Washington County's population increased during the 1990s to reach 445,342 in 2000.
- Although the majority of persons in Washington County are White, the share that they represented in 2000 decreased from 1990.
- The largest ethnic minority group, Hispanic, added 35,300 persons to its share of Washington County's total population during the 1990s. Hispanics represented 11% of the county-wide population in 2000.
- The Asian/Pacific Islander population grew by 17,611 persons to represent seven percent of the total population in 2000.
- Approximately 11,500 elderly persons in Washington County were living alone in 2000.
- More than one third of persons with disabilities ages 16 and older are seniors (65 years and above).
- A physical disability was suffered by 23,500 persons ages 5 years and older (6%); almost 27,000 persons ages 16 and over (8%) had difficulty going to work.
- Since 1986, 272 AIDS cases have been reported in Washington County.
- Homeownership decreased amongst the White and Hispanic racial/ethnic groups during the last decade.
- There has been an increase in the number of households occupied by one person and in the number occupied by 5 or more persons.
- Median household income in Washington County increased by 25% during the 1990s from \$32,248<sup>1</sup> to \$40,135.
- In 2000, persons living with household income below the poverty level accounted for 7.4% of the population (32,600).
- Nearly one fourth of all householders live alone.
- Ten percent of rental housing is overcrowded, significantly higher than in owner housing where only 2% occupied units are overcrowded.

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<sup>1</sup> Dollars have been adjusted for inflation and represent 1999-dollar value.

## Washington County Overview and Tables

- In 2000, 32,600 persons (7%) lived in households where income was below the poverty level.
- Thirty-eight percent of all renter households and 24% of owner-occupied households were cost-burdened in 2000.

### **Summary**

Washington County captures approximately 25% of the Portland-Vancouver metropolitan area. Washington County's growth rate from 1990 to 2000 was 43 percent, which the second largest growth rate of the four counties in the region (including Washington County and Clackamas, Multnomah, and Clark Counties). The population growth in Clark County only surpassed Washington County by 2 percentage points.

### **Population**

Washington County's population reached 445,342 in 2002. The growth rate was more than double the rate for Oregon (20%) during the same period.

Washington County is predominately white (77.7%). The most significant increase of ethnic minority population occurred amongst Hispanics, which grew by 35,300 persons, or 245 percent, during the 1990s. In 2000, this ethnic minority group represented 11 percent of the total population in the County with almost 50,000 persons. The Asian/Pacific Islander population grew by 17,611 persons to represent almost seven percent of the total population in 2000, and experienced an increase of 133 percent. Persons identified as being of '2 or more races' captured 2 percent (approximately 10,800 persons) of the County's population in 2000, followed by Blacks, who represented 1 percent, or almost 4,800 persons

Washington County experienced a 43 percent increase in the number of children (all persons under age 18) during the last decade. Over 32,000 children were added to reach 119,620 in 2000.

The elderly share of the total population actually decreased slightly, however, about 7,800 persons ages 65 years and older were added, increasing their share of population by 25 percent. In 2000, the elderly population was 39,350.

#### Special Needs Population

Ninety-six percent of persons ages 65 and older were living at home. Of those, 30 percent, or approximately 11,500 were living alone in 2000.

Seventy-nine percent of all elderly persons reported having a sensory disability in 2000, and 27 percent reported having a physical disability. Almost 3,800 elderly persons had difficulty going outside of their home because of a disability.

Of the general population, 5 percent, or 19,500 had a go-outside disability. A physical disability was suffered by 23,500 persons ages 5 years and older (6%) and almost 27,000 persons ages 16 and over (8%) had difficulty going to work.

Since 1986, a total of 272 AIDS cases have been reported in Washington County.

More than 35,387 persons are estimated to have been in need of alcohol or other drug treatment in 2000, representing 9.4% of all persons ages 10 and over in the County.

The number of persons residing in group quarters increased by about 500 during the 1990s. In 2000, over 4,000 persons had group-living arrangements, and about two thirds were not institutionalized (about 2,580 persons). The number of institutionalized persons, and the share of the population that they represent decreased during the same time period. Of the 1,520 persons residing in institutions in 2000, home for the majority was either a correctional facility or nursing home.

During the 1990s, the number of persons employed in the farming, fishing, and forestry industry decreased by almost one-half, from 4,800 to 2,200 persons.

### Housing and Households

During 1990 to 2000, the number of housing units in Washington County grew 44 percent, which was approximately the same rate as population (43%). A total of 32,827 single-family units and 20,541 multi-family units were added during the period.

The area is composed primarily of single-family units. Sixty-three percent of all housing in 2000 were single-family structures. Thirty-three percent were multi-family units, and only 4 percent of all housing units were mobile homes or dwellings of other types. The vacancy rate increased from 4.6% in 1990, to 5.5% in 2000.

In 1990 and in 2000, owners occupied 60 percent of housing, and renters occupied 40 percent. Homeownership increased for all racial/ethnic groups except for Whites and Hispanics. Although the number of owner-occupied households with a White householder increased, the percentage that they held amongst all homeowners decreased by 5 percentage points (96% to 91%). Households occupied by Hispanic homeowners saw a slight reduction – a decrease of 2 percentage points (5% to 3%).

There has been an increase in the number of households occupied by one person and in the number occupied by 5 or more persons. In 2000, children were living in over one-third of all 169,000 households in Washington County. The average number of persons per household increased during the last decade from 2.59 to 2.61. Despite only a slight increase in household size, in 2000, almost 6,700 renter households (10%) and 2,300 owner occupied households (2%) had overcrowded conditions in Washington County.

### Income<sup>2</sup> and Poverty

Median household income in Washington County increased by 25 percent during the 1990s from \$32,248 to \$40,135. In 2000, persons living with household income below the poverty level accounted for 7.4 percent of the population (32,600) in Washington County. Of these persons in poverty, 32 percent were under age 18, the same proportion as in 1990. Sixty-one percent were between ages 18 and 65, an increase of 3 percentage points

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<sup>2</sup> Dollars have been adjusted for inflation and represent 1999-dollar value.

since 1990. Impoverished persons over 65 experienced the greatest change decreasing from 7.3 percent to 5.6 percent. Whites represented two-thirds of all persons with income below the poverty level; Hispanics captured 30 percent of the share of the impoverished.

### Housing Costs<sup>2</sup>

From 1990 to 2000, the median housing value in Washington County increased by 63 percent from \$113,579 to \$184,800. Median housing costs for owners increased by 28 percent, while median rent increased by 10 percent. There were 55,000 cost-burdened households in 2000. Thirty-eight percent of all renter-occupied households, and 24 percent of all owner-occupied households were spending at least 30 percent of their income on housing costs.

Population

**1. Total Population**

Population (universe: persons)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Population</b>	311,554	445,342			133,788	42.9%
Male	152,313	221,712	48.9%	49.8%	69,399	45.6%
Female	159,241	223,630	51.1%	50.2%	64,389	40.4%

**2. Population by Race/Hispanic Origin**

Race/Hispanic Origin (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	280,239	346,251	89.9%	77.7%	66,012	23.6%
Black	1,986	4,778	0.6%	1.1%	2,792	140.6%
American Indian/Alaskan Native	1,575	2,335	0.5%	0.5%	760	48.3%
Asian/Pacific Islander	13,190	30,801	4.2%	6.9%	17,611	133.5%
2 and more races		10,792		2.4%		
Other	163	650	0.1%	0.1%	487	298.8%
Hispanic	14,401	49,735	4.6%	11.2%	35,334	245.4%

Washington County Overview and Tables

**3. Population by Age**

Population by Age (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
0 -17	83,586	119,618	26.8%	26.9%	36,032	43.1%
under 5	24,406	35,111	7.8%	7.9%	10,705	43.9%
5-9	24,558	34,317	7.9%	7.7%	9,759	39.7%
10-14	22,314	31,715	7.2%	7.1%	9,401	42.1%
15-17	12,308	18,475	4.0%	4.1%	6,167	50.1%
18-19	7,570	11,078	2.4%	2.5%	3,508	46.3%
20-24	20,528	30,254	6.6%	6.8%	9,726	47.4%
25-40	88,058	114,546	28.3%	25.7%	26,488	30.1%
41-64	80,246	130,495	25.8%	29.3%	50,249	62.6%
65-84	28,141	33,863	9.0%	7.6%	5,722	20.3%
85 and over	3,425	5,488	1.1%	1.2%	2,063	60.2%



Special Needs Population Groups

**4. Elderly Population**

Elderly Population by Age (universe: persons ages 62 and over)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
62 and over	37,767	46,470	12.1%	10.4%	8,703	23.0%
65 and over	31,566	39,351	10.1%	8.8%	7,785	24.7%
62-64	6,201	7,119	2.0%	1.6%	918	14.8%
65-74	17,749	19,218	5.70%	4.3%	1,469	8.3%
75-84	10,392	14,645	3.3%	3.3%	4,253	40.9%
85 and over	3,425	5,488	1.1%	1.2%	2,063	60.2%

**5. Living Situations of the Elderly (2000)**

Elderly Persons Residing at Home or in Group Quarters	Persons 65 and over	Share
Living at home	37,688	95.8%*
Living alone	11,451	30.4%**
Living in group quarters	1,663	4.2%*
Institutionalized	782	47%***
Non-institutionalized	881	53%***

\* Share of all persons 65 and over

\*\* Share of all persons 65 and over living at home

\*\*\* Share of all persons 65 and over living in group quarters

**6. Persons with Disabilities by Type of Disability 2000**

<b>TYPE OF DISABILITY (universe: Persons ages 5 years and over)</b>	<b>2000</b>	<b>2000 Share of Total</b>	<b>Percent of Persons ages 5 years and over*</b>
<b>Total disabilities tallied</b>	105,853	100%	
Sensory disability	11,271	10.6%	2.7%
Physical disability	23,522	22.2%	5.7%
Mental disability	17,376	16.4%	4.2%
Self-care disability	7,449	7.0%	1.8%
Go-outside-home disability	19,516	18.4%	4.8%
Employment disability	26,719	25.2%	6.5%

\* See technical notes in Report

**7a. Persons with Disabilities by Age and Type of Disability**

<b>Disabilities tallied for persons ages 5 years and over</b>	<b>1990</b>	<b>1990 Share</b>	<b>2000</b>	<b>2000 Share</b>	<b>Absolute Change (1990-2000)</b>	<b>Percent Change (1990-2000)</b>
<b>Total disabilities tallied</b>			105,853	100%		
Sensory disability			11,271	10.6%		
Physical disability			23,522	22.2%		
Mental disability			17,376	16.4%		
Self-care disability			7,449	7.0%		
Go-outside-home disability			19,516	18.4%		
Employment disability			26,719	25.2%		

**7b. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5-15 years	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>			4,871	4.6%		
Sensory disability			655	0.6%		
Physical disability			417	0.4%		
Mental disability			3,293	3.1%		
Self-care disability			506	0.5%		
Go-outside-home disability						
Employment disability						

**7c. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons' ages 16 and over *	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	21,240	100%	100,982	100%		
Sensory disability			10,616	10.5%		
Physical disability			23,105	22.9%		
Mental disability			14,083	13.9%		
Self-care disability	3,457	16.3%	6,943	6.9%	3,486	100.8%
Go-outside-home disability	3,710	17.5%	19,516	19.3%	15,806	426.0%
Employment disability	14,073	66.3%	26,719	26.5%	12,646	89.9%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7d. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 16 to 64 years *	1990	1990 Share of Total **	2000	2000 Share of Total **	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	17,644	83.1%	69,970	69.3%		
Sensory disability			5,387	7.7%		
Physical disability			12,600	18.0%		
Mental disability			9,699	13.9%		
Self-care disability	2,213	12.5%	3,158	4.5%	945	42.7%
Go-outside-home disability	1,358	7.7%	12,407	17.7%	11,049	813.6%
Employment disability	14,073	79.8%	26,719	38.2%	12,646	89.9%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

\*\* Total of persons with disabilities ages 16 and over.

**7e. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 65 years and over *	1990	1990 Share of Total **	2000	2000 Share of Total **	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	3,596	16.9%	31,012	30.7%		
Sensory disability			5,229	16.9%		
Physical disability			10,505	33.9%		
Mental disability			4,384	14.1%		
Self-care disability	1,244	34.6%	3,785	12.2%	2,541	204.3%
Go-outside-home disability	2,352	65.4%	7,109	22.9%	4,757	202.3%
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

\*\* Total of persons with disabilities ages 16 and over.

**8a. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\***

<b>White</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-outside-home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	88,605	9,991	21,063	15,064	6,657	15,609	20,221
Ages 5 - 15	3,879	463	266	2,805	345		
Ages 16 - 64	56,052	4,685	11,042	8,298	2,819	8,987	20,221
Ages 65 and over	28,674	4,843	9,755	3,961	3,493	6,622	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8b. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Black/African Americans</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	1,182	83	171	140	53	254	481
Ages 5 - 15	34	0	8	22	4		
Ages 16 - 64	1,018	50	119	112	29	227	481
Ages 65 and over	130	33	44	6	20	27	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8c. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>American Indian/Alaska Native</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	1,086	95	254	237	59	160	281
Ages 5 - 15	105	0	10	71	24	n/a	n/a
Ages 16 - 64	936	78	221	166	30	160	281
Ages 65 and over	45	17	23	0	5	0	n/a

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8d. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Asian/Native Hawaiian/Pacific Islander</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	6,193	472	902	844	275	1,577	2,123
Ages 5 - 15	242	69	47	95	31		
Ages 16 - 64	4,628	210	437	486	87	1,285	2,123
Ages 65 and over	1,323	193	418	263	157	292	n/a

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8e. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Other Race/Two or more races</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-outside-home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	8,787	630	1,132	1,091	405	1,916	3,613
Ages 5 - 15	611	123	86	300	102	n/a	n/a
Ages 16 - 64	7,336	364	781	637	193	1,748	3,613
Ages 65 and over	840	143	265	154	110	168	n/a

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8f. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Hispanic/Latino origin**</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-outside-home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	11,861	775	1,086	1,104	533	3,021	5,342
Ages 5 - 15	814	164	92	419	139	n/a	n/a
Ages 16 - 64	10,454	480	852	579	315	2,886	5,342
Ages 65 and over	593	131	142	106	79	135	n/a

\*Disabilities are tallied for persons with each of one or more disability type.

\*\*Hispanics are of any race and are counted in the race categories above, too.

**9. AIDS Population\***

<b>Year</b>	<b># AIDS Cases Reported</b>	<b>Cumulative Total</b>
1986	4	4
1987	8	12
1988	15	27
1989	10	37
1990	15	52
1991	18	70
1992	18	88
1993	34	122
1994	27	149
1995	29	178
1996	22	200
1997	19	219
1998	6	225
1999	15	240
2000	12	252
2001	20	272
<b>Total Cases Reported</b>	<b>272</b>	

\* Source: Oregon Department of Human Services, HIV/AIDS Program, HIV/AIDS Reporting System, 2001

**10. Persons in Need of Alcohol or Other Drug Treatment**

<b>Estimated Persons in Need of Alcohol or Other Drug Treatment (universe: persons ages 10 and over)</b>	<b>2000 Persons</b>	<b>% Population</b>
<b>Persons</b>	<b>35,387</b>	<b>9.4%**</b>

\*Estimated using the percentage of the population in Washington County estimated to have treatment needs Washington County.

\*\* The percentage of persons in Washington County 10 years and over that are estimated to have a need for treatment; calculated by Oregon's Department of Human Services, Office of Mental Health and Addiction Services.



**11a. Agricultural Employment**

<b>Workers by Employer's Type of Business (Industry)</b> (universe: employed persons ages 16 and over)	<b>1990 Industry: Agriculture, forestry, and fisheries</b>	<b>2000 Industry: Agriculture, forestry, and fisheries</b>
Persons Employed by Employer's Type of Business	4,793	2,152

**11b. Agricultural Employment (2000 only)**

<b>Workers by Type of Work (Occupation)</b> (universe: employed persons ages 16 and over)	<b>2000 Occupation: Farmers and farm managers</b>	<b>2000 Occupation: Farming, fishing, and forestry occupations</b>
Persons Employed by Type of Work They Do	654	2,339

**12. Persons Residing in Group Quarters**

<b>Persons in Group Quarters</b> (universe: all persons)	<b>1990</b>	<b>2000</b>	<b>Share of all persons in group quarters</b>		<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
			<b>1990</b>	<b>2000</b>		
<b>Institutionalized persons:</b>	1,709	1,519	49.4%	37.0%	-190	-11.1%
Correctional institutions	274	608	7.9%	14.8%	334	121.9%
Nursing homes	1,223	853	35.4%	20.8%	-370	-30.3%
Mental (Psychiatric) hospitals	37	0	1.1%	0.0%	-37	100.0%
Juvenile institutions	75	54	2.2%	1.3%	-21	-28.0%
Other institutions	100	4	2.9%	0.1%	-96	-96.0%
<b>Non-institutionalized persons</b>	1,750	2,582	50.6%	63.0%	832	47.5%
College dormitories	492	643	14.2%	15.7%	151	30.7%
Military quarters	7	0	0.2%	0.0%	-7	100.0%
Emergency shelters for homeless	42		1.2%			
Visible in street locations	4		0.1%			
Other non-institutional group quarters	1,205	1,939	34.8%	47.3%	734	60.9%
<b>Total persons in group quarters</b>	3,459	4,101	1.1%*	0.9%*	642	18.6%

\* Share of total population

Housing and Households**13. Housing Units**

Housing Units (universe: all housing units)	1990	2000	Vacancy Rate		Absolute Change 1990-2000	Percent Change 1990- 2000
			1990	2000		
<b>Total Housing Units</b>	124,716	178,913			54,197	43.5%
Occupied	118,997	169,162			50,165	42.2%
Vacant	5,719	9,751	4.6%	5.5%	4,032	70.5%

**14. Housing Units Structure**

Structure Type and Size (universe: all housing units)	1990	2000	Share of Total Housing Units		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Single-family Units</b>	80,470	113,297	64.5%	63.3%	32,827	40.8%
<b>Multi-family Units</b>	38,090	58,631	30.5%	32.8%	20,541	53.9%
2-9	18,473	25,977	14.8%	14.5%	7,504	40.6%
10-49	15,209	19,891	12.2%	11.1%	4,682	30.8%
50 or More	4,408	12,763	3.5%	7.1%	8,355	189.5%
<b>Mobile Home or Trailer</b>	5,403	6,685	4.3%	3.7%	1,282	23.7%
<b>Other (Boat, RV, Van, Etc.)</b>	753	300	0.6%	0.2%	-453	-60.2%

**15. Tenure**

Tenure of Households (universe: occupied housing units) *	1990	2000	Share of Households		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Total Households</b>	118,997	169,162	100.0%	100.0%	50,165	42.2%
Owner occupied	72,336	102,424	60.8%	60.5%	30,088	41.6%
Renter occupied	46,661	66,738	39.2%	39.5%	20,077	43.0%

\* Occupied housing unit is the same as household

**16. Households by Race/Hispanic Origin**

<b>Race/Hispanic Origin</b> (universe: all occupied housing units)	<b>1990</b>	<b>2000</b>	<b>Share of Households</b>		<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
			<b>1990</b>	<b>2000</b>		
White	110,597	142,214	92.9%	84.1%	31,617	28.6%
Black	694	1,772	0.6%	1.0%	1,078	155.3%
American Indian/Alaskan Native	549	877	0.5%	0.5%	328	59.7%
Asian/Pacific Islander	3,876	10,126	3.3%	6.0%	6,250	161.2%
2 or more races	0	2,719	0.0%	1.6%	2,719	
Other	25	162	0.0%	0.1%	137	548.0%
Hispanic	3,256	11,292	2.7%	6.7%	8,036	246.8%

**17. Household Tenure by Race**

Tenure by Race/Hispanic Origin of Householder* (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
<b>Owner occupied:</b>	72,336	102,477	<b>100.0%</b>	<b>100.0%</b>	30,141	41.7%
White:	69,468	93,017	96.0%	90.8%	23,549	33.9%
White Alone (not Hispanic)	68,805	91,506	95.1%	89.3%	22,701	33.0%
White Hispanic	663	1,511	0.9%	1.5%	848	127.9%
Black	250	616	0.3%	0.6%	366	146.4%
American Indian, Eskimo, or Aleut	264	379	0.4%	0.4%	115	43.6%
Asian or Pacific Islander	2,001	5,537	2.8%	5.4%	3,536	176.7%
Other Race		1,511		1.5%		
Two or more		1,417		1.4%		
All Other Race	353	2,928	0.5%	2.9%	2,575	729.5%
Hispanic Origin*	3,256	3,248	4.5%	3.2%	-8	-0.2%
<b>Renter occupied:</b>	46,661	66,685	<b>100.0%</b>	<b>100.0%</b>	20,024	42.9%
White:	42,701	53,906	91.5%	80.8%	11,205	26.2%
White Alone (not Hispanic)	41,792	50,708	89.6%	76.0%	8,916	21.3%
White Hispanic	909	3,198	1.9%	4.8%	2,289	251.8%
Black	455	1,230	1.0%	1.8%	775	170.3%
American Indian, Eskimo, or Aleut	319	644	0.7%	1.0%	325	101.9%
Asian or Pacific Islander	1,939	4,667	4.2%	7.0%	2,728	140.7%
Other Race		4,262		6.4%		
Two or more		1,976		3.0%		
All Other Race	1,247	6,238	2.7%	9.4%	4,991	400.2%
Hispanic Origin*	2,201	8,044	4.7%	12.1%	5,843	265.5%

\* Persons of Hispanic origin are of any race and are also included in the racial categories.

**18. Household Size**

Household Size (universe: occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
1-person household	27,759	41,741	23.3%	24.7%	13,982	50.4%
2-person household	40,890	56,349	34.4%	33.3%	15,459	37.8%
3-person household	20,320	27,705	17.1%	16.4%	7,385	36.3%
4-person household	18,982	25,802	16.0%	15.3%	6,820	35.9%
5-person household	7,204	10,705	6.1%	6.3%	3,501	48.6%
6-person household	2,347	3,994	2.0%	2.4%	1,647	70.2%
7-or-more-person household	1,495	2,866	1.3%	1.7%	1,371	91.7%

**19. Person Per Household**

Average Number of Persons per Household (universe: occupied housing units)	1990	2000
<b>Occupied housing</b>	2.59	2.61
Owner-occupied housing	2.78	2.75
Renter-occupied housing	2.30	2.39

**20. Overcrowding\* by Tenure**

Tenure by occupants per room (universe: occupied housing units)	1990	2000	Share of Total		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Owner occupied:</b>	72,336	102,424	<b>100.0%</b>	<b>100.0%</b>	30,088	41.6%
0.50 or less occupants per room	55,050	79,381	76.1%	77.5%	24,331	44.2%
0.51 to 1.00 occupants per room	16,207	20,783	22.4%	20.3%	4,576	28.2%
1.01 to 1.50 occupants per room	754	1,426	1.0%	1.4%	672	89.1%
1.51 to 2.00 occupants per room	263	635	0.4%	0.6%	372	141.4%
2.01 or more occupants per room	62	199	0.1%	0.2%	137	221.0%
<b>Overcrowded owner occupied units</b>	<b>1,079</b>	<b>2,260</b>	<b>1.5%</b>	<b>2.2%</b>	<b>1,181</b>	<b>109.5%</b>
<b>Renter occupied:</b>	46,661	66,738	<b>100.0%</b>	<b>100.0%</b>	20,077	43.0%
0.50 or less occupants per room	28,841	37,450	61.8%	56.1%	8,609	29.8%
0.51 to 1.00 occupants per room	15,318	22,521	32.8%	33.7%	7,203	47.0%
1.01 to 1.50 occupants per room	1,427	3,583	3.1%	5.4%	2,156	151.1%
1.51 to 2.00 occupants per room	773	2,130	1.7%	3.2%	1,357	175.5%
2.01 or more occupants per room	302	1,054	0.6%	1.6%	752	249.0%
<b>Overcrowded renter occupied units</b>	<b>2,502</b>	<b>6,767</b>	<b>5.4%</b>	<b>10.1%</b>	<b>4,265</b>	<b>170.5%</b>

\* Overcrowding is where a household has more than one occupant per room.

**21. Household Type**

Household Type (universe: occupied housing units)	1990	2000	Share of Total		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Persons living alone:</b>	27,759	41,741	23.3%*	24.7%*	13,982	50.4%
Male householder	11,228	18,485	9.4%	10.9%	7,257	64.6%
Female householder	16,531	23,256	13.9%	13.7%	6,725	40.7%
<b>Family households:</b>	83,098	114,074	69.8%*	67.4%*	30,976	37.3%
Married couple family:	69,163	92,254	58.1%**	54.5%**	23,091	33.4%
With children under 18 years	34,857	46,690	50.4%***	50.6%***	11,833	33.9%
No children under 18 years	34,306	45,564	49.6%***	49.4%***	11,258	32.8%
<b>Total single-parent households</b>	9,216	13,510	11.1%**	11.8%**	4,294	46.6%
Single-father family	2,014	3,617	21.9%****	26.8%****	1,603	79.6%
Single-mother family	7,202	9,893	78.1%****	73.2%****	2,691	37.4%
Other family households	4,719	8,310	5.7%**	7.3%**	3,591	76.1%
<b>Non-family households</b>	8,140	13,347	6.8%*	7.9%*	5,207	64.0%

\* The share of all households

\*\*The share of all family households.

\*\*\*The share of all married-couple family households

\*\*\*\*The share of single-parent family households

**22. Households by Age**

Households by Age of Householder (universe: occupied housing units)	1990	2000	Share of All Households		Absolute Change (1990- 2000)	Percent Change (1990- 2000)
			1990	2000		
15 to 24 years	6,675	10,822	5.6%	6.4%	4,147	62.1%
25 to 34 years	28,717	37,521	24.1%	22.2%	8,804	30.7%
35 to 44 years	32,001	41,565	26.9%	24.6%	9,564	29.9%
45 to 54 years	19,233	35,509	16.2%	21.0%	16,276	84.6%
55 to 64 years	12,394	19,117	10.4%	11.3%	6,723	54.2%
65 to 74 years	11,184	11,825	9.4%	7.0%	641	5.7%
75 years and over	8,793	12,803	7.4%	7.6%	4,010	45.6%



**23a. Households Type by Age of Householder**

<b>Family Household Type by Age of Householder (universe: occupied housing units)</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>Total Households*</b>	169,162	100%
<b>All Family households</b>	114,724	67.8%
<b>Of Family Households, the share by type**:</b>		100%
<b>Married-couple family:</b>	94,371	55.8%
Age 15 to 24 years	2,410	
Age 25 to 34 years	20,431	
Age 35 to 44 years	26,401	
Age 45 to 54 years	21,556	
Age 55 to 64 years	12,330	
Age 65 to 74 years	6,557	
Age 75 years and over	4,686	
<b>Other family:</b>	20,353	12.0%
<b>Male householder, no wife present:</b>	6,314	3.7%
Age 15 to 24 years	764	
Age 25 to 34 years	1,793	
Age 35 to 44 years	1,836	
Age 45 to 54 years	1,211	
Age 55 to 64 years	391	
Age 65 to 74 years	167	
Age 75 years and over	152	
<b>Female householder, no husband present:</b>	14,039	8.3%
Age 15 to 24 years	1,205	
Age 25 to 34 years	3,252	
Age 35 to 44 years	4,177	
Age 45 to 54 years	2,851	
Age 55 to 64 years	980	
Age 65 to 74 years	725	
Age 75 years and over	849	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

**23b. Households Type by Age of Householder**

<b>Non-family Household Type by Age of Householder (universe: households)</b>	<b>2000</b>	<b>2000 Share of Total</b>	<b>Non-family Household Type by Age of Householder</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>All Non-family households</b>	54,438	32.2%			
<b>Of Non-Family Households the share by type***</b>		100%			
Male householder:	25,859	47.5%			
Female householder:	28,579	52.5%			
<b>Male Householder, Living alone:</b>	18,199	33.4%	<b>Male Householder, Not living alone:</b>	7,660	14.1%
Ages 15 to 24 years	1,315		Ages 15 to 24 years	1,833	
Ages 25 to 34 years	4,390		Ages 25 to 34 years	3,003	
Ages 35 to 44 years	4,528		Ages 35 to 44 years	1,282	
Ages 45 to 54 years	3,760		Ages 45 to 54 years	772	
Ages 55 to 64 years	1,706		Ages 55 to 64 years	472	
Ages 65 to 74 years	1,077		Ages 65 to 74 years	211	
Ages 75 years and over	1,423		Ages 75 years and over	87	
<b>Female Householder, Living alone:</b>	23,582	43.3%	<b>Female Householder, Not living alone:</b>	4,997	9.2%
Ages 15 to 24 years	1,214		Age 15 to 24 years	1,503	
Ages 25 to 34 years	3,024		Age 25 to 34 years	1,249	
Ages 35 to 44 years	2,793		Age 35 to 44 years	789	
Ages 45 to 54 years	4,086		Age 45 to 54 years	823	
Ages 55 to 64 years	3,514		Age 55 to 64 years	433	
Ages 65 to 74 years	3,209		Age 65 to 74 years	85	
Ages 75 years and over	5,742		Age 75 years and over	115	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

Income and Housing Costs**24. Household Income**

<b>Household Income*</b> (universe: occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)**	<b>2000</b> (in 1999 dollars)	<b>1990 Share of Total</b> (in 1989 dollars)	<b>1990 Share of Total</b> (in 1999 dollars)	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b> (in same dollars)	<b>Percent Change 1990-2000</b> (in same dollars)
Less than \$10,000	9,749	7,304	7,882	8.2%	6.1%	4.7%	578	7.9%
\$10,000 to \$14,999	7,803	4,378	6,694	6.5%	3.7%	4.0%	2,316	52.9%
\$15,000 to \$19,999	9,264	5,847	7,382	7.8%	4.9%	4.4%	1,535	26.3%
\$20,000 to \$24,999	10,491	6,937	9,427	8.8%	5.8%	5.6%	2,490	35.9%
\$25,000 to \$29,999	10,213	7,549	9,914	8.6%	6.3%	5.9%	2,365	31.3%
\$30,000 to \$34,999	10,957	7,792	10,446	9.2%	6.5%	6.2%	2,654	34.1%
\$35,000 to \$39,999	9,356	7,651	9,274	7.9%	6.4%	5.5%	1,623	21.2%
\$40,000 to \$44,999	8,498	8,205	9,937	7.1%	6.9%	5.9%	1,732	21.1%
\$45,000 to \$49,999	7,414	7,421	8,852	6.2%	6.2%	5.2%	1,431	19.3%
\$50,000 to \$59,999	11,778	13,170	17,599	9.9%	11.1%	10.4%	4,429	33.6%
\$60,000 to \$74,999	11,252	14,785	21,593	9.4%	12.4%	12.8%	6,808	46.0%
\$75,000 to \$99,999	7,173	15,679	23,093	6.0%	13.2%	13.6%	7,414	47.3%
\$100,000 to \$124,999	2,631	5,409	11,995	2.2%	4.5%	7.1%	6,586	121.8%
\$125,000 to \$149,999	979	3,124	5,973	0.8%	2.6%	3.5%	2,849	91.2%
\$150,000 or more	1,600	3,906	9,226	1.3%	3.3%	5.4%	5,320	136.2%
\$150,000 to \$199,999	0	2,300	5,093	0.0%	1.9%	3.0%	2,793	121.4%
\$200,000 or more	0	1,606	4,133	0.0%	1.3%	2.4%	2,527	157.4%

\*Income is reported in the Census referring to the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation so that a meaningful comparison may be made.

**25. Median Household Income**

<b>Median Household Income*</b> (universe: occupied housing units)	<b>1990 Median Household Income</b> (in 1989 dollars)	<b>1990 Median Household Income</b> (converted to 1999 dollars)**	<b>2000 Median Household Income</b> (in 1999 dollars)	<b>Percent Change</b> (in same dollars)
Annual Income	\$24,162	\$32,248	\$40,135	24.5%

\*Income is reported in the Census for the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation so that a meaningful comparison may be made.

**26. Households by HUD Adjusted Median Family Income (HAMFI) Category**

<b>2000 HAMFI*</b>	\$53,700
30%	\$16,110
50%	\$26,850
60%	\$32,220
80%	\$42,960
95%	\$51,015
<b>Percent of HAMFI</b>	<b>Number of Households in 2000</b>
30% or less	16,215
31-50%	18,838
51-60%	10,884
59-80%	18,977
81-95%	16,680
Over 95%	87,693
Total	169,287

\*HUD's Adjusted 1999 Median Family Income for Portland Metropolitan Area.

**27. Poverty Status by Age**

Poverty Status By Age (Universe: Persons For Whom Poverty Status Is Determined)*	1990	2000	Poverty Rates		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Persons with household income below poverty level**	20,198	32,575	6.6%	7.4%	12,377	61.3%
Under 5 years	2,288	3,473	9.5%	10.2%	1,185	51.8%
5 years	439	581	9.1%	8.1%	142	32.3%
6 to 11 years	2,127	3,507	7.4%	8.8%	1,380	64.9%
12 to 17 years	1,618	2,823	6.6%	7.8%	1,205	74.5%
18 to 64	11,661	20,152	6.0%	7.1%	8,491	72.8%
65 to 74 years	937	794	5.3%	4.1%	-143	-15.3%
75 years and over	1,128	1,245	8.9%	6.5%	117	10.4%
<b>Total Persons for Whom Poverty Status is Determined</b>	<b>308,186</b>	<b>441,331</b>			<b>133,145</b>	<b>43.2%</b>

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\*Persons living in households where the total 1999 household income was below the poverty level.

**28. Poverty Status by Household Type**

<b>Poverty Status by Household Type</b> (universe: population for whom poverty status is determined)*	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Income in 1989, 1999 at or above poverty level:</b>	287,988	408,756	93.4%	92.6%	120,768	41.9%
In married-couple families	217,333	296,548	70.5%	67.2%	79,215	36.4%
In other families:	28,201	50,489	9.2%	11.4%	22,288	79.0%
Male householder, no wife present	7,197	17,313	2.3%	3.9%	10,116	140.6%
Female householder, no husband present	21,004	33,176	6.8%	7.5%	12,172	58.0%
Unrelated individuals	42,454	61,719	13.8%	14.0%	19,265	45.4%
<b>Income in 1989, 1999 below poverty level:**</b>	20,198	32,575	6.6%	7.4%	12,377	61.3%
In married-couple families	6,853	12,616	2.2%	2.9%	5,763	84.1%
In other families:	5,922	10,524	1.9%	2.4%	4,602	77.7%
Male householder, no wife present	603	3,167	0.2%	0.7%	2,564	425.2%
Female householder, no husband present	5,319	7,357	1.7%	1.7%	2,038	38.3%
Unrelated individuals	7,423	9,435	2.4%	2.1%	2,012	27.1%
<b>Total Persons for Whom Poverty Status is Determined</b>	<b>308,186</b>	<b>441,331</b>	<b>100.0%</b>	<b>100.0%</b>	<b>133,145</b>	<b>43.2%</b>

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\* Persons living in households where the total 1999 household income is below poverty level.

**29. Poverty by Race**

<b>Poverty by Race/Hispanic Origin</b> (universe: persons for whom poverty was determined)	<b>Total number of persons for whom poverty was determined in 2000</b>	<b>Persons whose 1999 income was below poverty level</b>	<b>2000 Poverty Rates (within racial/ethnic group)</b>	<b>Share of all persons below poverty**</b>
White	362,169	21,390	5.9%	65.7%
Black/African American	4,423	474	10.7%	1.5%
American Indian/Alaskan Native	2,862	318	11.1%	1.0%
Asian/Pacific Islander	31,104	2,800	9.0%	8.6%
Other Race	26,248	6,179	23.5%	19.0%
Two or More Races	14,525	1,414	9.7%	4.3%
All Other Races	40,773	7,593	18.6%	23.3%
Hispanic Origin*	48,963	10,098	20.6%	31.0%

\*Persons of Hispanic origin are of any race and are also included in the racial categories.

\*\*Will sum to more than 100% due to counting Hispanics in racial groups.

**30. Rent**

Monthly Gross Rent (universe: specified renter occupied housing units)	1990	2000	1990 Share of Total	2000 Share of Total	Absolute Change 1990- 2000	Percent Change 1990- 2000
<b>Renter Households</b>	45,912	66,172	100.0%	100.0%	20,260	44.1%
Less than \$200	697	935	1.5%	1.4%	238	34.2%
\$200-\$349	1,260	918	2.7%	1.4%	-342	-27.1%
\$350-\$499	5,578	3,433	12.2%	5.2%	-2,145	-38.5%
\$500-\$799	25,566	36,306	55.7%	54.9%	10,740	42.0%
\$800-\$999	7,556	12,592	16.5%	19.0%	5,036	66.6%
\$1000 and above	4,488	10,496	9.8%	15.9%	6,008	133.9%
<b>No cash rent</b>	745	1,492	1.6%	2.3%	747	100.3%

**31. Median Gross Rent**

Median Gross Rent (universe: specified renter occupied housing units paying cash rent)	1990 (in 1989 dollars)	1990 (converted to 1999 dollars)*	2000 (in 1999 dollars)	Percent Change (in same dollars)
Monthly Rent	\$489	\$653	\$720	10.3%

\*Dollars were adjusted due to inflation for comparison purposes.



**32. Rent as Percentage of Household Income**

<b>Gross rent as a Percentage of household income</b> (universe: specified renter occupied households paying cash rent)	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
Less than 20 percent	15,797	21,395	34.4%	32.3%	5,598	35.4%
20 to 24 percent	7,975	10,073	17.4%	15.2%	2,098	26.3%
25 to 29 percent	5,916	8,391	12.9%	12.7%	2,475	41.8%
30 to 34 percent	3,494	5,740	7.6%	8.7%	2,246	64.3%
35 percent or more	11,643	18,278	25.4%	27.6%	6,635	57.0%
Not computed	1,087	2,295	2.4%	3.5%	1,208	111.1%
<b>Cost-burdened Renter Households</b>	<b>15,137</b>	<b>24,018</b>	<b>33.8%</b>	<b>37.6%</b>	<b>8,881</b>	<b>58.7%</b>

\* Households where 30% or more of household income is spent on rent.

**33. Monthly Owner Housing Cost**

<b>Monthly Owner Housing Cost</b> (universe: specified owner occupied housing units)	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Total</b>	<b>60,349</b>	<b>88,274</b>	<b>100.0%</b>	<b>100.0%</b>	<b>27,925</b>	<b>46.3%</b>
Less than \$300	3,545	4,591	5.9%	5.2%	1,046	29.5%
\$300-\$499	7,837	9,630	13.0%	10.9%	1,793	22.9%
\$500-\$699	6,032	4,723	10.0%	5.4%	-1,309	-21.7%
\$700-\$999	14,213	11,466	23.6%	13.0%	-2,747	-19.3%
\$1000-\$1499	18,946	30,223	31.4%	34.2%	11,277	59.5%
\$1500-\$1999	6,276	17,748	10.4%	20.1%	11,472	182.8%
\$2000 and over	2,470	9,893	4.1%	11.2%	7,423	300.5%

**34. Median Owner Housing Costs**

<b>Median Monthly Owner Housing Costs</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Monthly Housing Costs	\$797	\$1,064	\$1,358	27.6%

\*Dollars were adjusted due to inflation for comparison purposes.

**35. Owner Housing Cost as a Percentage of Household Income**

<b>Monthly Owner Housing Cost as a Percentage of Household Income</b> (universe: specified owner occupied housing units)	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
Less than 20 percent	32,329	42,005	53.6%	47.6%	9,676	29.9%
20 to 24 percent	10,142	14,130	16.8%	16.0%	3,988	39.3%
25 to 29 percent	7,056	10,528	11.7%	11.9%	3,472	49.2%
30 to 34 percent	4,054	6,789	6.7%	7.7%	2,735	67.5%
35 percent or more	6,578	14,482	10.9%	16.4%	7,904	120.2%
Not computed	190	340	0.3%	0.4%	150	78.9%
<b>Cost-burdened* Owner Occupied Households</b>	<b>10,632</b>	<b>21,271</b>	<b>17.7%</b>	<b>24.2%</b>	<b>10,639</b>	<b>100.1%</b>

\* Households where 30% or more of household income is spent on monthly owner housing cost.

**36. Housing Value**

<b>Value for owner occupied housing units</b> (universe: specified owner occupied housing units)	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
Less than \$10,000		36		0.0%		
\$10,000 to \$14,999		31		0.0%		
<b>Less than \$15,000</b>	<b>58</b>	<b>67</b>	<b>0.1%</b>	<b>0.1%</b>	<b>9</b>	<b>15.5%</b>
\$15,000 to \$19,999	26	75	0.0%	0.1%	49	188.5%
\$20,000 to \$24,999	65	58	0.1%	0.1%	-7	-10.8%
\$25,000 to \$29,999	129	89	0.2%	0.1%	-40	-31.0%
\$30,000 to \$34,999	327	25	0.5%	0.0%	-302	-92.4%
\$35,000 to \$39,999	414	15	0.7%	0.0%	-399	-96.4%
\$40,000 to \$44,999	789		1.3%			
\$40,000 to \$49,999	2,012	87	3.3%	0.1%	-1,925	-95.7%

Washington County Overview and Tables

<b>Value for owner occupied housing units (universe: specified owner occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Absolute Change 1990-2000</b>
\$45,000 to \$49,999	1,223		2.0%			
\$50,000 to \$59,999	5,897	80	9.8%	0.1%	-5,817	-98.6%
\$60,000 to \$69,999		190		0.2%		
\$60,000 to \$74,999	13,600		22.5%			
\$60,000 to \$99,999	32,570	1,980	54.0%	2.2%	-30,590	-93.9%
\$70,000 to \$79,999		303		0.3%		
\$80,000 to \$89,999		516		0.6%		
\$90,000 to \$99,999		971		1.1%		
\$75,000 to \$99,999	18,970		31.4%			
\$100,000 to \$124,999	8,619	4,553	14.3%	5.2%	-4,066	-47.2%
\$125,000 to \$149,999	4,777	13,643	7.9%	15.5%	8,866	185.6%
\$150,000 to \$174,999	2,278	17,951	3.8%	20.3%	15,673	688.0%
\$175,000 to \$199,999	1,231	14,138	2.0%	16.0%	12,907	1048.5%
\$200,000 to \$249,999	1,078	15,172	1.8%	17.2%	14,094	1307.4%
\$250,000 to \$299,999	368	8,863	0.6%	10.0%	8,495	2308.4%
\$300,000 to \$399,999	364	7,405	0.6%	8.4%	7,041	1934.3%
\$400,000 to \$499,999	72	2,355	0.1%	2.7%	2,283	3170.8%
<b>\$500,000 or more</b>	<b>64</b>	<b>1,718</b>	<b>0.1%</b>	<b>1.9%</b>	<b>1,654</b>	<b>2584.4%</b>
\$500,000 to \$749,999		1,435		1.6%		
\$750,000 to \$999,999		188		0.2%		
\$1,000,000 or More		95		0.1%		

**37. Median Housing Unit Value**

<b>Median Housing Unit Value</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>Percent Change</b> (in same dollars)
Median Value	\$85,100	\$113,579	\$184,800	62.7%

\*Dollars were adjusted due to inflation for comparison purposes.

**Banks**  
**Overview and Tables**

**Findings in Banks:**

- Banks' population reached 1,286 in 2000, an increase of 128% since 1990; triple the rate of Washington County (43%).
- In 2000, Banks was home to few persons who were elderly, disabled, impoverished, or of any ethnic minority groups.
- Married-couple families and homeowners occupied most households in Banks.
- Median household income for Banks increased at a faster pace than for Washington County; in 2000 Banks' median household income was \$57,500, which was \$17,000 higher than Washington County's.
- Median income increased by the same rate as median housing costs - approximately 82% - and housing value increased by 119%.
- Twenty-eight percent of all households were cost-burdened in 2000.

**Summary**

Population

Banks' population reached 1,286 in 2000, an increase of 128 percent since 1990, three times the rate of Washington County (43%).

While the number of Whites more than doubled, their share of the total population decreased slightly from 93 percent to 90 percent during the 1990s. Although small in number, persons in all ethnic minority groups except Native Americans, increased. The Asian/Pacific Islander population had the greatest increase – 28 persons.

Children, ages 0-17 represented over one-third of the population and the elderly only a small fraction (4%). The share of persons ages 62 years and older decreased from 9 percent during the 1990s.

Special Needs Population

In Banks, 7 percent of the population over 16 years of age had an employment disability, the highest any persons had of all types of disabilities in 2000. Twenty-seven percent of the elderly had a physical disability.

There were no AIDS cases reported in Banks during the past decade.

Ninety-four persons were estimated to have a need for alcohol or other drug treatment.

There were no persons living in group quarters during the past decade.

#### Housing and Households

Banks had approximately 500 housing units with a large increase in the vacancy rate, climbing to 10% in 2000. There was an increase in the number of multi-family units at that time, but the total only reached 58. Eighty-three percent of all housing units were single-family units in 1990 and this increased to 84 percent by 2000. Over three-quarters of all units were owner-occupied (337) in 2000 of which almost all were married-couple families.

The average number of persons per household in 2000 was 2.92, but few households had overcrowded conditions.

#### Income<sup>1</sup> and Poverty

The median income in Banks increased by 82 percent between 1990 and 2000, from \$31,599 to \$57,500. The poverty rate fell from 13.3% in 1990 to only 3.2% in 2000. The only racial group reported to have had income below the poverty level in 2000 was White.



Housing Costs<sup>1</sup>

The median housing value in Banks more than doubled from 1990 to 2000 (\$75,408 to \$165,100). Median rent increased by 10 percent (\$601 in 2000), and median owner housing costs increased by 83 percent (\$1,398 in 2000). Thirty-eight percent of all owner occupied households and 35 percent of renter occupied housing were considered cost-burdened.

Annexation

From 1990 to 2000, no persons or housing units were annexed from the County into Banks. Annexation accounted for none of Banks' population and housing growth during the period.

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<sup>1</sup> Dollars have been adjusted for inflation and represent 1999-dollar value

## Population

**1. Total Population**

Population (universe: persons)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Population</b>	563	1,286			723	128.4%
Male	269	635	47.7%	49.3%	366	136.0%
Female	294	651	52.2%	50.6%	357	121.4%

**2. Population by Race/Hispanic Origin**

Race/Hispanic Origin (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	525	1,151	93.3%	89.5%	626	119.2%
Black	1	5	0.2%	0.4%	4	400.0%
American Indian/Alaskan Native	9	4	1.6%	0.3%	-5	-55.6%
Asian/Pacific Islander	1	29	0.2%	2.3%	28	2800.0%
2 and more races		30		2.3%		
Other	0	18	0.0%	1.4%	18	100.0%
Hispanic	27	49	4.8%	3.8%	22	81.5%

**3. Population by Age**

Population by Age (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990- 2000
			1990	2000		
0 -17	207	460	36.8%	35.8%	253	122.2%
under 5	50	140	8.9%	10.9%	90	180.0%
5-9	69	143	12.3%	11.1%	74	107.3%
10-14	56	120	9.9%	9.3%	64	114.3%
15-17	32	57	5.7%	4.4%	25	78.1%
18-19	19	26	3.4%	2.0%	7	36.8%
20-24	30	74	5.3%	5.8%	44	146.7%
25-40	150	418	26.6%	32.5%	268	178.7%
41-64	118	256	21.0%	19.9%	138	117.0%
65-84	35	45	6.2%	3.5%	10	28.6%
85 and over	4	7	0.7%	0.5%	3	75.0%

Special Needs Population Groups

**4. Elderly Population**

Elderly Population by Age (universe: persons ages 62 and over)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
62 and over	52	54	9.24%	4.20%	2	3.85%
65 and over	39	52	6.93%	4.04%	13	33.33%
62-64	13	2	2.31%	0.16%	-11	-84.62%
65-74	18	30	3.20%	2.33%	12	66.67%
75-84	17	15	3.02%	1.17%	-2	-11.76%
85 and over	4	7	0.71%	0.54%	3	75.00%

**5. Living Situations of the Elderly, 2000**

Elderly residing at Home or Group Quarters	Persons 65 and Over	Share
Living at home	52	100%*
Living alone	12	23.1%**
Living in group quarters	0	0%*
Institutionalized	0	0%***
Non-institutionalized	0	0%***

\* Share of all persons 65 and over

\*\* Share of all persons 65 and over living at home

\*\*\* Share of all persons 65 and over living in group quarters

**6. Persons with Disabilities by Type of Disability 2000**

Type of Disability (universe: Persons ages 5 years and over)	2000	2000 Share of Total	Percent of Persons ages 5 years and over*
<b>Total disabilities tallied</b>	194	<b>100%</b>	
Sensory disability	24	12.4%	2.1%
Physical disability	33	17.0%	2.9%
Mental disability	39	20.1%	3.4%
Self-care disability	8	4.1%	0.7%
Go-outside-home disability	27	13.9%	2.4%
Employment disability	63	32.5%	5.5%

\* See technical notes in Report

**7a. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5 years and over *	1990	1990 Share	2000	2000 Share of Total	1990-2000 Absolute Change	1990-2000 Percent Change
<b>Total disabilities tallied</b>			194	<b>100%</b>		
Sensory disability			24	12.4%		
Physical disability			33	17.0%		
Mental disability			39	20.1%		
Self-care disability			8	4.1%		
Go-outside-home disability			27	13.9%		
Employment disability			63	32.5%		

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7b. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5-15 years *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>			18	9.3%		
Sensory disability			3	1.5%		
Physical disability			0	0.0%		
Mental disability			13	6.7%		
Self-care disability			2	1.0%		
Go-outside-home disability						
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7c. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 16 and over *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	36	100%	176	100%		
Sensory disability			21	11.9%		
Physical disability			33	18.8%		
Mental disability			26	14.8%		
Self-care disability	2	5.6%	6	3.4%	4	200%
Go-outside-home disability	2	5.6%	27	15.3%	25	1250%
Employment disability	32	88.9%	63	35.8%	31	97%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7d. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 16 to 64 years.*	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	36	100.0%	135	76.7%		
Sensory disability			11	8.1%		
Physical disability			19	14.1%		
Mental disability			24	17.8%		
Self-care disability	2	5.6%	3	2.2%	1	50%
Go-outside-home disability	2	5.6%	15	11.1%	13	650%
Employment disability	32	88.9%	63	46.7%	31	97%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7e. Persons with Disabilities by Age and Type of Disability**

<b>Disabilities Tallied for Persons ages 65 years and over *</b>	<b>1990</b>	<b>1990 Share</b>	<b>2000</b>	<b>2000 Share of Total</b>	<b>Absolute Change (1990-2000)</b>	<b>Percent Change (1990-2000)</b>
<b>Total disabilities tallied</b>	0	0.0%	41	23.3%	41	100.0%
Sensory disability			10	24.4%		
Physical disability			14	34.1%		
Mental disability			2	4.9%		
Self-care disability	0	0.0%	3	7.3%	3	100.0%
Go-outside-home disability	0	0.0%	12	29.3%	12	100.0%
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.



**8a. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\***

<b>White</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	176	24	27	32	8	25	60
Ages 5 - 15	15	3	0	10	2		
Ages 16 - 64	124	11	15	20	3	15	60
Ages 65 and over	37	10	12	2	3	10	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8b. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Black/African Americans</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	1	0	0	0	0	0	1
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	1	0	0	0	0	0	1
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8c. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>American Indian/Alaska Native</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	5	0	2	3	0	0	0
Ages 5 - 15	1	0	0	1	0		
Ages 16 - 64	4	0	2	2	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8d. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\***

<b>Asian/Native Hawaiian/Pacific Islander</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	2	0	2	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	2	0	2	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8e. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Other Race/Two or more races</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	10	0	2	4	0	2	2
Ages 5 - 15	2	0	0	2	0		
Ages 16 - 64	4	0	0	2	0	0	2
Ages 65 and over	4	0	2	0	0	2	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8f. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Hispanic/Latino origin**</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	1	1	0	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	1	1	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\*Hispanics are of any race and are counted in the race categories above, too.

**9. AIDS Population \***

<b>Year</b>	<b># AIDS Cases Reported</b>	<b>Cumulative Total</b>
1986	0	0
1987	0	0
1988	0	0
1989	0	0
1990	0	0
1991	0	0
1992	0	0
1993	0	0
1994	0	0
1995	0	0
1996	0	0
1997	0	0
1998	0	0
1999	0	0
2000	0	0
2001	0	0
<b>Total Cases Reported</b>	0	

\* Source: Oregon Department of Human Services, HIV/AIDS Program, HIV/AIDS Reporting System, 2001

**10. Other Special Needs Population**

<b>Estimated Persons in Need of Alcohol or Other Drug Treatment (universe: persons ages 10 and over)</b>	<b>2000 Persons</b>	<b>% Population*</b>
<b>Persons</b>	<b>94</b>	<b>9.4%**</b>

\*Estimated using the percentage of the population in Washington County estimated to have treatment needs Washington County.

\*\* The percentage of persons in Washington County 10 years and over that are estimated to have a need for treatment; calculated by Oregon's Department of Human Services, Office of Mental Health and Addiction Services.

**11a. Agricultural Employment**

<b>Workers by Employer's Type of Business (Industry)</b> (universe: employed persons ages 16 and over)	<b>1990 Industry:</b> <b>Agriculture, forestry, and fisheries</b>	<b>2000 Industry:</b> <b>Agriculture, forestry, and fisheries</b>
Persons Employed by Employer's Type of Business	8	9

**11b. Agricultural Employment (2000 only)**

<b>Workers by Type of Work (Occupation)</b> (universe: employed persons ages 16 and over)	<b>2000 Occupation:</b> <b>Farmers and farm managers</b>	<b>2000 Occupation:</b> <b>Farming, fishing, and forestry occupations</b>
Persons Employed by Type of Work They Do	2	10

**12. Persons Residing in Group Quarters**

<b>Persons in Group Quarters</b> (universe: all persons)	<b>1990</b>	<b>2000</b>	<b>Share of all persons in group quarters</b>		<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
			<b>1990</b>	<b>2000</b>		
<b>Institutionalized persons:</b>	0	0	0.0%	0.0%	0	0.0%
Correctional institutions	0	0	0.0%	0.0%	0	0.0%
Nursing homes	0	0	0.0%	0.0%	0	0.0%
Mental (Psychiatric) hospitals	0	0	0.0%	0.0%	0	0.0%
Juvenile institutions	0	0	0.0%	0.0%	0	0.0%
Other institutions	0	0	0.0%	0.0%	0	0.0%
<b>Non-institutionalized persons</b>	0	0	0.0%	0.0%	0	0.0%
College dormitories	0	0	0.0%	0.0%	0	0.0%
Military quarters	0	0	0.0%	0.0%	0	0.0%
Emergency shelters for homeless	0	0	0.0%	0.0%	0	0.0%
Visible in street locations	0	0	0.0%	0.0%	0	0.0%
Other non-institutional group quarters	0	0	0.0%	0.0%	0	0.0%
<b>Total persons in group quarters</b>	0	0	0.0%*	0.0%*	0	0.0%

\* Share of total population

Housing and Households**13. Housing Units**

Housing Units (universe: all housing units)	1990	2000	Vacancy Rate		Absolute Change 1990-2000	Percent Change 1990- 2000
			1990	2000		
<b>Total Housing Units</b>	190	492			302	158.9%
Occupied	186	440			254	136.6%
Vacant	4	52	2.1%	10.6%	48	1200.0%

**14. Housing Units Structure**

Structure Type and Size (universe: all housing units)	1990	2000	Share of Total Housing Units		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Single-family Units</b>	162	407	82.7%	84.4%	245	151.2%
<b>Multi-family Units</b>	19	58	9.7%	12.0%	39	205.3%
2-9	19	21	9.7%	4.4%	2	10.5%
10-49	0	28		5.8%	28	
50 or More	0	9		1.9%	9	
<b>Mobile Home or Trailer</b>	15	17	7.7%	3.5%	2	13.3%
<b>Other (Boat, RV, Van, Etc.)</b>	0	0				

**15. Tenure**

Tenure of Households (universe: occupied housing units) *	1990	2000	Share of Households		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Total Households</b>	186	431	100.0%	100.0%	245	131.7%
Owner occupied	119	337	64.0%	78.2%	218	183.2%
Renter occupied	67	94	36.0%	21.8%	27	40.3%

\* Occupied housing unit is the same as household

**16. Households by Race/Hispanic Origin**

Race/Hispanic Origin (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	177	395	95.2%	89.8%	218	123.2%
Black	0	2	0.0%	0.5%	2	
American Indian/Alaskan Native	4	1	2.2%	0.2%	-3	-75.0%
Asian/Pacific Islander	0	13	0.0%	3.0%	13	
2 or more races	0	10	0.0%	2.3%	10	
Other	0	5	0.0%	1.1%	5	
Hispanic	5	14	2.7%	3.2%	9	180.0%

## 17. Household Tenure by Race

Tenure by Race/Hispanic Origin of Householder* (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
<b>Owner occupied:</b>	119	351	<b>100.0%</b>	<b>100.0%</b>	232	195.0%
White:	116	317	97.5%	90.3%	201	173.3%
White Alone (not Hispanic)	114	311	95.8%	88.6%	197	172.8%
White Hispanic	2	6	1.7%	1.7%	4	200.0%
Black	0	2	0.0%	0.6%	2	0.0%
American Indian, Eskimo, or Aleut	2	0	1.7%	0.0%	-2	-100.0%
Asian or Pacific Islander	0	12	0.0%	0.9%	12	
Other Race		10				
Two or more		10				
All Other Race	1	20	0.8%	5.7%	19	1900.0%
Hispanic Origin*	5	12	4.2%	3.4%	7	140.0%
<b>Renter occupied:</b>	67	89	<b>100.0%</b>	<b>100.0%</b>	22	32.8%
White:	63	84	94.0%	94.4%	21	33.3%
White Alone (not Hispanic)	63	84	94.0%	94.4%	21	33.3%
White Hispanic	0	0	0.0%	0.0%	0	0.0%
Black	0	0	0.0%	0.0%	0	0.0%
American Indian, Eskimo, or Aleut	2	1	3.0%	1.1%	-1	-50.0%
Asian or Pacific Islander	0	1	0.0%	0.1%	1	
Other Race		1				
Two or more		2				
All Other Race	2	3	3.0%	3.4%	1	50.0%
Hispanic Origin*	2	2	3.0%	2.2%	0	0.0%

\* Persons of Hispanic origin are of any race and are also included in the racial categories.



**18. Household Size**

Household Size (universe: occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
1-person household	32	78	17.2%	17.7%	46	143.8%
2-person household	52	131	28.0%	29.8%	79	151.9%
3-person household	30	74	16.1%	16.8%	44	146.7%
4-person household	43	97	23.1%	22.0%	54	125.6%
5-person household	18	43	9.7%	9.8%	25	138.9%
6-person household	7	9	3.8%	2.0%	2	28.6%
7-or-more-person household	4	8	2.2%	1.8%	4	100.0%

**19. Person Per Household**

Average Number of Persons per Household (universe: occupied housing units)	1990	2000
<b>Occupied housing</b>	3.03	2.92
Owner-occupied housing	3.02	3.01
Renter-occupied housing	3.04	2.58

**20. Overcrowding\* by Tenure**

<b>Number of occupants per room by Tenure(universe: occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Owner occupied:</b>	119	337	<b>100.0%</b>	<b>100.0%</b>	218	183.2%
0.50 or less occupants per room	70	246	58.8%	73.0%	176	251.4%
0.51 to 1.00 occupants per room	46	90	38.7%	26.7%	44	95.7%
1.01 to 1.50 occupants per room	2	1	1.7%	0.3%	-1	-50.0%
1.51 to 2.00 occupants per room	1	0	0.8%	0.0%	-1	-100.0%
2.01 or more occupants per room	0	0	0.0%	0.0%	0	0.0%
<b>Overcrowded owner occupied units</b>	3	1	2.5%	0.3%	-2	-66.7%
<b>Renter occupied:</b>	67	94	<b>100.0%</b>	<b>100.0%</b>	27	40.3%
0.50 or less occupants per room	27	47	40.3%	50.0%	20	74.1%
0.51 to 1.00 occupants per room	34	42	50.7%	44.7%	8	23.5%
1.01 to 1.50 occupants per room	2	5	3.0%	5.3%	3	150.0%
1.51 to 2.00 occupants per room	3	0	4.5%	0.0%	-3	-100.0%
2.01 or more occupants per room	1	0	1.5%	0.0%	-1	-100.0%
<b>Overcrowded renter occupied units</b>	6	5	9.0%	5.3%	-1	-16.7%

\* Overcrowding is where a household has more than one occupant per room.

**21. Household Type**

Household Type (universe: occupied housing units)	1990	2000	Share of all Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Persons living alone:</b>	32	78	17.2%*	17.7%*	46	143.8%
Male householder	14	40	7.5%*	9.1%*	26	185.7%
Female householder	18	38	9.7%*	8.6%*	20	111.1%
<b>Family households:</b>	146	337	78.5%*	76.6%*	191	130.8%
Married couple family:	106	282	72.6%**	83.7%**	176	166.0%
With children under 18 years	67	178	63.2%***	63.1%***	111	165.7%
No children under 18 years	39	104	36.8%***	36.9%***	65	166.7%
<b>Total single-parent households</b>	31	45	21.2%**	13.4%**	14	45.2%
Single-father family	5	15	16.1%****	33.3%****	10	200.0%
Single-mother family	26	30	83.9%****	66.7%****	4	15.4%
Other family households	9	10	6.2%**	3.0%**	1	11.1%
Non-family households	8	25	4.3%*	5.7%*	17	212.5%

\* The share of all households

\*\*The share of all family households.

\*\*\*The share of all married-couple family households

\*\*\*\*The share of single-parent family households

**22. Households by Age**

Households by Age of Householder (universe: occupied housing units)	1990	2000	Share of All Households		Absolute Change (1990- 2000)	Percent Change (1990- 2000)
			1990	2000		
15 to 24 years	11	31	5.9%	7.0%	20	181.8%
25 to 34 years	55	142	29.6%	32.3%	87	158.2%
35 to 44 years	46	136	24.7%	30.9%	90	195.7%
45 to 54 years	24	77	12.9%	17.5%	53	220.8%
55 to 64 years	23	22	12.4%	5.0%	-1	-4.3%
65 to 74 years	14	16	7.5%	3.6%	2	14.3%
75 years and over	13	16	7.0%	3.6%	3	23.1%

**23a. Households Type by Age of Householder**

<b>Family Household Type by Age of Householder</b> (universe: occupied housing units)	<b>2000</b>	<b>2000 Share of Total</b>
<b>Total Households*</b>	431	100%
<b>All Family households</b>	337	78.2%
<b>Of Family Households, the share by type**:</b>		100%
<b>Married-couple family:</b>	288	85.5%
Age 15 to 24 years	21	
Age 25 to 34 years	102	
Age 35 to 44 years	94	
Age 45 to 54 years	40	
Age 55 to 64 years	10	
Age 65 to 74 years	11	
Age 75 years and over	10	
<b>Other family:</b>	49	14.5%
<b>Male householder, no wife present:</b>	17	5.0%
Age 15 to 24 years	2	
Age 25 to 34 years	8	
Age 35 to 44 years	3	
Age 45 to 54 years	3	
Age 55 to 64 years	1	
Age 65 to 74 years	0	
Age 75 years and over	0	
<b>Female householder, no husband present:</b>	32	9.5%
Age 15 to 24 years	2	
Age 25 to 34 years	7	
Age 35 to 44 years	14	
Age 45 to 54 years	8	
Age 55 to 64 years	1	
Age 65 to 74 years	0	
Age 75 years and over	0	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

## 23b. Households Type by Age of Householder

Non-family Household Type by Age of Householder (universe: households)	2000	2000 Share of Total	Non-family Household Type by Age of Householder	2000	2000 Share of Total
<b>All Non-family households</b>	94	21.8%			
<b>Of Non-Family Households the share by type***</b>		100%			
Male householder:	60	63.8%			
Female householder:	34	36.2%			
<b>Male Householder, Living alone:</b>	48	51.1%	<b>Male Householder, Not living alone:</b>	12	12.8%
Ages 15 to 24 years	9		Ages 15 to 24 years	3	
Ages 25 to 34 years	12		Ages 25 to 34 years	5	
Ages 35 to 44 years	12		Ages 35 to 44 years	2	
Ages 45 to 54 years	6		Ages 45 to 54 years	2	
Ages 55 to 64 years	9		Ages 55 to 64 years	0	
Ages 65 to 74 years	0		Ages 65 to 74 years	0	
Ages 75 years and over	0		Ages 75 years and over	0	
<b>Female Householder, Living alone:</b>	31	33.0%	<b>Female Householder, Not living alone:</b>	3	3.2%
Ages 15 to 24 years	5		Age 15 to 24 years	0	
Ages 25 to 34 years	4		Age 25 to 34 years	0	
Ages 35 to 44 years	5		Age 35 to 44 years	3	
Ages 45 to 54 years	5		Age 45 to 54 years	0	
Ages 55 to 64 years	0		Age 55 to 64 years	0	
Ages 65 to 74 years	5		Age 65 to 74 years	0	
Ages 75 years and over	7		Ages 75 years and over	0	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

Income and Housing Costs**24. Household Income**

<b>Household Income*</b> (universe: occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)**	<b>2000</b>	<b>1990 Share of All Households</b>	<b>1990 Share of All Households</b> (1999 dollars)	<b>2000 Share of All Households</b>	<b>Absolute Change 1990-2000</b> (in same dollars)	<b>Percent Change 1990-2000</b> (in same dollars)
Less than \$10,000	27	20	12	14.8%	11.1%	2.6%	-8	-40.7%
\$10,000 to \$14,999	15	10	14	8.2%	5.8%	3.1%	4	33.5%
\$15,000 to \$19,999	24	11	11	13.2%	6.2%	2.4%	0	-2.1%
\$20,000 to \$24,999	34	18	16	18.7%	9.9%	3.5%	-2	-10.9%
\$25,000 to \$29,999	19	23	24	10.4%	12.6%	5.3%	1	4.6%
\$30,000 to \$34,999	24	22	31	13.2%	12.0%	6.8%	9	42.2%
\$35,000 to \$39,999	16	14	29	8.8%	7.8%	6.4%	15	103.7%
\$40,000 to \$44,999	15	18	18	8.2%	9.9%	3.9%	0	0.3%
\$45,000 to \$49,999	0	14	31	0.0%	7.7%	6.8%	17	120.8%
\$50,000 to \$59,999	5	23	48	2.7%	12.6%	10.5%	25	108.8%
\$60,000 to \$74,999	0	3	90	0.0%	1.8%	19.7%	87	2686.5%
\$75,000 to \$99,999	0	2	85	0.0%	1.0%	18.6%	83	4367.1%
\$100,000 to \$124,999	3	0	29	1.6%	0.0%	6.4%	29	0.0%
\$125,000 to \$149,999	0	1	13	0.0%	0.8%	2.9%	12	774.4%
\$150,000 or more	0	2	5	0.0%	0.8%	1.1%	3	230.4%
\$150,000 to \$199,999	0	2	4	0.0%	0.8%	0.9%	2	164.3%
\$200,000 or more	0	0	1	0.0%	0.0%	0.2%	1	0.0%

\*Income is reported in the Census referring to the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**25. Median Household Income**

<b>Median Household Income*</b> (universe: occupied housing units)	<b>1990 Median Household Income</b> (in 1989 dollars)	<b>1990 Median Household Income</b> (converted to 1999 dollars)**	<b>2000 Median Household Income</b> (in 1999 dollars)	<b>1990-2000 Percent Change</b> (in same dollars)
Annual Income	\$23,676	\$31,599	\$57,500	82.0%

\*Income is reported in the Census for the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**26. Households by HUD Adjusted Median Family Income (HAMFI) Category**

<b>2000 HAMFI*</b>	\$53,700
30%	\$16,110
50%	\$26,850
60%	\$32,220
80%	\$42,960
95%	\$51,015
<b>Percent of HAMFI</b>	<b>Number of Households in 2000</b>
30% or less	28
31-50%	33
51-60%	29
59-80%	53
81-95%	47
Over 95%	265
<b>Total</b>	<b>456</b>

\*HUD's Adjusted 1999 Median Family Income for Portland Metropolitan Area.



**27. Persons in Poverty by Age**

Poverty By Age (Universe: Persons For Whom Poverty Status Is Determined)*	1990	2000	Poverty Rates		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Persons with household income below poverty level**	76	41	13.3%	3.2%	-35	-46.1%
Under 5 years	20	1	28.6%	0.7%	-19	-95.0%
5 years	2	0	18.2%	0.0%	-2	-100.0%
6 to 11 years	13	7	15.9%	4.8%	-6	-46.2%
12 to 17 years	7	1	8.8%	0.8%	-6	-85.7%
18 to 64	31	29	10.0%	3.8%	-2	-6.5%
65 to 74 years	0	0	0.0%	0.0%	0	0.0%
75 years and over	3	3	33.3%	11.1%	0	0.0%
<b>Total Persons for Whom Poverty Status is Determined (above and below poverty level)</b>	572	1,264			692	121.0%

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\*Persons living in households where the total 1999 household income was below the poverty level.

**28. Poverty Status by Household Type**

<b>Poverty Status by Household Type</b> (universe: population for whom poverty status is determined)*	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Income in 1989, 1999 at or above poverty level:</b>	496	1,223	86.7%	96.8%	727	146.6%
In married-couple families	387	966	67.7%	76.4%	579	149.6%
In other families:	71	154	12.4%	12.2%	83	116.9%
Male householder, no wife present	0	64	0.0%	5.1%	64	100.0%
Female householder, no husband present	71	90	12.4%	7.1%	19	26.8%
Unrelated individuals	38	103	6.6%	8.1%	65	171.1%
<b>Income in 1989, 1999 below poverty level:**</b>	76	41	13.3%	3.2%	-35	-46.1%
In married-couple families	9	15	1.6%	1.2%	6	66.7%
In other families:	53	15	9.3%	1.2%	-38	-71.7%
Male householder, no wife present	0	7	0.0%	0.6%	7	100.0%
Female householder, no husband present	53	8	9.3%	0.6%	-45	-84.9%
Unrelated individuals	14	11	2.4%	0.9%	-3	-21.4%
<b>Total Persons for Whom Poverty Status is Determined</b>	<b>572</b>	<b>1,264</b>	<b>100.0%</b>	<b>100.0%</b>	<b>692</b>	<b>121.0%</b>

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\* Persons living in households where the total 1999 household income is below poverty level.

**29. Poverty by Race**

<b>Poverty by Race/Hispanic Origin</b> (universe: persons for whom poverty was determined)	<b>Total number of persons for whom poverty was determined in 2000</b>	<b>Persons whose 1999 income was below poverty level</b>	<b>2000 Poverty Rates (within racial/ethnic group)</b>	<b>Share of all persons below poverty**</b>
White	1,133	41	3.6%	100.0%
Black/African American	1	0	0.0%	0.0%
American Indian/Alaskan Native	5	0	0.0%	0.0%
Asian/Pacific Islander	39	0	0.0%	0.0%
Other Race	38	0	0.0%	0.0%
Two or More Races	48	0	0.0%	0.0%
All Other Races	86	0	0.0%	0.0%
Hispanic Origin*	49	0	0.0%	0.0%

\*Persons of Hispanic origin are of any race and are also included in the racial categories.

\*\*Will sum to more than 100% due to counting Hispanics in racial groups.

**30. Rent**

Monthly Gross Rent (universe: specified renter occupied housing units)	1990	2000	Share of Total Renter Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Renter Households</b>	75	94	100.0%	100.0%	19	25.3%
Less than \$200	0	1	0.0%	1.1%	1	100.0%
\$200-\$349	6	2	7.7%	2.1%	-4	-65.5%
\$350-\$499	24	9	31.7%	9.6%	-15	-62.2%
\$500-\$799	33	57	44.5%	60.6%	24	70.6%
\$800-\$999	10	6	13.3%	6.4%	-4	-40.0%
\$1000 and above	0	14	0.0%	14.9%	14	100.0%
<b>No cash rent</b>	2	5	2.7%	5.3%	3	150.0%

**31. Median Gross Rent**

Median Gross Rent (universe: specified renter occupied housing units paying cash rent)	1990 (in 1989 dollars)	1990 (converted to 1999 dollars)*	2000 (in 1999 dollars)	1990-2000 Percent Change (in same dollars)
Monthly Rent	\$408	\$545	\$601	10.4%

\*Dollars were adjusted due to inflation for comparison purposes.

**32. Rent as Percentage of Household Income**

Gross rent as a Percentage of household income (universe: specified renter occupied households paying cash rent)	1990	2000	Share of Total Renter Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	24	39	32.0%	41.5%	15	62.5%
20 to 24 percent	16	13	21.3%	13.8%	-3	-18.8%
25 to 29 percent	4	6	5.3%	6.4%	2	50.0%
30 to 34 percent	9	7	12.0%	7.4%	-2	-22.2%
35 percent or more	20	24	26.7%	25.5%	4	20.0%
Not computed	2	5	2.7%	5.3%	3	150.0%
<b>Cost-burdened Renter Households*</b>	<b>29</b>	<b>31</b>	<b>39.7%</b>	<b>34.8%</b>	<b>2</b>	<b>6.9%</b>

\* Households where 30% or more of household income is spent on rent.

**33. Monthly Owner Housing Costs**

Monthly Owner Housing Costs (universe: specified owner occupied housing units)	1990	2000	Share of Total Owner Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Owner Households</b>	<b>98</b>	<b>312</b>	<b>100.0%</b>	<b>100.0%</b>	<b>214</b>	<b>218.4%</b>
Less than \$300	11	20	11.2%	6.4%	9	81.8%
\$300-\$499	12	6	12.2%	1.9%	-6	-50.0%
\$500-\$699	29	16	29.6%	5.1%	-13	-44.8%
\$700-\$999	35	22	35.7%	7.1%	-13	-37.1%
\$1000-\$1499	9	133	9.2%	42.6%	124	1377.8%
\$1500-\$1999	2	93	2.0%	29.8%	91	4550.0%
\$2000 and over	0	22	0.0%	7.1%	22	100.0%

**34. Median Owner Housing Costs**

<b>Median Monthly Owner Housing Costs</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Monthly Housing Costs	\$571	\$762	\$1,398	83.4%

\*Dollars were adjusted due to inflation for comparison purposes.

**35. Owner Housing Costs as a Percentage of Household Income**

Monthly Owner Housing Cost as a Percentage of Household Income (universe: specified owner occupied housing units)	1990	2000	Share of Total		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	31	94	31.6%	30.1%	63	203.2%
20 to 24 percent	18	56	18.4%	17.9%	38	211.1%
25 to 29 percent	7	42	7.1%	13.5%	35	500.0%
30 to 34 percent	6	47	6.1%	15.1%	41	683.3%
35 percent or more	36	71	36.7%	22.8%	35	97.2%
Not computed	0	2	0.0%	0.6%	2	0.0%
<b>Cost-burdened Owner Occupied Households*</b>	42	118	42.9%	38.1%	76	181.0%

\* Households where 30% or more of household income is spent on monthly owner housing cost.

**36. Housing Value**

Value for owner occupied housing units (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total Owner Households	2000 Share of Total Owner Households	Absolute Change 1990-2000	Percent Change 1990-2000
Less than \$10,000		2		0.6%		
\$10,000 to \$14,999		0		0.0%		
<b>Less than \$15,000</b>	0	2	0.0%	0.6%	2	0.0%
\$15,000 to \$19,999	0	0	0.0%	0.0%	0	0.0%
\$20,000 to \$24,999	0	2	0.0%	0.6%	2	0.0%
\$25,000 to \$29,999	0	0	0.0%	0.0%	0	0.0%
\$30,000 to \$34,999	6	0	6.1%	0.0%	-6	-100.0%

Banks Overview and Tables

<b>Value for owner occupied housing units (universe: specified owner occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total Owner Households</b>	<b>2000 Share of Total Owner Households</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
\$35,000 to \$39,999	6	0	6.1%	0.0%	-6	-100.0%
\$40,000 to \$44,999	9		9.2%			
\$40,000 to \$49,999	17	0	17.3%	0.0%	-17	-100.0%
\$45,000 to \$49,999	8		8.2%			
\$50,000 to \$59,999	31	0	31.6%	0.0%	-31	-100.0%
\$60,000 to \$69,999		0		0.0%		
\$60,000 to \$74,999	25		25.5%			
\$60,000 to \$99,999	36	12	36.7%	3.8%	-24	-66.7%
\$70,000 to \$79,999		7		2.2%		
\$80,000 to \$89,999		2		0.6%		
\$90,000 to \$99,999		3		1.0%		
\$75,000 to \$99,999	11		11.2%			
\$100,000 to \$124,999	0	27	0.0%	8.7%	27	100.0%
\$125,000 to \$149,999	0	87	0.0%	27.9%	87	100.0%
\$150,000 to \$174,999	2	43	2.0%	13.8%	41	2050.0%
\$175,000 to \$199,999	0	93	0.0%	29.8%	93	100.0%
\$200,000 to \$249,999	0	43	0.0%	13.8%	43	100.0%
\$250,000 to \$299,999	0	3	0.0%	1.0%	3	100.0%
\$300,000 to \$399,999	0	0	0.0%	0.0%	0	0.0%
\$400,000 to \$499,999	0	0	0.0%	0.0%	0	0.0%
<b>\$500,000 or more</b>	0	0	0.0%	0.0%	0	0.0%
\$500,000 to \$749,999		0		0.0%		
\$750,000 to \$999,999		0		0.0%		
\$1,000,000 or More		0		0.0%		



**37. Median Value of Housing Units**

<b>Median Housing Unit Value</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Value	\$56,500	\$75,408	\$165,100	118.9%

\*Dollars were adjusted due to inflation for comparison purposes.

**Beaverton**  
**Overview and Tables**

## Beaverton Overview and Tables

### **Findings in Beaverton:**

- Beaverton experienced a 43 percent increase in population from 1990 to 2000 (from 53,310 to 76,129).
- Hispanic and Asian minority groups each represented at least 10 percent of the total population and both groups are growing; the proportion of the White population is decreasing.
- During the last decade, the number of Hispanics increased at a faster pace than Asians/Pacific Islanders.
- The majority of persons with a disability in 2000 had an employment disability – 4,400 persons ages 16 years and older.
- One-third of seniors 65 years and older had a physical disability.
- Thirty-five percent of seniors were living alone in 2000.
- Beaverton has the greatest number of multi-family housing units along with the greatest number of renters of all cities in the County.
- Approximately 38 percent of all AIDS cases reported in Washington County since 1986 were in Beaverton.
- Almost half of all housing units are in multi-family structures.
- The vacancy rate decreased 3 percentage points from 8.2% to 5.2% during the last decade.
- In 30 percent of all households, in Beaverton, the householder lived alone.
- Rental occupied houses are about 5 times more likely to be overcrowded in Beaverton.
- Only about 30 percent of Beaverton's households include children.
- Household income for about 8 percent of the population was below the poverty level in 2000.
- Almost one-third of all households (30 percent) were cost-burdened.

## **Summary**

### **Population**

Beaverton's population reached 76,129 in 2000, an increase of 48 percent since 1990. This increase is over twice the rate of the Oregon population change during the same period (20 percent) and almost twice as much as Washington County (43 percent).

Although Beaverton has the second most minorities of all cities in Washington County (20,094), Beaverton is predominantly white (74 percent). The minority population in Beaverton is mainly composed of Hispanics and Asians/Pacific Islanders. Each of these racial groups grew from 1990 to 2000 to represent at least 10 percent of all residents (11 percent and 10 percent, respectively). The Hispanic population in Beaverton increased at a faster pace than the Asian/Pacific Islander population. In 2000, there were approximately 900 more persons of Hispanic origin than of Asian/Pacific Islander. This situation indicated a shift in the share that both population groups represented in 1990.

### **Special Needs Population**

The majority of persons ages 16 years and older have employment disabilities. Approximately 4,400 persons over the age of 16 had an employment disability in 2000 this represents 7.3 percent of all persons 16 and over. Of the population ages 5 years and older, almost 4,000 persons had a physical disability and 3,300 had a mental disability. About one-third of seniors over 65 years and older had a physical disability.

There have been 102 cases of AIDS reported in Beaverton since 1986. This number represents about 38 percent of all the cases reported in Washington County. Over 6,000 persons are estimated to have had alcohol or other drug treatment needs in Beaverton in 2000.

### **Housing and Households**

The number of housing units in Beaverton grew by 35 percent from 1990 to 2000, which is less than the population growth rate (48 percent). Eighteen percent of all housing units in Washington County are in Beaverton. The housing vacancy rate has substantially

## Beaverton Overview and Tables

decreased since 1990 from 8.1 percent to 5.2 percent. Almost half of all housing units are in multi-family structures in Beaverton, the greatest proportion of all cities in Washington County.

Beaverton offers the most rental housing opportunities of all cities in Washington County. Forty-seven percent of community housing units were rented in 2000. Although 11 percent of Beaverton residents were Hispanic, they occupied only 7 percent of all households in 2000. This ethnic group is 6 times more likely to be renters than homeowners in Beaverton. In addition, rental occupied houses are about 5 times more likely to be overcrowded than owner occupied units.

In almost 30 percent of all households in Beaverton, the householder lived alone in 2000. Beaverton has the greatest number, of single-person households in Washington County (9,163 in 2000) and the largest number of rental units in the area. Although 60 percent of households in Beaverton were composed of families, only about 30 percent of Beaverton's households included children in 2000. Only fourteen percent of all family households had children and one-third of those were single-parent families.

### IncomeError! Bookmark not defined. and Poverty

The median household income in Beaverton increased by only 6 percent from 1989 (\$45,313) to 1999 (\$47,863). About 8 percent of the population was below the poverty level. Nine percent of children (ages 0-17) and 7 percent of the elderly are amongst the impoverished.

### Housing Costs<sup>1</sup>

The median housing value more than doubled since 1990 to a level of almost \$190,000, while median income increased by under 6 percent. Owner housing costs increased by 21 percent, however median rent increased only 4 percent. Almost one-third of all households (30 percent) are cost-burdened. Thirty-six percent of all renter households and 23 percent of all owner-occupied households were cost-burdened.

Annexation

From 1990 to 2000, 2,468 persons and 1,049 housing units were annexed from Washington County into Beaverton. Annexation accounted for 11 percent of Beaverton's population growth, and 13 percent of its housing growth during the period.<sup>1</sup>

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<sup>1</sup> To be taken into consideration when examining growth trends from 1990 to 2000.

Population

**1. Total Population**

Population (universe: persons)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Total Population	53,310	76,129			22,819	42.8%
Male	25,514	37,582	47.9%	49.4%	12,068	47.3%
Female	27,796	38,547	52.1%	50.6%	10,751	38.7%

**2. Population by Race/Hispanic Origin**

Race/Hispanic Origin (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	46,724	56,035	87.6%	73.6%	9,311	19.9%
Black	524	1,243	1.0%	1.6%	719	137.2%
American Indian/Alaskan Native	251	384	0.5%	0.5%	133	53.0%
Asian/Pacific Islander	4,022	7,573	7.5%	9.9%	3,551	88.3%
2 and more races		2,317		3.0%		
Other	28	114	0.1%	0.1%	86	307.1%
Hispanic	1,761	8,463	3.3%	11.1%	6,702	380.6%

**3. Population by Age**

Population by Age (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
0 -17	13,348	18,997	25.0%	25.0%	5,649	42.3%
under 5	4,229	5,497	7.9%	7.2%	1,268	30.0%
5-9	3,953	5,462	7.4%	7.2%	1,509	38.2%
10-14	3,334	5,154	6.3%	6.8%	1,820	54.6%
15-17	1,832	2,884	3.4%	3.8%	1,052	57.4%
18-19	1,171	1,909	2.2%	2.5%	738	63.0%
20-24	4,127	6,138	7.7%	8.1%	2,011	48.7%
25-40	17,020	20,431	31.9%	26.8%	3,411	20.0%
41-64	12,781	21,820	24.0%	28.7%	9,039	70.7%
65-84	4,195	5,662	7.9%	7.4%	1,467	35.0%
85 and over	668	1,172	1.3%	1.5%	504	75.4%



Special Needs Population Groups

**4. Elderly Population**

Elderly Population by Age (universe: persons ages 62 and over)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
62 and over	5,789	7,942	10.9%	10.4%	2,153	37.2%
65 and over	4,863	6,834	9.1%	9.0%	1,971	40.5%
62-64	926	1,108	1.7%	1.5%	182	19.7%
65-74	2,651	3,063	5.0%	4.0%	412	15.5%
75-84	1,544	2,599	2.9%	3.4%	1,055	68.3%
85 and over	668	1,172	1.3%	1.5%	504	75.4%

**5. Living Situations of the Elderly (2000)**

Elderly Residing at Home or in Group Quarters	Persons 65 and over	Share
Living at home	6,187	90.5%*
Living alone	2,171	35.1%**
Living in group quarters	647	9.5%*
Institutionalized	216	33.4%***
Non-institutionalized	431	66.6%***

\* Share of all persons 65 and over

\*\* Share of all persons 65 and over living at home

\*\*\* Share of all persons 65 and over living in group quarters

**6. Persons with Disabilities by Type of Disability 2000**

<b>TYPE OF DISABILITY</b> (universe: Persons ages 5 years and over)	<b>2000</b>	<b>2000 Share of Total</b>	<b>Percent of Persons ages 5 years and over*</b>
<b>Total disabilities tallied</b>	18,262	100%	
Sensory disability	2,069	11.3%	2.9%
Physical disability	3,982	21.8%	5.6%
Mental disability	3,335	18.3%	4.7%
Self-care disability	1,287	7.0%	1.8%
Go-outside-home disability	3,196	17.5%	4.5%
Employment disability	4,393	24.1%	6.2%

\* See technical notes in Report

**7a. Persons with Disabilities by Age and Type of Disability**

<b>Disabilities tallied for persons ages 5 years and over</b>	<b>1990</b>	<b>1990 Share</b>	<b>2000</b>	<b>2000 Share</b>	<b>Absolute Change (1990-2000)</b>	<b>Percent Change (1990-2000)</b>
<b>Total disabilities tallied</b>			18,262	100%		
Sensory disability			2,069	11.3%		
Physical disability			3,982	21.8%		
Mental disability			3,335	18.3%		
Self-care disability			1,287	7.0%		
Go-outside-home disability			3,196	17.5%		
Employment disability			4,393	24.1%		

**7b. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5-15 years	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>			694	3.8%		
Sensory disability			106	0.6%		
Physical disability			91	0.5%		
Mental disability			386	2.1%		
Self-care disability			111	0.6%		
Go-outside-home disability						
Employment disability						

**7c. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 16 and over *	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	3,371	100%	17,568	100%		
Sensory disability			1,963	11.2%		
Physical disability			3,891	22.1%		
Mental disability			2,949	16.8%		
Self-care disability	583	17.3%	1,176	6.7%	593	102%
Go-outside-home disability	680	20.2%	3,196	18.2%	2,516	370%
Employment disability	2,108	62.5%	4,393	25.0%	2,285	108%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7d. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 16 to 64 years *	1990	1990 Share of Total **	2000	2000 Share of Total **	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	2,670	79.2%	11,329	64.5%		
Sensory disability			936	8.3%		
Physical disability			1,887	16.7%		
Mental disability			1,929	17.0%		
Self-care disability	360	13.5%	399	3.5%	39	11%
Go-outside-home disability	202	7.6%	1,785	15.8%	1,583	784%
Employment disability	2,108	79.0%	4,393	38.8%	2,285	108%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

\*\* Total of persons with disabilities ages 16 and over.

**7e. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 65 years and over *	1990	1990 Share of Total **	2000	2000 Share of Total **	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	701	20.8%	6,239	35.5%		
Sensory disability			1,027	16.5%		
Physical disability			2,004	32.1%		
Mental disability			1,020	16.3%		
Self-care disability	223	31.8%	777	12.5%	554	248%
Go-outside-home disability	478	68.2%	1,411	22.6%	933	195%
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

\*\* Total of persons with disabilities ages 16 and over.

**8a. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\***

<b>White</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	15,026	1,845	3,544	2,847	1,167	2,490	3,133
Ages 5 - 15	575	79	76	327	93		
Ages 16 - 64	8,822	800	1,660	1,630	373	1,226	3,133
Ages 65 and over	5,629	966	1,808	890	701	1,264	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8b. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Black/African Americans</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	313	25	31	21	4	70	162
Ages 5 - 15	8	0	0	4	4		
Ages 16 - 64	279	18	18	17	0	64	162
Ages 65 and over	26	7	13	0	0	6	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8c. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>American Indian/Alaska Native</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	200	6	32	68	17	18	59
Ages 5 - 15	39	0	0	25	14		
Ages 16 - 64	161	6	32	43	3	18	59
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8d. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Asian/Native Hawaiian/Pacific Islander</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	1,533	97	226	251	57	390	512
Ages 5 - 15	23	13	10	0	0		
Ages 16 - 64	1,083	43	82	152	5	289	512
Ages 65 and over	427	41	134	99	52	101	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8e. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Other Race/Two or more races</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	1,190	96	149	148	42	228	527
Ages 5 - 15	49	14	5	30	0		
Ages 16 - 64	984	69	95	87	18	188	527
Ages 65 and over	157	13	49	31	24	40	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8f. Persons with Disabilities by Race/Hispanic Origin and Age (2000)\*, continued**

<b>Hispanic/Latino origin**</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	1,443	127	134	112	37	330	703
Ages 5 - 15	52	19	0	24	9		
Ages 16 - 64	1,290	87	107	72	20	301	703
Ages 65 and over	101	21	27	16	8	29	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\*Hispanics are of any race and are counted in the race categories above, too.

**9. AIDS Population \***

<b>Year</b>	<b># AIDS Cases Reported</b>	<b>Cumulative Total</b>
1986	2	2
1987	2	4
1988	8	12
1989	6	18
1990	5	23
1991	5	28
1992	7	35
1993	15	50
1994	8	58
1995	11	69
1996	11	80
1997	7	87
1998	2	89
1999	4	93
2000	2	95
2001	7	102
<b>Total Cases Reported</b>	<b>102</b>	

\*Source: Oregon Department of Human Services, HIV/AIDS Program, HIV/AIDS Reporting System, 2001

**10. Other Special Needs Population**

<b>Estimated Persons in Need of Alcohol or Other Drug Treatment (universe: persons ages 10 and over)</b>	<b>2000</b>	<b>% Population*</b>
<b>Persons</b>	<b>6,126</b>	<b>9.4%**</b>

\*Estimated using the percentage of the population in Washington County estimated to have treatment needs Washington County.

\*\* The percentage of persons in Washington County 10 years and over that are estimated to have a need for treatment; calculated by Oregon's Department of Human Services, Office of Mental Health and Addiction Services.



Beaverton Overview and Tables

**11a. Agricultural Employment**

<b>Workers by Employer's Type of Business (Industry)</b> (universe: employed persons ages 16 and over)	<b>1990 Industry:</b> <b>Agriculture, forestry, and fisheries</b>	<b>2000 Industry:</b> <b>Agriculture, forestry, and fisheries</b>
Persons Employed by Employer's Type of Business	250	100

**11b. Agricultural Employment (2000 only)**

<b>Workers by Type of Work (Occupation)</b> (universe: employed persons ages 16 and over)	<b>2000 Occupation:</b> <b>Farmers and farm managers</b>	<b>2000 Occupation:</b> <b>Farming, fishing, and forestry occupations</b>
Persons Employed by Type of Work They Do	16	126

**12. Persons Residing in Group Quarters**

<b>Persons in Group Quarters</b> (universe: all persons)	<b>1990</b>	<b>2000</b>	<b>Share of all persons in group quarters</b>		<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
			<b>1990</b>	<b>2000</b>		
<b>Institutionalized persons:</b>	356	287	79.5%	31.3%	-69	-19.4%
Correctional institutions	0	0	0.0%	0.0%	0	0%
Nursing homes	308	233	68.8%	25.4%	-75	-24.4%
Mental (Psychiatric) hospitals	0	0	0.0%	0.0%	0	0%
Juvenile institutions	48	54	10.7%	5.9%	6	12.5%
Other institutions	0	0	0.0%	0.0%	0	0%
<b>Non-institutionalized persons</b>	92	630	20.5%	68.7%	538	584.8%
College dormitories	0	0	0.0%	0.0%	0	0%
Military quarters	0	0	0.0%	0.0%	0	0%
Emergency shelters for homeless	0		0.0%			
Visible in street locations	2		0.4%			
Other non-institutional group quarters	90	630	20.1%	68.7%	540	600.0%
<b>Total persons in group quarters</b>	448	917	0.8%*	1.2%*	469	104.7%

\* Share of total population

Housing and Households**13. Housing Units**

Housing Units (universe: all housing units)	1990	2000	Vacancy Rate		Absolute Change 1990-2000	Percent Change 1990- 2000
			1990	2000		
<b>Total Housing Units</b>	24,083	32,500			8,417	34.9%
Occupied	22,100	30,821			8,721	39.5%
Vacant	1,983	1,679	8.2%	5.2%	-304	-15.3%

**14. Housing Units Structure**

Structure Type and Size (universe: all housing units)	1990	2000	Share of Total Housing Units		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Single-family Units</b>	11,623	16,408	48.3%	50.5%	4,785	41.2%
<b>Multi-family Units</b>	11,998	15,790	49.8%	48.6%	3,792	31.6%
2-9	5,418	6,545	22.5%	20.1%	1,127	20.8%
10-49	5,479	5,493	22.8%	16.9%	14	0.3%
50 or More	1,101	3,752	4.6%	11.5%	2,651	240.8%
<b>Mobile Home or Trailer</b>	304	303	1.3%	0.9%	-1	-0.3%
<b>Other (Boat, RV, Van, Etc.)</b>	158	6	0.7%	0.0%	-152	-96.2%

**15. Tenure**

Tenure of Households (universe: occupied housing units) *	1990	2000	Share of Households		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Total Households</b>	22,100	30,830	100.0%	100.0%	8,730	39.5%
Owner occupied	10,383	14,759	47.0%	47.9%	4,376	42.1%
Renter occupied	11,717	16,071	53.0%	52.1%	4,354	37.2%

\* Occupied housing unit is the same as household

**16. Households by Race/Hispanic Origin**

<b>Race/Hispanic Origin</b> (universe: all occupied housing units)	<b>1990</b>	<b>2000</b>	<b>Share of Households</b>		<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
			<b>1990</b>	<b>2000</b>		
White	20,014	24,731	90.6%	80.2%	4,717	23.6%
Black	200	496	0.9%	1.6%	296	148.0%
American Indian/Alaskan Native	99	145	0.4%	0.5%	46	46.5%
Asian/Pacific Islander	1,252	2,660	5.7%	8.6%	1,408	112.5%
2 or more races	0	625	0.0%	2.0%	625	
Other	5	31	0.0%	0.1%	26	520.0%
Hispanic	530	2,133	2.4%	6.9%	1,603	302.5%

**17. Household Tenure by Race**

Tenure by Race/Hispanic Origin of Householder* (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
<b>Owner occupied:</b>	10,383	14,714	<b>100.0%</b>	<b>100.0%</b>	4,331	41.7%
White:	9,738	13,087	93.8%	93.8%	3,349	34.4%
White Alone (not Hispanic)	9,650	12,923	92.9%	92.9%	3,273	33.9%
White Hispanic	88	164	0.8%	0.8%	76	86.4%
Black	48	121	0.5%	0.5%	73	152.1%
American Indian, Eskimo, or Aleut	31	48	0.3%	0.3%	17	54.8%
Asian or Pacific Islander	520	1,129	5.0%	5.0%	609	117.1%
Other Race		100		0.7%		
Two or more		229		1.6%		
All Other Race	46	329	0.4%	0.4%	283	615.2%
Hispanic Origin*	530	300	5.1%	5.1%	-230	-43.4%
<b>Renter occupied:</b>	11,717	16,107	<b>100.0%</b>	<b>100.0%</b>	4,390	37.5%
White:	10,580	12,551	90.3%	90.3%	1,971	18.6%
White Alone (not Hispanic)	10,364	11,808	88.5%	88.5%	1,444	13.9%
White Hispanic	216	743	1.8%	1.8%	527	244.0%
Black	153	399	1.3%	1.3%	246	160.8%
American Indian, Eskimo, or Aleut	76	133	0.6%	0.6%	57	75.0%
Asian or Pacific Islander	751	1,545	6.4%	6.4%	794	105.7%
Other Race		963		6.0%		
Two or more		516		3.2%		
All Other Race	157	1,479	1.3%	1.3%	1,322	842.0%
Hispanic Origin*	388	1,833	3.3%	3.3%	1,445	372.4%

\* Persons of Hispanic origin are of any race and are also included in the racial categories.

Beaverton Overview and Tables

**18. Household Size**

Household Size (universe: occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
1-person household	6,341	9,163	28.7%	29.7%	2,822	44.5%
2-person household	7,604	10,036	34.4%	32.6%	2,432	32.0%
3-person household	3,555	4,774	16.1%	15.5%	1,219	34.3%
4-person household	3,061	4,201	13.9%	13.6%	1,140	37.2%
5-person household	1,075	1,691	4.9%	5.5%	616	57.3%
6-person household	309	600	1.4%	1.9%	291	94.2%
7-or-more-person household	155	356	0.7%	1.2%	201	129.7%

**19. Person Per Household**

Average Number of Persons per Household (universe: occupied housing units)	1990	2000
<b>Occupied housing</b>	2.39	2.44
Owner-occupied housing	2.74	2.67
Renter-occupied housing	2.09	2.23

**20. Overcrowding\* by Tenure**

Tenure by occupants per room (universe: occupied housing units)	1990	2000	Share of Total		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Owner occupied:</b>	10,383	14,759	<b>100.0%</b>	<b>100.0%</b>	4,376	42.1%
0.50 or less occupants per room	8,223	12,009	79.2%	81.4%	3,786	46.0%
0.51 to 1.00 occupants per room	2,034	2,498	19.6%	16.9%	464	22.8%
1.01 to 1.50 occupants per room	84	177	0.8%	1.2%	93	110.7%
1.51 to 2.00 occupants per room	38	68	0.4%	0.5%	30	78.9%
2.01 or more occupants per room	4	7	0.0%	0.0%	3	75.0%
<b>Overcrowded owner occupied units</b>	126	252	1.2%	1.7%	126	100.0%
<b>Renter occupied:</b>	11,717	16,071	<b>100.0%</b>	<b>100.0%</b>	4,354	37.2%
0.50 or less occupants per room	7,633	8,899	65.1%	55.4%	1,266	16.6%
0.51 to 1.00 occupants per room	3,600	5,601	30.7%	34.9%	2,001	55.6%
1.01 to 1.50 occupants per room	275	877	2.3%	5.5%	602	218.9%
1.51 to 2.00 occupants per room	162	491	1.4%	3.1%	329	203.1%
2.01 or more occupants per room	47	203	0.4%	1.3%	156	331.9%
<b>Overcrowded renter occupied units</b>	484	1,571	4.1%	9.8%	1,087	224.6%

\* Overcrowding is where a household has more than one occupant per room.

## 21. Household Type

Household Type (universe: occupied housing units)	1990	2000	Share of Total		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Persons living alone:</b>	6,341	9,163	28.7%*	29.7%*	2,822	44.5%
Male householder	2,525	4,004	11.4%*	13.0%*	1,479	58.6%
Female householder	3,816	5,159	17.3%*	16.7%*	1,343	35.2%
<b>Family households:</b>	13,844	18,656	62.6%*	60.5%*	4,812	34.8%
<b>Married couple family:</b>	11,160	14,433	50.5%**	46.8%**	3,273	29.3%
With children under 18 years	5,667	7,376	25.6%***	23.9%***	1,709	30.2%
No children under 18 years	5,493	7,057	24.9%***	22.9%***	1,564	28.5%
<b>Total single-parent households</b>	1,779	2,579	12.9%**	13.8%**	800	45.0%
Single-father family	291	598	18.9%****	24.9%****	305	90.5%
Single-mother family	1,067	1,560	81.1%****	75.1%****	495	34.3%
Other family households	905	1,644	6.5%**	8.8%**	739	81.7%
<b>Non-family households</b>	1,915	3,002	8.7%**	9.7%**	1,087	56.8%

\* The share of all households

\*\*The share of all family households.

\*\*\*The share of all married-couple family households

**22. Households by Age**

<b>Households by Age of Householder (universe: occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of All Households</b>	<b>2000 Share of All Households</b>	<b>Absolute Change (1990- 2000)</b>	<b>Percent Change (1990- 2000)</b>
15 to 24 years	22,100	30,821	7.6%	8.2%	8,721	39.5%
25 to 34 years	1,675	2,542	28.8%	23.8%	867	51.8%
35 to 44 years	6,357	7,348	26.2%	23.7%	991	15.6%
45 to 54 years	5,790	7,302	14.4%	20.3%	1,512	26.1%
55 to 64 years	3,190	6,263	9.1%	10.4%	3,073	96.3%
65 to 74 years	2,005	3,200	7.8%	6.2%	1,195	59.6%
75 years and over	1,723	1,912	6.2%	7.3%	189	11.0%



**23a. Households Type by Age of Householder**

<b>Family Household Type by Age of Householder (universe: occupied housing units)</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>Total Households*</b>	30,830	100%
<b>All Family households</b>	18,826	61.1%
<b>Of Family Households, the share by type**:</b>		100%
<b>Married-couple family:</b>	14,681	78.0%
Age 15 to 24 years	458	
Age 25 to 34 years	3,170	
Age 35 to 44 years	4,040	
Age 45 to 54 years	3,557	
Age 55 to 64 years	1,791	
Age 65 to 74 years	981	
Age 75 years and over	684	
<b>Other family:</b>	4,145	22.0%
<b>Male householder, no wife present:</b>	1,149	6.1%
Age 15 to 24 years	206	
Age 25 to 34 years	311	
Age 35 to 44 years	318	
Age 45 to 54 years	230	
Age 55 to 64 years	43	
Age 65 to 74 years	17	
Age 75 years and over	24	
<b>Female householder, no husband present:</b>	2,996	15.9%
Age 15 to 24 years	261	
Age 25 to 34 years	755	
Age 35 to 44 years	853	
Age 45 to 54 years	658	
Age 55 to 64 years	185	
Age 65 to 74 years	156	
Age 75 years and over	128	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

**23b. Households Type by Age of Householder**

<b>Non-family Household Type by Age of Householder (universe: households)</b>	<b>2000</b>	<b>2000 Share of Total</b>	<b>Non-family Household Type by Age of Householder</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>All Non-family households</b>	12,004	38.9%			
<b>Of Non-Family Households the share by type***</b>		100%			
Male householder:	5,835	48.6%			
Female householder:	6,169	51.4%			
<b>Male Householder, Living alone:</b>	4,087	34.0%	<b>Male Householder, Not living alone:</b>	1,748	14.6%
Ages 15 to 24 years	346		Ages 15 to 24 years	573	
Ages 25 to 34 years	1,065		Ages 25 to 34 years	700	
Ages 35 to 44 years	1,056		Ages 35 to 44 years	240	
Ages 45 to 54 years	792		Ages 45 to 54 years	131	
Ages 55 to 64 years	381		Ages 55 to 64 years	64	
Ages 65 to 74 years	166		Ages 65 to 74 years	40	
Ages 75 years and over	281		Ages 75 years and over	0	
<b>Female Householder, Living alone:</b>	5,150	42.9%	<b>Female Householder, Not living alone:</b>	1,019	8.5%
Ages 15 to 24 years	260		Age 15 to 24 years	316	
Ages 25 to 34 years	739		Age 25 to 34 years	219	
Ages 35 to 44 years	589		Age 35 to 44 years	231	
Ages 45 to 54 years	982		Age 45 to 54 years	169	
Ages 55 to 64 years	856		Age 55 to 64 years	47	
Ages 65 to 74 years	624		Age 65 to 74 years	9	
Ages 75 years and over	1,100		Ages 75 years and over	28	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

Income and Housing Costs

**24. Household Income**

<b>Household Income*</b> (universe; occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)**	<b>2000</b> (in 1999 dollars)	<b>1990 Share of Total</b> (in 1989 dollars)	<b>1990 Share of Total</b> (in 1999 dollars)	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b> (in same dollars)	<b>Percent Change 1990-2000</b> (in same dollars)
Less than \$10,000	1,720	1,289	1,516	7.7%	5.8%	4.9%	227	17.6%
\$10,000 to \$14,999	1,643	838	1,254	7.4%	3.8%	4.1%	416	49.6%
\$15,000 to \$19,999	1,852	1,231	1,531	8.3%	5.5%	5.0%	300	24.4%
\$20,000 to \$24,999	2,338	1,387	1,985	10.5%	6.2%	6.4%	598	43.1%
\$25,000 to \$29,999	1,890	1,629	2,172	8.5%	7.3%	7.0%	543	33.4%
\$30,000 to \$34,999	2,062	1,642	2,256	9.3%	7.4%	7.3%	614	37.4%
\$35,000 to \$39,999	1,724	1,416	1,846	7.7%	6.4%	6.0%	430	30.4%
\$40,000 to \$44,999	1,551	1,544	1,867	7.0%	6.9%	6.1%	323	20.9%
\$45,000 to \$49,999	1,341	1,379	1,529	6.0%	6.2%	5.0%	150	10.9%
\$50,000 to \$59,999	1,829	2,412	2,888	8.2%	10.8%	9.4%	476	19.7%
\$60,000 to \$74,999	2,146	2,488	3,615	9.6%	11.2%	11.7%	1,127	45.3%
\$75,000 to \$99,999	1,254	2,831	3,694	5.6%	12.7%	12.0%	863	30.5%
\$100,000 to \$124,999	542	946	2,028	2.4%	4.3%	6.6%	1,082	114.3%
\$125,000 to \$149,999	142	587	1,086	0.6%	2.6%	3.5%	499	85.1%
\$150,000 or more	213	628	1,566	1.0%	2.8%	5.1%	938	149.2%
\$150,000 to \$199,999	0	415	988	0.0%	1.9%	3.2%	573	138.3%
\$200,000 or more	0	214	578	0.0%	1.0%	1.9%	364	170.3%

\*Income is reported in the Census referring to the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation so that a meaningful comparison may be made.

**25. Median Household Income**

<b>Median Household Income*</b> (universe: occupied housing units)	<b>1990 Median Household Income</b> (in 1989 dollars)	<b>1990 Median Household Income</b> (converted to 1999 dollars)**	<b>2000 Median Household Income</b> (in 1999 dollars)	<b>Percent Change</b> (in same dollars)
Annual Income	\$33,951	\$45,313	\$47,863	5.6%

\*Income is reported in the Census for the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation so that a meaningful comparison may be made.

**26. Households by HUD Adjusted Median Family Income (HAMFI) Category, 2000**

<b>2000 HAMFI*</b>	\$ 53,700
30%	\$ 16,110
50%	\$ 26,850
60%	\$ 32,220
80%	\$ 42,960
95%	\$ 51,015
<b>Percent of HAMFI</b>	<b>Number of Households in 2000 with income at % HAMFI</b>
30% or less	3,110
31-50%	3,980
51-60%	2,370
61-80%	3,832
81-95%	2,957
Over 95%	14,584
<b>Total</b>	<b>30,833</b>

\*HUD's Adjusted 1999 Median Family Income for Portland Metropolitan Area (family size of 4).

**27. Poverty Status by Age**

Poverty Status By Age (Universe: Persons For Whom Poverty Status Is Determined)*	1990	2000	Poverty Rates		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Persons with household income below poverty level**	3,402	5,845	6.4%	7.8%	2,443	71.8%
Under 5 years	433	639	10.4%	12.1%	206	47.6%
5 years	75	105	8.2%	10.0%	30	40.0%
6 to 11 years	313	493	7.0%	7.7%	180	57.5%
12 to 17 years	166	444	4.7%	7.4%	278	167.5%
18 to 64	2,033	3,744	5.8%	7.5%	1,711	84.2%
65 to 74 years	202	141	7.6%	4.8%	-61	-30.2%
75 years and over	180	279	9.4%	8.6%	99	55.0%
<b>Total Persons for Whom Poverty Status is Determined</b>	52,750	75,118			22,368	42.4%

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\*Persons living in households where the total 1999 household income was below the poverty level.

**28. Poverty Status by Household Type**

<b>Poverty Status by Household Type</b> (universe: population for whom poverty status is determined)*	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Income in 1989, 1999 at or above poverty level:</b>	49,348	69,273	93.6%	92.2%	19,925	40.4%
In married-couple families	34,108	45,522	64.7%	60.6%	11,414	33.5%
In other families:	5,478	10,142	10.4%	13.5%	4,664	85.1%
Male householder, no wife present	1,199	3,171	2.3%	4.2%	1,972	164.5%
Female householder, no husband present	4,279	6,971	8.1%	9.3%	2,692	62.9%
Unrelated individuals	9,762	13,609	18.5%	18.1%	3,847	39.4%
<b>Income in 1989, 1999 below poverty level:**</b>	3,402	5,845	6.4%	7.8%	2,443	71.8%
In married-couple families	1,173	1,804	2.2%	2.4%	631	53.8%
In other families:	985	2,014	1.9%	2.7%	1,029	104.5%
Male householder, no wife present	155	562	0.3%	0.7%	407	262.6%
Female householder, no husband present	830	1,452	1.6%	1.9%	622	74.9%
Unrelated individuals	1,244	2,027	2.4%	2.7%	783	62.9%
<b>Total Persons for Whom Poverty Status is Determined</b>	<b>52,750</b>	<b>75,118</b>	<b>100.0%</b>	<b>100.0%</b>	<b>22,368</b>	<b>42.4%</b>

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\* Persons living in households where the total 1999 household income is below poverty level.

**29. Poverty by Race**

<b>Poverty by Race/Hispanic Origin</b> (universe: persons for whom poverty was determined)	<b>Total number of persons for whom poverty was determined in 2000</b>	<b>Persons whose 1999 income was below poverty level</b>	<b>2000 Poverty Rates (within racial/ethnic group)</b>	<b>Share of all persons below poverty**</b>
White	53,291	3,566	6.7%	56.3%
Black/African American	696	99	14.2%	1.6%
American Indian/Alaskan Native	400	40	10.0%	0.6%
Asian/Pacific Islander	4,709	421	8.9%	6.6%
Other Race	7,292	1,927	26.4%	30.4%
Two or More Races	2,376	278	11.7%	4.4%
All Other Races	9,668	2,205	22.8%	34.8%
Hispanic Origin*	12,983	3,049	23.5%	48.2%

\*Persons of Hispanic origin are of any race and are also included in the racial categories.

\*\*Will sum to more than 100% due to counting Hispanics in racial groups.

**30. Rent**

Monthly Gross Rent (universe: specified renter occupied housing units)	1990	2000	Share of Total Renter Households		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Renter Households</b>	11,670	16,071	100.0%	100.0%	4,401	37.7%
Less than \$200	164	343	1.4%	2.1%	179	109.0%
\$200-\$349	240	153	2.1%	1.0%	-87	-36.3%
\$350-\$499	1,112	715	9.5%	4.4%	-397	-35.7%
\$500-\$799	6,610	9,860	56.6%	61.4%	3,250	49.2%
\$800-\$999	2,235	2,713	19.2%	16.9%	478	21.4%
\$1000 and above	1,225	2,078	10.5%	12.9%	853	69.6%
<b>No cash rent</b>	77	209	0.7%	1.3%	132	171.4%

**31. Median Gross Rent**

Median Gross Rent (universe: specified renter occupied housing units paying cash rent)	1990 (in 1989 dollars)	1990 (converted to 1999 dollars)*	2000 (in 1999 dollars)	Percent Change (in same dollars)
Monthly Rent	\$508	\$678	\$706	4.1%

\*Dollars were adjusted due to inflation for comparison purposes.



**32. Rent as Percentage of Household Income**

Gross rent as a Percentage of household income (universe: specified renter occupied households paying cash rent)	1990	2000	Share of Total Renter Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	3,934	5,161	33.7%	32.1%	1,227	31.2%
20 to 24 percent	2,019	2,685	17.3%	16.7%	666	33.0%
25 to 29 percent	1,663	2,170	14.3%	13.5%	507	30.5%
30 to 34 percent	756	1,392	6.5%	8.7%	636	84.1%
35 percent or more	3,130	4,270	26.8%	26.6%	1,140	36.4%
Not computed	168	393	1.4%	2.4%	225	133.9%
<b>Cost-burdened Renter Households</b>	<b>3,886</b>	<b>5,662</b>	<b>33.8%</b>	<b>36.1%</b>	<b>1,776</b>	<b>45.7%</b>

\* Households where 30% or more of household income is spent on rent.

**33. Monthly Owner Housing Cost**

Monthly Owner Housing Cost (universe: specified owner occupied housing units)	1990	2000	Share of Total Owner Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total</b>	<b>9,195</b>	<b>13,271</b>	<b>100.0%</b>	<b>100.0%</b>	<b>4,076</b>	<b>44.3%</b>
Less than \$300	283	357	3.1%	2.7%	74	26.1%
\$300-\$499	920	1,673	10.0%	12.6%	753	81.8%
\$500-\$699	752	591	8.2%	4.5%	-161	-21.4%
\$700-\$999	1,995	1,728	21.7%	13.0%	-267	-13.4%
\$1000-\$1499	3,335	4,369	36.3%	32.9%	1,034	31.0%
\$1500-\$1999	1,282	2,832	13.9%	21.3%	1,550	120.9%
\$2000 and over	489	1,721	5.3%	13.0%	1,232	251.9%

**34. Median Owner Housing Costs**

<b>Median Monthly Owner Housing Costs (universe: specified owner occupied housing units)</b>	<b>1990 (in 1989 dollars)</b>	<b>1990 (converted to 1999 dollars)*</b>	<b>2000 (in 1999 dollars)</b>	<b>1990-2000 Percent Change (in same dollars)</b>
Median Monthly Housing Costs	\$862	\$1,150	\$1,387	20.6%

\*Dollars were adjusted due to inflation for comparison purposes.

**35. Owner Housing Cost as a Percentage of Household Income**

Monthly Owner Housing Cost as a Percentage of Household Income (universe: specified owner occupied housing units)	1990	2000	Share of Total Owner Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	4,708	6,395	51.2%	48.2%	1,687	35.8%
20 to 24 percent	1,590	2,026	17.3%	15.3%	436	27.4%
25 to 29 percent	1,151	1,738	12.5%	13.1%	587	51.0%
30 to 34 percent	600	884	6.5%	6.7%	284	47.3%
35 percent or more	1,139	2,195	12.4%	16.5%	1,056	92.7%
Not computed	7	33	0.1%	0.2%	26	371.4%
<b>Cost-burdened* Owner Occupied Households</b>	<b>1,739</b>	<b>3,079</b>	<b>18.9%</b>	<b>23.3%</b>	<b>1,340</b>	<b>77.1%</b>

\* Households where 30% or more of household income is spent on monthly owner housing cost.

**36. Housing Value**

Value for owner occupied housing units (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total Owner Households	2000 Share of Total Owner Households	Absolute Change 1990-2000	Percent Change 1990-2000
Less than \$10,000		0		0.0%		
\$10,000 to \$14,999		9		0.1%		
<b>Less than \$15,000</b>	10	9	0.1%	0.1%	-1	-10.0%
\$15,000 to \$19,999	0	16	0.0%	0.1%	16	100.0%
\$20,000 to \$24,999	12	5	0.1%	0.0%	-7	-58.3%
\$25,000 to \$29,999	0	18	0.0%	0.1%	18	100.0%
\$30,000 to \$34,999	28	0	0.3%	0.0%	-28	-100.0%
\$35,000 to \$39,999	24	0	0.3%	0.0%	-24	-100.0%
\$40,000 to \$44,999	56		0.6%			

Beaverton Overview and Tables

<b>Value for owner occupied housing units (universe: specified owner occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total Owner Households</b>	<b>2000 Share of Total Owner Households</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
\$45,000 to \$49,999	135		1.5%			
\$50,000 to \$59,999	701	0	7.6%	0.0%	-701	-100.0%
\$60,000 to \$69,999		8		0.1%		
\$60,000 to \$74,999	1,607		17.5%			
\$60,000 to \$99,999	5,086	314	55.3%	2.4%	-4,772	-93.8%
\$70,000 to \$79,999		45		0.3%		
\$80,000 to \$89,999		63		0.5%		
\$90,000 to \$99,999		198		1.5%		
\$75,000 to \$99,999	3,479		37.8%			
\$100,000 to \$124,999	1,586	649	17.2%	4.9%	-937	-59.1%
\$125,000 to \$149,999	793	1,544	8.6%	11.6%	751	94.7%
\$150,000 to \$174,999	414	2,625	4.5%	19.8%	2,211	534.1%
\$175,000 to \$199,999	185	2,461	2.0%	18.5%	2,276	1230.3%
\$200,000 to \$249,999	131	2,807	1.4%	21.2%	2,676	2042.7%
\$250,000 to \$299,999	18	1,547	0.2%	11.7%	1,529	8494.4%
\$300,000 to \$399,999	16	1,039	0.2%	7.8%	1,023	6393.8%
\$400,000 to \$499,999	0	195	0.0%	1.5%	195	100.0%
<b>\$500,000 or more</b>	0	42	0.0%	0.3%	42	100.0%
\$500,000 to \$749,999		28		0.2%		
\$750,000 to \$999,999		14		0.1%		
\$1,000,000 or More		0		0.0%		

**37. Median Housing Unit Value**

<b>Median Housing Unit Value</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>Percent Change</b> (in same dollars)
Median Value	\$89,500	\$119,451	\$189,800	58.9%

\*Dollars were adjusted due to inflation for comparison purposes.

**Cornelius**  
**Overview and Tables**

## Cornelius Overview and Tables

### Findings in Cornelius:

- Cornelius experienced a 57 % increase in population from 1990 to 2000.
- The share that Whites represent of the total population decreased from 81 % in 1990 to 58 % in 2000.
- Of all areas in Washington County, Cornelius has the smallest share that White's represent of the total population.
- The Hispanic population increased by more than double during the 1990s, from 960 to 3,609 persons capturing 37 % of the Cornelius population.
- Of persons ages 16 years and older, 14 %, or 1,173, suffered from an employment disability in 2000; the number of persons with a go-outside home disability reached 941.
- Thirty-four percent of seniors had a physical disability in 2000.
- The average number of persons per household increased during the 1990s (from 2.93 to 3.31), which was at least partly attributed to lower growth rates for housing than population.
- Of all housing units in Cornelius, almost 70% are single-family homes.
- The percentage of renter households declined from 40% of all households to 29 %.
- Thirty percent of persons ages 65 and older were living alone in 2000.
- Renters of Hispanic origin in Cornelius increased while the number of white renters decreased.
- There were 460 overcrowded households in 2000.
- Overcrowded renter households more than doubled since 1990 to reach over 30 % in 2000.
- About 16 percent of the population had income below the poverty level.
- More than one-third of all households (36%) are cost-burdened - 48% were renter households and 31%, owner occupied households.

Population

Two percent of the Washington County's population resides in Cornelius. Cornelius' population grew by 60 percent during the 1990s from 6,148 to 9,652. This increase is three times the rate of the Oregon population change during the same period (20 percent) and higher than that for Washington County (43 percent).

Cornelius' population is predominantly white. However, the share that Whites represent of the total population decreased from 81 percent in 1990 to 58 percent in 2000. The Hispanic population increased by more than double during the same time from 960 to 3,609 persons capturing 37 percent of the Cornelius population. Other minority groups saw an increase, but combined they equal only 426 persons.

The distribution of persons by age group remained about the same from 1990 to 2000.

Special Needs Population

Of persons ages 16 years and older, 17 percent, or 1,173, suffered from an employment disability in 2000 and the number of persons with a go-outside home disability reached 941. Those with self-care limitations decreased in number and proportion though the numbers are small. Thirty-four percent of seniors had a physical disability in 2000.

There were 6 AIDS cases reported in Cornelius during the past decade.

Thirty percent of persons ages 65 and older were living alone in 2000.

The estimated number of persons to be in need of alcohol or other drug treatment in 2000 is 729.

Housing and Households

The number of housing units in Cornelius grew by 40 percent from 1990 to 2000. Housing growth was less than population growth, which accounts for the increase in the average number of persons per household (from 2.93 to 3.31). The housing vacancy rate



## Cornelius Overview and Tables

has increased from 2.4% to 4.1%. Of all housing units in Cornelius, almost 70 percent are single-family homes. The number and share of owner-occupied households increased as well. The share of multi-family housing units decreased by 7 percentage points during the 1990s and the percentage of renter households declined from 40 percent of all households to 29 percent.

Renters of Hispanic origin in Cornelius increased while the number of White renters decreased. Home ownership for both groups, however, increased from 1990 to 2000.

As mentioned above, household size has grown. In 2000, the number of households with 7 occupants increased approximately 2.5 times since 1990, from 58 to 200. There were 460 overcrowded households in 2000. Both owner and renter occupied households experienced an increase of overcrowded conditions. Overcrowded renter households more than doubled since 1990 to reach over 30 percent in 2000.

### Income<sup>1</sup> and Poverty

The median household income of in Cornelius increased by 27.1 percent from 1989 (\$36,164) to 1999 (\$45,959), which was higher than for most of Washington County. Despite the large increase in median income, about 16 percent of the population had income below the poverty level.

### Housing Costs**Error! Bookmark not defined.**

The median housing value increased by 79 percent from 1990 to 2000, but only to \$140,000 this is about \$40,000 less than median housing value for Washington County. Owner housing costs increased by 30 percent, however median rent increased only 13 percent. More than one-third of all households (36 percent) are cost-burdened - 48 percent were renter households and 31 percent were owner occupied households.

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<sup>1</sup> Dollars have been adjusted for inflation and represent 1999 dollar value.

## Cornelius Overview and Tables

### Annexation

From 1990 to 2000, 6 persons and 3 housing units were annexed from the county into Cornelius. Annexation accounted for less than 1 percent of Cornelius's population and housing growth during the period.<sup>2</sup>

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<sup>2</sup> To be taken into consideration when examining growth trends from 1990 to 2000:

Population

**1. Total Population**

Population (universe: persons)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Population</b>	6,148	9,652			3,504	57.0%
Male	3,086	5,013	50.20%	51.94%	1,927	62.4%
Female	3,062	4,639	49.80%	48.06%	1,577	51.5%

**2. Population by Race/Hispanic Origin**

Race/Hispanic Origin (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	5,020	5,617	81.7%	58.2%	597	11.9%
Black	18	64	0.3%	0.7%	46	255.6%
American Indian/Alaskan Native	55	82	0.9%	0.8%	27	49.1%
Asian/Pacific Islander	89	115	1.4%	1.2%	26	29.2%
2 and more races		159		1.6%		
Other	6	6	0.1%	0.1%	0	0.0%
Hispanic	960	3,609	15.6%	37.4%	2,649	275.9%

**3. Population by Age**

Population by Age (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
0 -17	1,940	3,133	31.6%	32.5%	1,193	61.5%
under 5	601	970	9.8%	10.1%	369	61.4%
5-9	581	922	9.5%	9.6%	341	58.7%
10-14	494	787	8.0%	8.2%	293	59.3%
15-17	264	454	4.3%	4.7%	190	72.0%
18-19	184	291	3.0%	3.0%	107	58.2%
20-24	455	773	7.4%	8.0%	318	69.9%
25-40	1,731	2,558	28.2%	26.5%	827	47.8%
41-64	1,276	2,310	20.8%	23.9%	1,034	81.0%
65-84	513	526	8.3%	5.5%	13	2.5%
85 and over	49	61	0.8%	0.6%	12	24.5%

Special Needs Population Groups**4. Elderly Population**

Elderly Population by Age (universe: persons ages 62 and over)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
62 and over	667	750	10.9%	7.8%	83	12.4%
65 and over	562	587	9.1%	6.1%	25	4.5%
62-64	105	163	1.7%	1.7%	58	55.2%
65-74	290	318	4.7%	3.3%	28	9.7%
75-84	223	208	3.6%	2.2%	-15	-6.7%
85 and over	49	61	0.8%	0.6%	12	24.5%

**5. Living Situations of the Elderly (2000)**

Elderly Residing at Home or in Group Quarters	Persons 65 and Over	Share
Living at home	578	98.5%*
Living alone	186	32.2%**
Living in group quarters	9	1.5%*
Institutionalized	5	55.6%***
Non-institutionalized	4	44.4%***

\* Share of all persons 65 and over

\*\* Share of all persons 65 and over living at home

\*\*\* Share of all persons 65 and over living in group quarters

**6. Persons with Disabilities by Type of Disability 2000**

Type of Disability (universe: Persons ages 5 years and over)	2000	2000 Share of Total	Percent of Persons ages 5 years and over*
<b>Total disabilities tallied</b>	3,779	100%	
Sensory disability	442	11.7%	5.1%
Physical disability	579	15.3%	6.7%
Mental disability	439	11.6%	5.1%
Self-care disability	205	5.4%	2.4%
Go-outside-home disability	941	24.9%	10.8%
Employment disability	1,173	31.0%	13.5%

\* See technical notes in Report

**7a. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5 years and over *	1990	1990 Share	2000	2000 Share of Total	1990-2000 Absolute Change	1990-2000 Percent Change
<b>Total disabilities tallied</b>			3,779	100%		
Sensory disability			442	11.7%		
Physical disability			579	15.3%		
Mental disability			439	11.6%		
Self-care disability			205	5.4%		
Go-outside-home disability			941	24.9%		
Employment disability			1,173	31.0%		

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7b. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5-15 years *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>			234	6.2%		
Sensory disability			61	1.6%		
Physical disability			11	0.3%		
Mental disability			105	2.8%		
Self-care disability			57	1.5%		
Go-outside-home disability						
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7c. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 16 and over*	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	699	100%	3,545	100%		
Sensory disability			381	10.7%		
Physical disability			568	16.0%		
Mental disability			334	9.4%		
Self-care disability	127	18.2%	148	4.2%	21	17%
Go-outside-home disability	111	15.9%	941	26.5%	830	748%
Employment disability	461	66.0%	1,173	33.1%	712	154%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7d. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 16 to 64 years *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	627	89.7%	2,885	81.4%		
Sensory disability			231	8.0%		
Physical disability			368	12.8%		
Mental disability			238	8.2%		
Self-care disability	96	15.3%	83	2.9%	-13	-14%
Go-outside-home disability	70	11.2%	792	27.5%	722	1031%
Employment disability	461	73.5%	1,173	40.7%	712	154%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.



**7e. Persons with Disabilities by Age and Type of Disability**

Disabilities Talled for Persons ages 65 years and over *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	72	10.3%	660	18.6%		
Sensory disability			150	22.7%		
Physical disability			200	30.3%		
Mental disability			96	14.5%		
Self-care disability	31	43.1%	65	9.8%	34	110%
Go-outside-home disability	41	56.9%	149	22.6%	108	263%
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**8a. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\***

<b>White</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	2,513	1,207	2,168	1,145	814	1,663	588
Ages 5 - 15	150	34	11	65	40		
Ages 16 - 64	1,806	207	349	190	73	399	588
Ages 65 and over	5,629	966	1,808	890	701	1,264	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8b. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Black/African Americans</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	0	0	0	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	0	0	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8c. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

American Indian/Alaska Native	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
Total disabilities tallied for persons Ages 5 years and over	25	0	4	6	4	0	11
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	25	0	4	6	4	0	11
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8d. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

Asian/Native Hawaiian/Pacific Islander	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
Total disabilities tallied for persons Ages 5 years and over	34	8	0	0	0	13	13
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	34	8	0	0	0	13	13
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8e. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Other Race/Two or more races</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	1,207	73	30	93	38	412	561
Ages 5 - 15	84	27	0	40	17		
Ages 16 - 64	1,020	16	15	42	6	380	561
Ages 65 and over	103	30	15	11	15	32	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8f. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Hispanic/Latino origin**</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	1,603	104	69	93	45	531	761
Ages 5 - 15	84	27	0	40	17		
Ages 16 - 64	1,425	47	62	31	10	514	761
Ages 65 and over	94	30	7	22	18	17	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\*Hispanics are of any race and are counted in the race categories above, too.

**9. AIDS Population \***

<b>Year</b>	<b># AIDS Cases Reported</b>	<b>Cumulative Total</b>
1986	0	0
1987	0	0
1988	0	0
1989	0	0
1990	2	2
1991	0	2
1992	0	2
1993	0	2
1994	0	2
1995	0	2
1996	0	2
1997	1	3
1998	0	3
1999	2	5
2000	0	5
2001	1	6
<b>Total Cases Reported</b>	<b>6</b>	

\* Source: Oregon Department of Human Services, HIV/AIDS Program, HIV/AIDS Reporting System, 2001

**10. Other Special Needs Population**

<b>Estimated Persons in Need of Alcohol or Other Drug Treatment (universe: persons ages 10 and over)</b>	<b>2000</b>	<b>% Population*</b>
<b>Persons</b>	<b>729</b>	<b>9.4%**</b>

\*Estimated using the percentage of the population in Washington County estimated to have treatment needs Washington County.

\*\* The percentage of persons in Washington County 10 years and over that are estimated to have a need for treatment; calculated by Oregon's Department of Human Services, Office of Mental Health and Addiction Services.

**11a. Agricultural Employment**

<b>Workers by Employer's Type of Business (Industry)</b> (universe: employed persons ages 16 and over)	<b>1990 Industry:</b> <b>Agriculture, forestry, and fisheries</b>	<b>2000 Industry:</b> <b>Agriculture, forestry, and fisheries</b>
Persons Employed by Employer's Type of Business	128	227

**11b. Agricultural Employment (2000 only)**

<b>Workers by Type of Work (Occupation)</b> (universe: employed persons ages 16 and over)	<b>2000 Occupation:</b> <b>Farmers and farm managers</b>	<b>2000 Occupation:</b> <b>Farming, fishing, and forestry occupations</b>
Persons Employed by Type of Work They Do	11	300

**12. Persons Residing in Group Quarters**

<b>Persons in Group Quarters</b> (universe: all persons)	<b>1990</b>	<b>2000</b>	<b>Share of all persons in group quarters</b>		<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
			<b>1990</b>	<b>2000</b>		
<b>Institutionalized persons:</b>	11	5	29.7%	4.3%	-6	-54.5%
Correctional institutions	0	0	0.0%	0.0%	0	0.0%
Nursing homes	0	5	0.0%	4.3%	5	100.0%
Mental (Psychiatric) hospitals	0	0	0.0%	0.0%	0	0.0%
Juvenile institutions	11	0	29.7%	0.0%	-11	-100.0%
Other institutions	0	0	0.0%	0.0%	0	0.0%
<b>Non-institutionalized persons</b>	26	111	70.3%	95.7%	85	326.9%
College dormitories	0	0	0.0%	0.0%	0	0.0%
Military quarters	0	0	0.0%	0.0%	0	0.0%
Emergency shelters for homeless	0		0.0%			
Visible in street locations	1		2.7%			
Other non-institutional group quarters	25	111	67.6%	95.7%	86	344.0%
<b>Total persons in group quarters</b>	37	116	0.6%*	1.2%*	79	213.5%

\* Share of total population

Housing and Households**13. Housing Units**

Housing Units (universe: all housing units)	1990	2000	Vacancy Rate		Absolute Change 1990-2000	Percent Change 1990- 2000
			1990	2000		
<b>Total Housing Units</b>	2,141	3,003			862	40.3%
Occupied	2,089	2,880			791	37.9%
Vacant	52	123	2.4%	4.1%	71	136.5%

**14. Housing Units Structure**

Structure Type and Size (universe: all housing units)	1990	2000	Share of Total Housing Units		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Single-family Units</b>	1,326	2,088	61.9%	69.4%	762	57.5%
<b>Multi-family Units</b>	500	509	23.4%	16.9%	9	1.8%
2-9	444	413	20.7%	13.7%	-31	-7.0%
10-49	56	86	2.6%	2.9%	30	53.6%
50 or More	0	10	0	0.3%	10	0.0%
<b>Mobile Home or Trailer</b>	300	411	14.0%	13.7%	111	37.0%
<b>Other (Boat, RV, Van, Etc.)</b>	15	0	0.7%	0.0%	-15	-100.0%

**15. Tenure**

Tenure of Households (universe: occupied housing units) *	1990	2000	Share of Households		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Total Households</b>	2,089	2,878	100.0%	100.0%	789	37.8%
Owner occupied	1,254	2,046	60.0%	71.1%	792	63.2%
Renter occupied	835	832	40.0%	28.9%	-3	-0.4%

\* Occupied housing unit is the same as household

**16. Households by Race/Hispanic Origin**

Race/Hispanic Origin (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	1,853	2,095	88.7%	72.7%	242	13.1%
Black	7	15	0.3%	0.5%	8	114.3%
American Indian/Alaskan Native	17	23	0.8%	0.8%	6	35.3%
Asian/Pacific Islander	18	40	0.9%	1.4%	22	122.2%
2 or more races	0	47	0.0%	1.6%	47	100.0%
Other	2	2	0.1%	0.1%	0	0.0%
Hispanic	192	658	9.2%	22.8%	466	242.7%



## 17. Household Tenure by Race

Tenure by Race/Hispanic Origin of Householder* (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
<b>Owner occupied:</b>	1,254	2,081	<b>100.0%</b>	<b>100.0%</b>	827	65.9%
White:	1,198	1,728	95.5%	95.5%	530	44.2%
White Alone (not Hispanic)	1,166	1,608	93.0%	93.0%	442	37.9%
White Hispanic	32	120	2.6%	2.6%	88	275.0%
Black	4	12	0.3%	0.3%	8	200.0%
American Indian, Eskimo, or Aleut	9	24	0.7%	0.7%	15	166.7%
Asian or Pacific Islander	9	30	0.7%	0.7%	21	233.3%
Other Race		236				
Two or more		51				
All Other Race	34	287	2.7%	2.7%	253	744.1%
Hispanic Origin*	192	386	15.3%	15.3%	194	101.0%
<b>Renter occupied:</b>	835	799	<b>100.0%</b>	<b>100.0%</b>	-36	-4.3%
White:	722	557	86.5%	86.5%	-165	-22.9%
White Alone (not Hispanic)	687	487	82.3%	82.3%	-200	-29.1%
White Hispanic	35	70	4.2%	4.2%	35	100.0%
Black	3	4	0.4%	0.4%	1	33.3%
American Indian, Eskimo, or Aleut	12	5	1.4%	1.4%	-7	-58.3%
Asian or Pacific Islander	9	12	1.1%	1.1%	3	33.3%
Other Race		190				
Two or more		31				
All Other Race	89	221	10.7%	10.7%	132	148.3%
Hispanic Origin*	127	272	15.2%	15.2%	145	114.2%

\* Persons of Hispanic origin are of any race and are also included in the racial categories.

**18. Household Size**

Household Size (universe: occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
1-person household	390	458	18.7%	15.9%	68	17.4%
2-person household	636	808	30.4%	28.1%	172	27.0%
3-person household	377	472	18.0%	16.4%	95	25.2%
4-person household	381	514	18.2%	17.8%	133	34.9%
5-person household	169	298	8.1%	10.3%	129	76.3%
6-person household	78	130	3.7%	4.5%	52	66.7%
7-or-more-person household	58	200	2.8%	6.9%	142	244.8%

**19. Person Per Household**

Average Number of Persons per Household (universe: occupied housing units)	1990	2000
<b>Occupied housing</b>	2.93	3.31
Owner-occupied housing	2.79	3.24
Renter-occupied housing	3.13	3.49

**20. Overcrowding\* by Tenure**

<b>Number of occupants per room by Tenure (universe: occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Owner occupied:</b>	1,254	2,046	100.0%	100.0%	792	63.2%
0.50 or less occupants per room	795	1,145	63.4%	63.4%	350	44.0%
0.51 to 1.00 occupants per room	417	698	33.3%	33.3%	281	67.4%
1.01 to 1.50 occupants per room	19	94	1.5%	1.5%	75	394.7%
1.51 to 2.00 occupants per room	18	73	1.4%	1.4%	55	305.6%
2.01 or more occupants per room	5	36	0.4%	0.4%	31	620.0%
<b>Overcrowded owner occupied units</b>	42	203	3.3%	9.9%	161	383.3%
<b>Renter occupied:</b>	835	832	100.0%	100.0%	-3	-0.4%
0.50 or less occupants per room	364	279	43.6%	43.6%	-85	-23.4%
0.51 to 1.00 occupants per room	356	296	42.6%	42.6%	-60	-16.9%
1.01 to 1.50 occupants per room	61	107	7.3%	7.3%	46	75.4%
1.51 to 2.00 occupants per room	33	97	4.0%	4.0%	64	193.9%
2.01 or more occupants per room	21	53	2.5%	2.5%	32	152.4%
<b>Overcrowded renter occupied units</b>	115	257	13.8%	30.9%	142	123.5%

\* Overcrowding is where a household has more than one occupant per room.

**21. Household Type**

Household Type (universe: occupied housing units)	1990	2000	Share of all Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Persons living alone:</b>	390	458	18.7%*	15.9%*	68	17.4%
Male householder	160	195	7.7%*	6.8%*	35	21.9%
Female householder	230	263	11.0%*	9.1%*	33	14.3%
<b>Family households:</b>	1,583	2,245	75.8%*	78.0%*	662	41.8%
<b>Married couple family:</b>	1,249	1,780	78.9%**	79.3%**	531	42.5%
With children under 18 years	720	1,026	57.6%***	57.6%***	306	42.5%
No children under 18 years	529	754	42.4%***	42.4%***	225	42.5%
<b>Total single-parent households</b>	228	279	14.4%**	12.4%**	51	22.4%
Single-father family	66	88	28.9%****	31.5%****	22	33.3%
Single-mother family	162	191	71.1%****	68.5%****	29	17.9%
Other family households	106	186	6.7%**	8.3%**	80	75.5%
<b>Non-family households</b>	116	177	5.6%*	6.1%*	61	52.6%

\* The share of all households

\*\*The share of all family households.

\*\*\*The share of all married-couple family households

\*\*\*\*The share of single-parent family households

**22. Households by Age**

Households by Age of Householder (universe: occupied housing units)	1990	2000	Share of All Households		Absolute Change (1990- 2000)	Percent Change (1990- 2000)
			1990	2000		
15 to 24 years	133	150	6.4%	5.2%	17	12.8%
25 to 34 years	570	767	27.3%	26.6%	197	34.6%
35 to 44 years	534	730	25.6%	25.3%	196	36.7%
45 to 54 years	288	528	13.8%	18.3%	240	83.3%
55 to 64 years	189	340	9.0%	11.8%	151	79.9%
65 to 74 years	189	190	9.0%	6.6%	1	0.5%
75 years and over	186	175	8.9%	6.1%	-11	-5.9%

**23a. Households Type by Age of Householder**

<b>Family Household Type by Age of Householder (universe: occupied housing units)</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>Total Households*</b>	2,878	100%
<b>All Family households</b>	2,230	77.5%
<b>Of Family Households, the share by type**:</b>		100%
<b>Married-couple family:</b>	1,853	83.1%
Age 15 to 24 years	114	
Age 25 to 34 years	661	
Age 35 to 44 years	503	
Age 45 to 54 years	261	
Age 55 to 64 years	155	
Age 65 to 74 years	84	
Age 75 years and over	75	
<b>Other family:</b>	377	16.9%
<b>Male householder, no wife present:</b>	153	6.9%
Age 15 to 24 years	16	
Age 25 to 34 years	74	
Age 35 to 44 years	42	
Age 45 to 54 years	21	
Age 55 to 64 years	0	
Age 65 to 74 years	0	
Age 75 years and over	0	
<b>Female householder, no husband present:</b>	224	10.0%
Age 15 to 24 years	8	
Age 25 to 34 years	39	
Age 35 to 44 years	64	
Age 45 to 54 years	57	
Age 55 to 64 years	14	
Age 65 to 74 years	32	
Age 75 years and over	10	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

## 23b. Households Type by Age of Householder

<b>Non-family Household Type by Age of Householder (universe: households)</b>	<b>2000</b>	<b>2000 Share of Total</b>	<b>Non-family Household Type by Age of Householder</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>All Non-family households</b>	648	22.5%			
<b>Of Non-Family Households the share by type***</b>		100%			
Male householder:	324	50.0%			
Female householder:	324	50.0%			
<b>Male Householder, Living alone:</b>	177	27.3%	<b>Male Householder, Not living alone:</b>	147	22.7%
Ages 15 to 24 years	0		Ages 15 to 24 years	28	
Ages 25 to 34 years	37		Ages 25 to 34 years	44	
Ages 35 to 44 years	40		Ages 35 to 44 years	10	
Ages 45 to 54 years	9		Ages 45 to 54 years	32	
Ages 55 to 64 years	32		Ages 55 to 64 years	7	
Ages 65 to 74 years	42		Ages 65 to 74 years	19	
Ages 75 years and over	17		Ages 75 years and over	7	
<b>Female Householder, Living alone:</b>	261	40.3%	<b>Female Householder, Not living alone:</b>	63	9.7%
Ages 15 to 24 years	0		Age 15 to 24 years	0	
Ages 25 to 34 years	8		Age 25 to 34 years	31	
Ages 35 to 44 years	8		Age 35 to 44 years	13	
Ages 45 to 54 years	50		Age 45 to 54 years	19	
Ages 55 to 64 years	68		Age 55 to 64 years	0	
Ages 65 to 74 years	41		Age 65 to 74 years	0	
Ages 75 years and over	86		Ages 75 years and over	0	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

Income and Housing Costs**24. Household Income**

<b>Household Income*</b> (universe: occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)**	<b>2000</b>	<b>1990 Share of All Households</b>	<b>1990 Share of All Households</b> (1999 dollars)	<b>2000 Share of All Households</b>	<b>Absolute Change 1990-2000</b> (in same dollars)	<b>Percent Change 1990-2000</b> (in same dollars)
Less than \$10,000	284	213	179	13.5%	10.1%	6.2%	-34	-15.9%
\$10,000 to \$14,999	147	108	139	7.0%	5.1%	4.8%	31	29.1%
\$15,000 to \$19,999	243	110	156	11.6%	5.2%	5.4%	46	41.6%
\$20,000 to \$24,999	264	182	204	12.6%	8.7%	7.1%	22	12.2%
\$25,000 to \$29,999	164	192	158	7.8%	9.2%	5.5%	-34	-17.9%
\$30,000 to \$34,999	191	173	153	9.1%	8.3%	5.3%	-20	-11.7%
\$35,000 to \$39,999	151	123	140	7.2%	5.9%	4.9%	17	14.0%
\$40,000 to \$44,999	165	143	269	7.9%	6.8%	9.3%	126	88.2%
\$45,000 to \$49,999	71	123	198	3.4%	5.9%	6.9%	75	60.4%
\$50,000 to \$59,999	198	240	336	9.4%	11.4%	11.6%	96	39.9%
\$60,000 to \$74,999	148	195	445	7.1%	9.3%	15.4%	250	128.1%
\$75,000 to \$99,999	50	223	297	2.4%	10.6%	10.3%	74	33.4%
\$100,000 to \$124,999	9	38	159	0.4%	1.8%	5.5%	121	317.9%
\$125,000 to \$149,999	7	17	18	0.3%	0.8%	0.6%	1	5.0%
\$150,000 or more	7	19	34	0.3%	0.9%	1.2%	15	83.4%
\$150,000 to \$199,999	0	11	12	0.0%	0.5%	0.4%	1	4.4%
\$200,000 or more	0	7	22	0.0%	0.3%	0.8%	15	212.4%

\*Income is reported in the Census referring to the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.



**25. Median Household Income**

<b>Median Household Income*</b> (universe: occupied housing units)	<b>1990 Median Household Income</b> (in 1989 dollars)	<b>1990 Median Household Income</b> (converted to 1999 dollars)**	<b>2000 Median Household Income</b> (in 1999 dollars)	<b>1990-2000 Percent Change</b> (in same dollars)
Annual Income	\$27,096	\$36,164	\$45,959	27.1%

\*Income is reported in the Census for the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**26. Households by HUD Adjusted Median Family Income (HAMFI) Category**

<b>2000 HAMFI*</b>	\$53,700
30%	\$16,110
50%	\$26,850
60%	\$32,220
80%	\$42,960
95%	\$51,015
<b>Percent of HAMFI</b>	<b>Number of Households in 2000</b>
30% or less	353
31-50%	384
51-60%	167
59-80%	331
81-95%	396
Over 95%	1,255
<b>Total</b>	<b>2,885</b>

\*HUD's Adjusted 1999 Median Family Income for Portland Metropolitan Area.

**27. Persons in Poverty by Age**

Poverty By Age (Universe: Persons For Whom Poverty Status Is Determined)*	1990	2000	Poverty Rates		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Persons with household income below poverty level**	602	1,539	9.9%	16.1%	937	155.6%
Under 5 years	52	181	9.0%	19.2%	129	248.1%
5 years	5	37	5.2%	16.2%	32	640.0%
6 to 11 years	83	191	12.2%	18.9%	108	130.1%
12 to 17 years	69	188	14.1%	21.7%	119	172.5%
18 to 64	324	875	8.7%	14.9%	551	170.1%
65 to 74 years	18	37	6.5%	10.2%	19	105.6%
75 years and over	51	30	19.3%	10.8%	-21	-41.2%
<b>Total Persons</b> for Whom Poverty Status is Determined (above and below poverty level)	<b>6,094</b>	<b>9,551</b>			<b>3,457</b>	<b>56.7%</b>

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\*Persons living in households where the total 1999 household income was below the poverty level.

**28. Poverty Status by Household Type**

<b>Poverty Status by Household Type</b> (universe: population for whom poverty status is determined)*	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Income in 1989, 1999 at or above poverty level:</b>	5,492	8,012	90.1%	83.9%	2,520	45.9%
In married-couple families	4,394	6,245	72.1%	65.4%	1,851	42.1%
In other families:	496	918	8.1%	9.6%	422	85.1%
Male householder, no wife present	127	477	2.1%	5.0%	350	275.6%
Female householder, no husband present	369	441	6.1%	4.6%	72	19.5%
Unrelated individuals	602	849	9.9%	8.9%	247	41.0%
<b>Income in 1989, 1999 below poverty level:**</b>	602	1,539	9.9%	16.1%	937	155.6%
In married-couple families	321	876	5.3%	9.2%	555	172.9%
In other families:	150	435	2.5%	4.6%	285	190.0%
Male householder, no wife present	91	191	1.5%	2.0%	100	109.9%
Female householder, no husband present	59	244	1.0%	2.6%	185	313.6%
Unrelated individuals	131	228	2.1%	2.4%	97	74.0%
<b>Total Persons for Whom Poverty Status is Determined</b>	<b>6,094</b>	<b>9,551</b>	<b>100.0%</b>	<b>100.0%</b>	<b>3,457</b>	<b>56.7%</b>

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\* Persons living in households where the total 1999 household income is below poverty level.

**29. Poverty by Race**

<b>Poverty by Race/Hispanic Origin</b> (universe: persons for whom poverty was determined)	<b>Total number of persons for whom poverty was determined in 2000</b>	<b>Persons whose 1999 income was below poverty level</b>	<b>2000 Poverty Rates (within racial/ethnic group)</b>	<b>Share of all persons below poverty**</b>
White	6,543	577	8.8%	37.5%
Black/African American	48	0	0.0%	0.0%
American Indian/Alaskan Native	90	38	42.2%	2.5%
Asian/Pacific Islander	124	32	25.8%	2.1%
Other Race	2,526	871	34.5%	56.6%
Two or More Races	220	21	9.5%	1.4%
All Other Races	2,746	892	32.5%	58.0%
Hispanic Origin*	3,612	1,052	29.1%	68.4%

\*Persons of Hispanic origin are of any race and are also included in the racial categories.

\*\*Will sum to more than 100% due to counting Hispanics in racial groups.

Cornelius Overview and Tables

**30. Rent**

Monthly Gross Rent (universe: specified renter occupied housing units)	1990	2000	Share of Total Renter Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Renter Households</b>	835	824	100.0%	100.0%	-11	-1.3%
Less than \$200	0	0	0.0%	0.0%	0	0.0%
\$200-\$349	13	0	1.6%	0.0%	-13	-100.0%
\$350-\$499	147	60	17.6%	7.3%	-87	-59.1%
\$500-\$799	503	542	60.3%	65.8%	39	7.7%
\$800-\$999	142	120	17.0%	14.6%	-22	-15.4%
\$1000 and above	30	74	3.6%	9.0%	44	146.7%
<b>No cash rent</b>	0	28	0.0%	3.4%	28	100.0%

**31. Median Gross Rent**

Median Gross Rent (universe: specified renter occupied housing units paying cash rent)	1990 (in 1989 dollars)	1990 (converted to 1999 dollars)*	2000 (in 1999 dollars)	1990-2000 Percent Change (in same dollars)
Monthly Rent	\$446	\$595	\$671	12.7%

\*Dollars were adjusted due to inflation for comparison purposes.

**32. Rent as Percentage of Household Income**

Gross rent as a Percentage of household income (universe: specified renter occupied households paying cash rent)	1990	2000	Share of Total Renter Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	154	247	18.4%	30.0%	93	60.4%
20 to 24 percent	223	77	26.7%	9.3%	-146	-65.5%
25 to 29 percent	83	78	9.9%	9.5%	-5	-6.0%
30 to 34 percent	113	80	13.5%	9.7%	-33	-29.2%
35 percent or more	250	285	29.9%	34.6%	35	14.0%
Not computed	12	57	1.4%	6.9%	45	375.0%
<b>Cost-burdened Renter Households*</b>	<b>363</b>	<b>365</b>	<b>44.1%</b>	<b>47.6%</b>	<b>2</b>	<b>0.6%</b>

\* Households where 30% or more of household income is spent on rent.

**33. Monthly Owner Housing Costs**

Monthly Owner Housing Costs (universe: specified owner occupied housing units)	1990	2000	Share of Total Owner Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Owner Households</b>	<b>910</b>	<b>1,637</b>	<b>100.0%</b>	<b>100.0%</b>	<b>727</b>	<b>79.9%</b>
Less than \$300	66	97	7.3%	5.9%	31	47.0%
\$300-\$499	181	83	19.9%	5.1%	-98	-54.1%
\$500-\$699	117	73	12.9%	4.5%	-44	-37.6%
\$700-\$999	332	327	36.5%	20.0%	-5	-1.5%
\$1000-\$1499	191	878	21.0%	53.6%	687	359.7%
\$1500-\$1999	22	154	2.4%	9.4%	132	600.0%
\$2000 and over	0	25	0.0%	1.5%	25	100.0%

**34. Median Owner Housing Costs**

<b>Median Monthly Owner Housing Costs (universe: specified owner occupied housing units)</b>	<b>1990 (in 1989 dollars)</b>	<b>1990 (converted to 1999 dollars)*</b>	<b>2000 (in 1999 dollars)</b>	<b>1990-2000 Percent Change (in same dollars)</b>
Median Monthly Housing Costs	\$680	\$908	\$1,179	29.9%

\*Dollars were adjusted due to inflation for comparison purposes.

**35. Owner Housing Costs as a Percentage of Household Income**

Monthly Owner Housing Cost as a Percentage of Household Income (universe: specified owner occupied housing units)	1990	2000	Share of Total		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	570	609	62.6%	37.2%	39	6.8%
20 to 24 percent	159	293	17.5%	17.9%	134	84.3%
25 to 29 percent	53	223	5.8%	13.6%	170	320.8%
30 to 34 percent	38	153	4.2%	9.3%	115	302.6%
35 percent or more	90	349	9.9%	21.3%	259	287.8%
Not computed	0	10	0.0%	0.6%	10	100.0%
<b>Cost-burdened Owner Occupied Households*</b>	<b>128</b>	<b>502</b>	<b>14.1%</b>	<b>30.9%</b>	<b>374</b>	<b>292.2%</b>

\* Households where 30% or more of household income is spent on monthly owner housing cost.

**36. Housing Value**

Value for owner occupied housing units (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total Owner Households	2000 Share of Total Owner Households	Absolute Change 1990-2000	Percent Change 1990-2000
Less than \$10,000		0		0.0%		
\$10,000 to \$14,999		7		0.4%		
<b>Less than \$15,000</b>	<b>0</b>	<b>7</b>	<b>0.0%</b>	<b>0.4%</b>	<b>7</b>	<b>100.0%</b>
\$15,000 to \$19,999	0	10	0.0%	0.6%	10	100.0%
\$20,000 to \$24,999	0	10	0.0%	0.6%	10	100.0%
\$25,000 to \$29,999	0	0	0.0%	0.0%	0	0.0%
\$30,000 to \$34,999	24	0	2.6%	0.0%	-24	-100.0%
\$35,000 to \$39,999	16	0	1.8%	0.0%	-16	-100.0%
\$40,000 to \$44,999	59		6.5%			
\$40,000 to \$49,999	136	0	14.9%	0.0%	-136	-100.0%



Cornelius Overview and Tables

<b>Value for owner occupied housing units (universe: specified owner occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total Owner Households</b>	<b>2000 Share of Total Owner Households</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
\$45,000 to \$49,999	77		8.5%			
\$50,000 to \$59,999	327	0	35.9%	0.0%	-327	-100.0%
\$60,000 to \$69,999		0		0.0%		
\$60,000 to \$74,999	318		34.9%			
\$60,000 to \$99,999	389	48	42.7%	2.9%	-341	-87.7%
\$70,000 to \$79,999		0		0.0%		
\$80,000 to \$89,999		14		0.9%		
\$90,000 to \$99,999		34		2.1%		
\$75,000 to \$99,999	71		7.8%			
\$100,000 to \$124,999	18	280	2.0%	17.1%	262	1455.6%
\$125,000 to \$149,999	0	806	0.0%	49.2%	806	100.0%
\$150,000 to \$174,999	0	290	0.0%	17.7%	290	100.0%
\$175,000 to \$199,999	0	109	0.0%	6.7%	109	100.0%
\$200,000 to \$249,999	0	61	0.0%	3.7%	61	100.0%
\$250,000 to \$299,999	0	0	0.0%	0.0%	0	0.0%
\$300,000 to \$399,999	0	8	0.0%	0.5%	8	0.0%
\$400,000 to \$499,999	0	0	0.0%	0.0%	0	0.0%
<b>\$500,000 or more</b>	0	8	0.0%	0.5%	8	100.0%
\$500,000 to \$749,999		8		0.5%		
\$750,000 to \$999,999		0		0.0%		
\$1,000,000 or More		0		0.0%		

**37. Median Value of Housing Units**

<b>Median Housing Unit Value</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Value	\$58,500	\$78,077	\$139,400	78.5%

\*Dollars were adjusted due to inflation for comparison purposes.

**Durham**  
**Overview and Tables**

**Findings in Durham:**

- Durham experienced a 54 % increase in population from 1990 to 2000 (from 748 to 1,382).
- The share that Whites represent of the total population decreased from 93% in 1990 to 86% in 2000. The Hispanic population increased by more than double during the same time, from 13 to 108 persons capturing 8% of the Durham population.
- Of persons ages 16 years and older, 23%, or 60, suffered from an employment disability in 2000; the number of persons with a go-outside home disability reached 45.
- Eighteen percent of seniors had a physical disability in 2000.
- Housing growth was less than population growth, which accounts for the decrease Durham experienced in the average number of persons per household (from 2.89 to 2.62)
- Of all housing units in Durham, almost 60% are single-family homes.
- The percentage of renter households increased from 13% of all households to 44% in 2000.
- Renters of Hispanic origin in Durham increased, as did the number of white renters.
- There were 26 overcrowded households in 2000.
- Overcrowded renter households more than doubled since 1990 to reach over 11% in 2000.
- About 11% of the population had income below the poverty level.
- In 2000, over half of Durham's renters were cost-burdened, 22% of owners were cost-burdened.

**Summary**

Population

Less than one percent of Washington County's population resides in Durham. Durham's population grew by 85 percent during the 1990s from 748 to 1,382. This increase is more

than four times the rate of the Oregon population change during the same period (20 percent) and almost three times the rate of Washington County (43 percent).

Durham's population is predominantly White with a share in 2000 of 86 percent of the total population. However, the share that Whites represented decreased from 93 percent in 1990. The Hispanic population increased by 730 percent during the same time, but the number was only 13 in 1990 and 108 in 2000. Still persons of Hispanic origin captured 8 percent of Durham's population in 2000. Persons in other minority groups are few, with none reaching more than 40. Asians and persons in the 'other race' category decreased, but the numbers are not significant.

The population in all age groups increased, especially children ages 0-14 years and the corresponding age groups of their parents.

#### Special Needs Population

There were no AIDS cases reported in Durham during the past decade.

The estimated number of persons to be in need of alcohol or other drug treatment in 2000 is 106.

There are no group quarters in Durham.

#### Housing and Households

The number of housing units in Durham grew by 284 units from 1990 to 2000. Most housing growth was due to an increase of multi-family housing units from 25 in 1990 to 219 in 2000. The housing vacancy rate increased from 3.4% to 4.3%. Sixty percent of all housing units were single-family homes in 2000, despite the large increase in the number of renter households.

Persons in a minority population group occupy 31 percent of renter households, which is double the proportion minorities, hold in the population.

There were no overcrowded living conditions reported among homeowners in 2000, and only one was reported in 1990. Only 26, or 11 percent of renter households were overcrowded at the time.

In 2000, families, three-quarters of which were married-couple families, occupied almost 75 percent of all households. Twenty-three percent of persons over 65 years were living alone.

#### Income and Poverty

The median household income of in Durham decreased by 33 percent from 1989<sup>1</sup> (\$77,611) to 1999 (\$51,959). Durham was the one of the only places to experience such a huge decline in all of Washington County. Despite the decrease, almost two-thirds of households had income 80 percent or above the 1999 HUD adjusted median family income in 2000.

The poverty rate was 10.8 percent. Poverty amongst the Hispanic population and persons of "other race" in Durham was over 30 percent.

#### Housing Costs

The median housing value increased by 37 percent from 1990 to 2000, which was a lower rate than in other areas in Washington County. However, the median value in 2000 was \$248,300, which is \$63,500 more than median housing value for Washington County. Owner housing costs increased by only 4 percent, however median rent increased by 26 percent over the past decade. Over one-half of renter households (54 percent) and 22 percent of owner occupied households were cost-burdened.

#### Annexation

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<sup>1</sup> Dollars have been adjusted for inflation and represent 1999-dollar value.

## Durham Overview and Tables

From 1990 to 2000, no persons or housing units were annexed from the county into Durham. Annexation accounted for none of Durham's population and housing growth during the period.<sup>2</sup>

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<sup>2</sup> To be taken into consideration when examining growth trends from 1990 to 2000.

Population

**1. Total Population**

Population (universe: persons)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Population</b>	748	1,382			634	84.8%
Male	370	670	49.5%	48.5%	300	81.1%
Female	378	712	50.5%	51.5%	334	88.4%

**2. Population by Race/Hispanic Origin**

Race/Hispanic Origin (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	695	1,186	92.9%	85.8%	491	70.6%
Black	6	11	0.8%	0.8%	5	83.3%
American Indian/Alaskan Native	0	10	0.0%	0.7%	10	0.0%
Asian/Pacific Islander	32	28	4.3%	2.0%	-4	-12.5%
2 and more races		38		2.7%		
Other	2	1	0.3%	0.1%	-1	-50.0%
Hispanic	13	108	1.7%	7.8%	95	730.8%



**3. Population by Age**

Population by Age (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
0 -17	226	427	30.2%	30.9%	201	88.9%
under 5	61	121	8.1%	8.8%	60	98.4%
5-9	67	132	9.0%	9.6%	65	97.0%
10-14	62	117	8.3%	8.5%	55	88.7%
15-17	36	57	4.8%	4.1%	21	58.3%
18-19	12	24	1.6%	1.7%	12	100.0%
20-24	24	66	3.2%	4.8%	42	175.0%
25-40	152	286	20.3%	20.7%	134	88.2%
41-64	296	497	39.6%	36.0%	201	67.9%
65-84	37	79	5.0%	5.7%	42	113.5%
85 and over	1	3	0.1%	0.2%	2	200.0%

Special Needs Population Groups

**4. Elderly Population**

Elderly Population by Age (universe: persons ages 62 and over)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
62 and over	61	104	8.2%	7.5%	4300.0%	70.5%
65 and over	38	82	5.1%	5.9%	4400.0%	115.8%
62-64	23	22	3.1%	1.6%	-100.0%	-4.4%
65-74	26	52	3.5%	3.8%	2600.0%	100.0%
75-84	11	27	1.5%	2.0%	1600.0%	145.5%
85 and over	1	3	0.1%	0.2%	200.0%	200.0%

**5. Living Situations of the Elderly (2000)**

Elderly Residing at Home or in Group Quarters	Persons 65 and over	Share
Living at home	82	100%*
Living alone	19	23.2%**
Living in group quarters	0	0%*
Institutionalized	0	0%***
Non-institutionalized	0	0%***

\* Share of all persons 65 and over

\*\* Share of all persons 65 and over living at home

\*\*\* Share of all persons 65 and over living in group quarters

**6. Persons with Disabilities by Type of Disability 2000**

Type of Disability (universe: Persons ages 5 years and over)	2000	2000 Share of Total	Percent of Persons ages 5 years and over*
<b>Total disabilities tallied</b>	290	100%	
Sensory disability	21	7.2%	1.7%
Physical disability	62	21.4%	4.9%
Mental disability	80	27.6%	6.3%
Self-care disability	22	7.6%	1.7%
Go-outside-home disability	45	15.5%	3.6%
Employment disability	60	20.7%	4.8%

\* See technical notes in Report

**7a. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5 years and over *	1990	1990 Share	2000	2000 Share of Total	1990-2000 Absolute Change	1990-2000 Percent Change
<b>Total disabilities tallied</b>			290	100%		
Sensory disability			21	7.2%		
Physical disability			62	21.4%		
Mental disability			80	27.6%		
Self-care disability			22	7.6%		
Go-outside-home disability			45	15.5%		
Employment disability			60	20.7%		

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7b. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5-15 years *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>			25	8.6%		
Sensory disability			0	0.0%		
Physical disability			2	0.7%		
Mental disability			23	7.9%		
Self-care disability			0	0.0%		
Go-outside-home disability						
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7c. Persons with Disabilities by Age and Type of Disability**

Disabilities Talled for Persons ages 16 and over *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	26	100%	265	100%		
Sensory disability			21	7.9%		
Physical disability			60	22.6%		
Mental disability			57	21.5%		
Self-care disability	6	23.1%	22	8.3%	16	267%
Go-outside-home disability	3	11.5%	45	17.0%	42	1400%
Employment disability	17	65.4%	60	22.6%	43	253%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7d. Persons with Disabilities by Age and Type of Disability**

Disabilities Talled for Persons ages 16 to 64 years *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	26	100.0%	217	81.9%		
Sensory disability			16	7.4%		
Physical disability			48	22.1%		
Mental disability			46	21.2%		
Self-care disability	6	23.1%	14	6.5%	8	133%
Go-outside-home disability	3	11.5%	33	15.2%	30	1000%
Employment disability	17	65.4%	60	27.6%	43	253%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7e. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 65 years and over *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	0	0.0%	48	18.1%		
Sensory disability			5	10.4%		
Physical disability			12	25.0%		
Mental disability			11	22.9%		
Self-care disability	0	0.0%	8	16.7%	8	
Go-outside-home disability	0	0.0%	12	25.0%	12	
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**8a. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\***

White	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
<b>Total disabilities tallied for persons Ages 5 years and over</b>	273	19	58	73	22	45	56
Ages 5 - 15	23	0	2	21	0		
Ages 16 - 64	202	14	44	41	14	33	56
Ages 65 and over	48	5	12	11	8	12	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8b. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

Black/African Americans	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
<b>Total disabilities tallied for persons Ages 5 years and over</b>	8	0	4	0	0	0	4
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	8	0	4	0	0	0	4
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8c. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>American Indian/Alaska Native</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	2	2	0	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	2	2	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8d. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Asian/Native Hawaiian/Pacific Islander</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	5	0	0	5	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	5	0	0	5	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.



**8e. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

Other Race/Two or more races	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
<b>Total disabilities tallied for persons Ages 5 years and over</b>	2	0	0	2	0	0	0
Ages 5 - 15	2	0	0	2	0		
Ages 16 - 64	0	0	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8f. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

Hispanic/Latino origin**	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
<b>Total disabilities tallied for persons Ages 5 years and over</b>	4	0	0	4	0	0	0
Ages 5 - 15	4	0	0	4	0		
Ages 16 - 64	0	0	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\*Hispanics are of any race and are counted in the race categories above, too.

**9. AIDS Population \***

<b>Year</b>	<b># AIDS Cases Reported</b>	<b>Cumulative Total</b>
1986	0	0
1987	0	0
1988	0	0
1989	0	0
1990	0	0
1991	0	0
1992	0	0
1993	0	0
1994	0	0
1995	0	0
1996	0	0
1997	0	0
1998	0	0
1999	0	0
2000	0	0
2001	0	0
<b>Total Cases Reported</b>	0	

\* Source: Oregon Department of Human Services, HIV/AIDS Program, HIV/AIDS Reporting System, 2001

**10. Other Special Needs Population**

<b>Estimated Persons in Need of Alcohol or Other Drug Treatment (universe: persons ages 10 and over)</b>	<b>2000</b>	<b>% Population*</b>
<b>Persons</b>	106	9.4%**

\*Estimated using the percentage of the population in Washington County estimated to have treatment needs Washington County.

\*\* The percentage of persons in Washington County 10 years and over that are estimated to have a need for treatment; calculated by Oregon's Department of Human Services, Office of Mental Health and Addiction Services.

**11a. Agricultural Employment**

<b>Workers by Employer's Type of Business (Industry)</b> (universe: employed persons ages 16 and over)	<b>1990 Industry:</b> Agriculture, forestry, and fisheries	<b>2000 Industry:</b> Agriculture, forestry, and fisheries
Persons Employed by Employer's Type of Business	21	2

**11b. Agricultural Employment (2000 only)**

<b>Workers by Type of Work (Occupation)</b> (universe: employed persons ages 16 and over)	<b>2000 Occupation:</b> Farmers and farm managers	<b>2000 Occupation:</b> Farming, fishing, and forestry occupations
Persons Employed by Type of Work They Do	0	2

**12. Persons Residing in Group Quarters**

<b>Persons in Group Quarters</b> (universe: all persons)	<b>1990</b>	<b>2000</b>	<b>Share of all persons in group quarters</b>		<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
			<b>1990</b>	<b>2000</b>		
<b>Institutionalized persons:</b>	0	0	0.0%	0.0%	0	0.0%
Correctional institutions	0	0	0.0%	0.0%	0	0.0%
Nursing homes	0	0	0.0%	0.0%	0	0.0%
Mental (Psychiatric) hospitals	0	0	0.0%	0.0%	0	0.0%
Juvenile institutions	0	0	0.0%	0.0%	0	0.0%
Other institutions	0	0	0.0%	0.0%	0	0.0%
<b>Non-institutionalized persons</b>	0	0	0.0%	0.0%	0	0.0%
College dormitories	0	0	0.0%	0.0%	0	0.0%
Military quarters	0	0	0.0%	0.0%	0	0.0%
Emergency shelters for homeless	0		0.0%			
Visible in street locations	0		0.0%			
Other non-institutional group quarters	0	0	0.0%	0.0%	0	0.0%
<b>Total persons in group quarters</b>	0	0	0.0%*	0.0%*	0	0.0%

\* Share of total population

Housing and Households**13. Housing Units**

Housing Units (universe: all housing units)	1990	2000	Vacancy Rate		Absolute Change 1990-2000	Percent Change 1990- 2000
			1990	2000		
<b>Total Housing Units</b>	268	552			284	106.0%
Occupied	259	528			269	103.9%
Vacant	9	24	3.4%	4.3%	15	166.7%

**14. Housing Units Structure**

Structure Type and Size (universe: all housing units)	1990	2000	Share of Total Housing Units		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Single-family Units</b>	251	330	90.9%	59.8%	79	31.5%
<b>Multi-family Units</b>	25	219	9.1%	39.7%	194	776.0%
2-9	25	27	9.1%	4.9%	2	8.0%
10-49	0	138		25.0%	138	
50 or More	0	54		9.8%	54	
<b>Mobile Home or Trailer</b>	0	3		0.5%	3	
<b>Other (Boat, RV, Van, Etc.)</b>	0	0				

**15. Tenure**

Tenure of Households (universe: occupied housing units) *	1990	2000	Share of Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Households</b>	259	529	100.0%	100.0%	270	104.2%
Owner occupied	226	296	87.3%	56.0%	70	31.0%
Renter occupied	33	233	12.7%	44.0%	200	606.1%

\* Occupied housing unit is the same as household

**16. Households by Race/Hispanic Origin**

Race/Hispanic Origin (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	247	472	95.4%	89.4%	225	91.1%
Black	2	3	0.8%	0.6%	1	50.0%
American Indian/Alaskan Native	0	6	0.0%	1.1%	6	100.0%
Asian/Pacific Islander	9	9	3.5%	1.7%	0	0.0%
2 or more races	0	7	0.0%	1.3%	7	100.0%
Other	0	1	0.0%	0.2%	1	100.0%
Hispanic	1	30	0.4%	5.7%	29	2900.0%

## 17. Household Tenure by Race

Tenure by Race/Hispanic Origin of Householder* (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
<b>Owner occupied:</b>	226	302	<b>100.0%</b>	<b>100.0%</b>	76	33.6%
White:	216	294	95.6%	97.4%	78	36.1%
White Alone (not Hispanic)	215	292	95.1%	96.7%	77	35.8%
White Hispanic	1	2	0.4%	0.7%	1	100.0%
Black	2	1	0.9%	0.3%	-1	-50.0%
American Indian, Eskimo, or Aleut	0	1	0.0%	0.4%	1	100.0%
Asian or Pacific Islander	8	3	3.5%	1.0%	-5	-62.5%
Other Race		2				
Two or more		1				
All Other Race	0	3	0.0%	1.3%	3	100.0%
Hispanic Origin*	1	3	0.4%	1.0%	2	200.0%
<b>Renter occupied:</b>	33	226	<b>100.0%</b>	<b>100.0%</b>	193	584.8%
White:	32	190	97.0%	84.1%	158	493.8%
White Alone (not Hispanic)	32	180	97.0%	79.6%	148	462.5%
White Hispanic	0	10	0.0%	4.4%	10	100.0%
Black	0	2	0.0%	0.9%	2	100.0%
American Indian, Eskimo, or Aleut	0	5	0.0%	2.2%	5	100.0%
Asian or Pacific Islander	1	6	3.0%	2.7%	5	500.0%
Other Race		12				
Two or more		11				
All Other Race	0	23	0.0%	10.2%	23	100.0%
Hispanic Origin*	0	27	0.0%	11.9%	27	100.0%

\* Persons of Hispanic origin are of any race and are also included in the racial categories.

**18. Household Size**

Household Size (universe: occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
1-person household	29	100	11.2%	18.9%	71	244.8%
2-person household	94	203	36.3%	38.4%	109	116.0%
3-person household	48	89	18.5%	16.9%	41	85.4%
4-person household	59	92	22.8%	17.4%	33	55.9%
5-person household	25	31	9.7%	5.9%	6	24.0%
6-person household	2	6	0.8%	1.1%	4	200.0%
7-or-more-person household	2	7	0.8%	1.3%	5	250.0%

**19. Person Per Household**

Average Number of Persons per Household (universe: occupied housing units)	1990	2000
<b>Occupied housing</b>	2.89	2.62
Owner-occupied housing	2.92	2.64
Renter-occupied housing	2.64	2.59

**20. Overcrowding\* by Tenure**

<b>Number of occupants per room by Tenure(universe: occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Owner occupied:</b>	226	296	<b>100.0%</b>	<b>100.0%</b>	70	31.0%
0.50 or less occupants per room	188	254	83.2%	85.8%	66	35.1%
0.51 to 1.00 occupants per room	37	42	16.4%	14.2%	5	13.5%
1.01 to 1.50 occupants per room	1	0	0.4%	0.0%	-1	-100.0%
1.51 to 2.00 occupants per room	0	0	0.0%	0.0%	0	0.0%
2.01 or more occupants per room	0	0	0.0%	0.0%	0	0.0%
<b>Overcrowded owner occupied units</b>	1	0	0.4%	0.0%	-1	-100.0%
<b>Renter occupied:</b>	33	233	<b>100.0%</b>	<b>100.0%</b>	200	606.1%
0.50 or less occupants per room	21	117	63.6%	50.2%	96	457.1%
0.51 to 1.00 occupants per room	11	90	33.3%	38.6%	79	718.2%
1.01 to 1.50 occupants per room	1	14	3.0%	6.0%	13	1300.0%
1.51 to 2.00 occupants per room	0	12	0.0%	5.2%	12	100.0%
2.01 or more occupants per room	0	0	0.0%	0.0%	0	0.0%
<b>Overcrowded renter occupied units</b>	1	26	3.0%	11.2%	25	2500.0%

\* Overcrowding is where a household has more than one occupant per room.



**21. Household Type**

Household Type (universe: occupied housing units)	1990	2000	Share of all Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Persons living alone:</b>	29	100	11.2%*	18.9%*	71	244.8%
Male householder	10	42	3.9%*	8.0%*	32	320.0%
Female householder	19	58	7.3%*	11.0%*	39	205.3%
<b>Family households:</b>	219	392	84.6%*	74.2%*	173	79.0%
Married couple family:	200	300	91.3%**	76.5%**	100	50.0%
With children under 18 years	107	154	53.5%***	51.3%***	47	43.9%
No children under 18 years	93	146	46.5%***	48.7%***	53	57.0%
<b>Total single-parent households</b>	14	74	6.4%**	18.9%**	60	428.6%
Single-father family	3	11	21.4%****	14.9%****	8	266.7%
Single-mother family	11	63	78.6%****	85.1%****	52	472.7%
Other family households	5	18	2.3%**	4.6%**	13	260.0%
Non-family households	11	36	4.2%*	6.8%*	25	227.3%

\* The share of all households

\*\*The share of all family households.

\*\*\*The share of all married-couple family households

\*\*\*\*The share of single-parent family households

**22. Households by Age**

<b>Households by Age of Householder (universe: occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>Share of All Households</b>		<b>Absolute Change (1990- 2000)</b>	<b>Percent Change (1990- 2000)</b>
			<b>1990</b>	<b>2000</b>		
15 to 24 years	0	30	0.0%	5.7%	30	100.0%
25 to 34 years	31	108	12.0%	20.5%	77	248.4%
35 to 44 years	91	118	35.1%	22.3%	27	29.7%
45 to 54 years	70	143	27.0%	27.1%	73	104.3%
55 to 64 years	40	78	15.4%	14.8%	38	95.0%
65 to 74 years	17	30	6.6%	5.7%	13	76.5%
75 years and over	10	21	3.9%	4.0%	11	110.0%

## 23a. Households Type by Age of Householder

<b>Family Household Type by Age of Householder (universe: occupied housing units)</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>Total Households*</b>	529	100%
<b>All Family households</b>	392	74.1%
<b>Of Family Households, the share by type**:</b>		100%
<b>Married-couple family:</b>	293	74.7%
Age 15 to 24 years	9	
Age 25 to 34 years	56	
Age 35 to 44 years	75	
Age 45 to 54 years	70	
Age 55 to 64 years	57	
Age 65 to 74 years	17	
Age 75 years and over	9	
<b>Other family:</b>	99	25.3%
<b>Male householder, no wife present:</b>	16	4.1%
Age 15 to 24 years	0	
Age 25 to 34 years	7	
Age 35 to 44 years	2	
Age 45 to 54 years	4	
Age 55 to 64 years	3	
Age 65 to 74 years	0	
Age 75 years and over	0	
<b>Female householder, no husband present:</b>	83	21.2%
Age 15 to 24 years	6	
Age 25 to 34 years	29	
Age 35 to 44 years	24	
Age 45 to 54 years	22	
Age 55 to 64 years	2	
Age 65 to 74 years	0	
Age 75 years and over	0	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

**23b. Households Type by Age of Householder**

<b>Non-family Household Type by Age of Householder (universe: households)</b>	<b>2000</b>	<b>2000 Share of Total</b>	<b>Non-family Household Type by Age of Householder</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>All Non-family households</b>	137	25.9%			
<b>Of Non-Family Households the share by type***</b>		100%			
Male householder:	72	52.6%			
Female householder:	65	47.4%			
<b>Male Householder, Living alone:</b>	47	34.3%	<b>Male Householder, Not living alone:</b>	25	18.2%
Ages 15 to 24 years	2		Ages 15 to 24 years	4	
Ages 25 to 34 years	9		Ages 25 to 34 years	4	
Ages 35 to 44 years	18		Ages 35 to 44 years	5	
Ages 45 to 54 years	14		Ages 45 to 54 years	7	
Ages 55 to 64 years	0		Ages 55 to 64 years	2	
Ages 65 to 74 years	2		Ages 65 to 74 years	3	
Ages 75 years and over	2		Ages 75 years and over	0	
<b>Female Householder, Living alone:</b>	55	40.1%	<b>Female Householder, Not living alone:</b>	10	7.3%
Ages 15 to 24 years	4		Age 15 to 24 years	8	
Ages 25 to 34 years	8		Age 25 to 34 years	0	
Ages 35 to 44 years	2		Age 35 to 44 years	0	
Ages 45 to 54 years	14		Age 45 to 54 years	2	
Ages 55 to 64 years	12		Age 55 to 64 years	0	
Ages 65 to 74 years	9		Age 65 to 74 years	0	
Ages 75 years and over	6		Ages 75 years and over	0	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

Income and Housing Costs**24. Household Income**

<b>Household Income*</b> (universe: occupied housing units)	<b>1990 (in 1989 dollars)</b>	<b>1990 (converted to 1999 dollars)**</b>	<b>2000</b>	<b>1990 Share of All Households</b>	<b>1990 Share of All Households (1999 dollars)</b>	<b>2000 Share of All Households</b>	<b>Absolute Change 1990-2000 (in same dollars)</b>	<b>Percent Change 1990-2000 (in same dollars)</b>
Less than \$10,000	2	1	41	0.8%	0.6%	7.9%	40	2636.1%
\$10,000 to \$14,999	8	2	33	3.1%	1.0%	6.4%	31	1228.9%
\$15,000 to \$19,999	4	6	46	1.5%	2.3%	8.9%	40	667.4%
\$20,000 to \$24,999	11	3	34	4.2%	1.2%	6.6%	31	1029.9%
\$25,000 to \$29,999	9	6	18	3.4%	2.5%	3.5%	12	178.4%
\$30,000 to \$34,999	10	8	14	3.8%	3.0%	2.7%	6	80.6%
\$35,000 to \$39,999	15	7	29	5.7%	2.6%	5.6%	22	330.1%
\$40,000 to \$44,999	12	7	17	4.6%	2.9%	3.3%	10	127.1%
\$45,000 to \$49,999	22	10	20	8.4%	3.8%	3.9%	10	100.9%
\$50,000 to \$59,999	45	20	37	17.2%	7.5%	7.2%	17	89.7%
\$60,000 to \$74,999	22	50	44	8.4%	19.1%	8.5%	-6	-12.0%
\$75,000 to \$99,999	36	39	37	13.8%	14.9%	7.2%	-2	-5.2%
\$100,000 to \$124,999	31	27	62	11.9%	10.3%	12.0%	35	129.8%
\$125,000 to \$149,999	23	24	30	8.8%	9.4%	5.8%	6	22.5%
\$150,000 or more	11	50	55	4.2%	19.0%	10.6%	5	10.8%
\$150,000 to \$199,999	0	39	27	0.0%	14.8%	5.2%	-12	-29.9%
\$200,000 or more	0	11	28	0.0%	4.3%	5.4%	17	151.4%

\*Income is reported in the Census referring to the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**25. Median Household Income**

<b>Median Household Income*</b> (universe: occupied housing units)	<b>1990 Median Household Income</b> (in 1989 dollars)	<b>1990 Median Household Income</b> (converted to 1999 dollars)**	<b>2000 Median Household Income</b> (in 1999 dollars)	<b>1990-2000 Percent Change</b> (in same dollars)
Annual Income	\$58,151	\$77,611	\$51,806	-33.2%

\*Income is reported in the Census for the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**26. Households by HUD Adjusted Median Family Income (HAMFI) Category**

<b>2000 HAMFI*</b>	\$53,700
30%	\$16,110
50%	\$26,850
60%	\$32,220
80%	\$42,960
95%	\$51,015
<b>Percent of HAMFI</b>	<b>Number of Households in 2000</b>
30% or less	84
31-50%	76
51-60%	18
59-80%	43
81-95%	34
Over 95%	261
<b>Total</b>	<b>517</b>

\*HUD's Adjusted 1999 Median Family Income for Portland Metropolitan Area.

**27. Persons in Poverty by Age**

Poverty By Age (Universe: Persons For Whom Poverty Status Is Determined)*	1990	2000	Poverty Rates		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Persons with household income below poverty level**	9	149	1.2%	10.8%	140	1555.6%
Under 5 years	0	24	0.0%	18.6%	24	100.0%
5 years	0	0	0.0%	0.0%	0	0.0%
6 to 11 years	0	30	0.0%	19.0%	30	100.0%
12 to 17 years	2	13	2.3%	9.4%	11	550.0%
18 to 64	7	72	1.4%	8.5%	65	928.6%
65 to 74 years	0	7	0.0%	18.4%	7	100.0%
75 years and over	0	3	0.0%	8.6%	3	100.0%
<b>Total Persons for Whom Poverty Status is Determined (above and below poverty level)</b>	758	1,380			622	82.1%

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\*Persons living in households where the total 1999 household income was below the poverty level.

**28. Poverty Status by Household Type**

<b>Poverty Status by Household Type</b> (universe: population for whom poverty status is determined)*	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Income in 1989, 1999 at or above poverty level:</b>	749	1,231	98.8%	89.2%	482	64.4%
In married-couple families	637	856	84.0%	62.0%	219	34.4%
In other families:	59	224	7.8%	16.2%	165	279.7%
Male householder, no wife present	28	39	3.7%	2.8%	11	39.3%
Female householder, no husband present	31	185	4.1%	13.4%	154	496.8%
Unrelated individuals	53	151	7.0%	10.9%	98	184.9%
<b>Income in 1989, 1999 below poverty level:**</b>	9	149	1.2%	10.8%	140	1555.6%
In married-couple families	0	51	0.0%	3.7%	51	0.0%
In other families:	0	73	0.0%	5.3%	73	0.0%
Male householder, no wife present	0	2	0.0%	0.1%	2	0.0%
Female householder, no husband present	0	71	0.0%	5.1%	71	0.0%
Unrelated individuals	9	25	1.2%	1.8%	16	177.8%
<b>Total Persons for Whom Poverty Status is Determined</b>	<b>758</b>	<b>1,380</b>	<b>100.0%</b>	<b>100.0%</b>	<b>622</b>	<b>82.1%</b>

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\* Persons living in households where the total 1999 household income is below poverty level.



**29. Poverty by Race**

<b>Poverty by Race/Hispanic Origin</b> (universe: persons for whom poverty was determined)	<b>Total number of persons for whom poverty was determined in 2000</b>	<b>Persons whose 1999 income was below poverty level</b>	<b>2000 Poverty Rates (within racial/ethnic group)</b>	<b>Share of all persons below poverty**</b>
White	1,226	134	10.9%	89.9%
Black/African American	13	0	0.0%	0.0%
American Indian/Alaskan Native	6	0	0.0%	0.0%
Asian/Pacific Islander	41	0	0.0%	0.0%
Other Race	32	10	31.3%	6.7%
Two or More Races	62	5	8.1%	3.4%
All Other Races	94	15	16.0%	10.1%
Hispanic Origin*	86	26	30.2%	17.4%

\*Persons of Hispanic origin are of any race and are also included in the racial categories.

\*\*Will sum to more than 100% due to counting Hispanics in racial groups.

**30. Rent**

Monthly Gross Rent (universe: specified renter occupied housing units)	1990	2000	Share of Total Renter Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Renter Households</b>	44	233	100.0%	100.0%	189	429.5%
Less than \$200	0	8	0.0%	3.4%	8	100.0%
\$200-\$349	5	12	11.4%	5.2%	7	139.9%
\$350-\$499	7	2	14.8%	0.9%	-5	-69.4%
\$500-\$799	25	143	57.9%	61.4%	118	461.5%
\$800-\$999	3	53	6.8%	22.7%	50	1683.0%
\$1000 and above	3	15	6.8%	6.4%	12	400.0%
<b>No cash rent</b>	0	0	0.0%	0.0%	0	0.0%

**31. Median Gross Rent**

Median Gross Rent (universe: specified renter occupied housing units paying cash-rent)	1990 (in 1989 dollars)	1990 (converted to 1999 dollars)*	2000 (in 1999 dollars)	1990-2000 Percent Change (in same dollars)
Monthly Rent	\$422	\$563	\$708	25.7%

\*Dollars were adjusted due to inflation for comparison purposes.

**32. Rent as Percentage of Household Income**

Gross rent as a Percentage of household income (universe: specified renter occupied households paying cash rent)	1990	2000	Share of Total Renter Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	26	45	59.1%	19.3%	19	73.1%
20 to 24 percent	9	31	20.5%	13.3%	22	244.4%
25 to 29 percent	1	31	2.3%	13.3%	30	3000.0%
30 to 34 percent	2	27	4.5%	11.6%	25	1250.0%
35 percent or more	5	97	11.4%	41.6%	92	1840.0%
Not computed	1	2	2.3%	0.9%	1	100.0%
<b>Cost-burdened Renter Households*</b>	<b>7</b>	<b>124</b>	<b>16.3%</b>	<b>53.7%</b>	<b>117</b>	<b>1671.4%</b>

\* Households where 30% or more of household income is spent on rent.

**33. Monthly Owner Housing Costs**

Monthly Owner Housing Costs (universe: specified owner occupied housing units)	1990	2000	Share of Total Owner Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Owner Households</b>	<b>210</b>	<b>285</b>	<b>100.0%</b>	<b>100.0%</b>	<b>75</b>	<b>35.7%</b>
Less than \$300	6	4	2.9%	1.4%	-2	-33.3%
\$300-\$499	9	29	4.3%	10.2%	20	222.2%
\$500-\$699	7	8	3.3%	2.8%	1	14.3%
\$700-\$999	13	21	6.2%	7.4%	8	61.5%
\$1000-\$1499	68	71	32.4%	24.9%	3	4.4%
\$1500-\$1999	78	93	37.1%	32.6%	15	19.2%
\$2000 and over	27	59	12.9%	20.7%	32	118.5%

**34. Median Owner Housing Costs**

<b>Median Monthly Owner Housing Costs</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Monthly Housing Costs	\$1,179	\$1,574	\$1,630	3.6%

\*Dollars were adjusted due to inflation for comparison purposes.

**35. Owner Housing Costs as a Percentage of Household Income**

Monthly Owner Housing Cost as a Percentage of Household Income (universe: specified owner occupied housing units)	1990	2000	Share of Total		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	113	136	53.8%	47.7%	23	20.4%
20 to 24 percent	42	52	20.0%	18.2%	10	23.8%
25 to 29 percent	24	35	11.4%	12.3%	11	45.8%
30 to 34 percent	12	17	5.7%	6.0%	5	41.7%
35 percent or more	19	45	9.0%	15.8%	26	136.8%
Not computed	0	0	0.0%	0.0%	0	0.0%
<b>Cost-burdened Owner Occupied Households*</b>	31	62	14.8%	21.8%	31	100.0%

\* Households where 30% or more of household income is spent on monthly owner housing cost.

**36. Housing Value**

Value for owner occupied housing units (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total Owner Households	2000 Share of Total Owner Households	Absolute Change 1990-2000	Percent Change 1990-2000
Less than \$10,000		0		0.0%		
\$10,000 to \$14,999		0		0.0%		
<b>Less than \$15,000</b>	0	0	0.0%	0.0%	0	0.0%
\$15,000 to \$19,999	0	0	0.0%	0.0%	0	0.0%
\$20,000 to \$24,999	0	0	0.0%	0.0%	0	0.0%
\$25,000 to \$29,999	0	0	0.0%	0.0%	0	0.0%
\$30,000 to \$34,999	0	0	0.0%	0.0%	0	0.0%
\$35,000 to \$39,999	0	0	0.0%	0.0%	0	0.0%

Durham Overview and Tables

<b>Value for owner occupied housing units (universe: specified owner occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total Owner Households</b>	<b>2000 Share of Total Owner Households</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
\$40,000 to \$44,999	0		0.0%			
\$40,000 to \$49,999	2	0	1.0%	0.0%	-2	-100.0%
\$45,000 to \$49,999	2		1.0%			
\$50,000 to \$59,999	0	0	0.0%	0.0%	0	0.0%
\$60,000 to \$69,999		0		0.0%		
\$60,000 to \$74,999	2		1.0%			
\$60,000 to \$99,999	24	4	11.4%	1.4%	-20	-83.3%
\$70,000 to \$79,999		0		0.0%		
\$80,000 to \$89,999		4		1.4%		
\$90,000 to \$99,999		0		0.0%		
\$75,000 to \$99,999	22		10.5%			
\$100,000 to \$124,999	40	0	19.0%	0.0%	-40	-100.0%
\$125,000 to \$149,999	92	7	43.8%	2.5%	-85	-92.4%
\$150,000 to \$174,999	39	14	18.6%	4.9%	-25	-64.1%
\$175,000 to \$199,999	11	18	5.2%	6.3%	7	63.6%
\$200,000 to \$249,999	2	103	1.0%	36.1%	101	5050.0%
\$250,000 to \$299,999	0	75	0.0%	26.3%	75	100.0%
\$300,000 to \$399,999	0	51	0.0%	17.9%	51	100.0%
\$400,000 to \$499,999	0	10	0.0%	3.5%	10	100.0%
<b>\$500,000 or more</b>	0	3	0.0%	1.1%	3	100.0%
\$500,000 to \$749,999		3		1.1%		
\$750,000 to \$999,999		0		0.0%		
\$1,000,000 or More		0		0.0%		

**37. Median Value of Housing Units**

<b>Median Housing Unit Value</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Value	\$135,600	\$180,979	\$248,300	37.2%

\*Dollars were adjusted due to inflation for comparison purposes.

**Forest Grove**  
**Overview and Tables**



**Findings in Forest Grove:**

- Forest Grove experienced a 30% increase in population from 1990 to 2000 (13,559 in 1990 to 17,708).
- Minorities represented 23% of the total population in 2000, with almost three-fourths being of Hispanic origin (3,065).
- All of the racial/ethnic groups experienced an increase from 1990 to 2000 except American Indian/ Alaskan Native. White race experienced a 17% increase in population but their share of the total population decreased from 86% to 77%.
- The number of Hispanics grew at the highest rate during the 1990s (134%) to represent 17 % of Forest Grove's total population. The Hispanic population in 2000 was almost 3 times as much as it was in 1990.
- Eleven percent of seniors were living in group quarters in 2000, with 56% of them in institutionalized quarters. This is the highest number in all of Washington County.
- In 2000, 10% of the working-age population had a physical disability (1,559).
- Forest Grove had one of the lowest housing units growth rate in the County and one of the greatest shares of multi-family housing units of all cities.
- Forest Grove had one of the highest rates of poverty for children and elderly and one of the highest rates of overcrowding.
- The vacancy rate increased from 3.1% to 5.5% during the last decade.
- Twenty-eight percent of all households in Forest Grove are householders that live alone.
- Rental occupied houses more likely to be overcrowded, 391 renter-occupied overcrowded residences vs. 205 owner occupied overcrowded residences.
- About 14 % of the population was below the poverty level in 2000 with an increase of about 4,000 persons who are in poverty (12,719 in 1990 to 16,643 in 2000).
- Fifty-one percent of all renter occupied households are cost-burdened while only 23% of owner occupied householders are cost-burdened.

## **Summary**

### Population

Forest Grove's population reached 17,708 on April 1, 2000, an increase of 31 percent since 1990. Washington County increased at a rate of 43 percent during the same period.

Forest Grove is predominantly White; however, the proportion of White persons in Forest Grove dropped from 86 percent in 1990 to 77 percent in 2000. The predominant minority population is Hispanic (17%).

### Special Needs Population

In Forest Grove, more than 1,550 persons over the age of 5 had a physical disability in 2000. Over 25 percent of those persons had a physical disability. Eighteen percent had an employment disability, much lower than in Washington County. There were 120 children age 5 to 15 with a disability; almost two-thirds had a mental disability. About 15 percent of the persons over 65 years old with a disability had a physical disability. The majority of disabilities experienced by persons between 18 and 64 were employment disabilities. Forty-two percent of Hispanics/Latinos had an employment disability and 31% had a go-outside-home disability. The greatest proportion of Whites (26%) had a physical disability. These are reflective of County proportions.

Since 1986, there were 12 cases of AIDS reported in Forest Grove. This represents about 4 percent of all reported cases of AIDS in Washington County.

There are an estimated 1,471 persons in Forest Grove in need of alcohol or drug treatments.

Housing and Households

About 27 percent of all households in Forest Grove have only one person living in them, almost the same as in 1990. Slightly over half of all family households had children. Seven percent of the households are comprised of non-families, defined as a household with two or more people living in them that are not related by birth marriage or adoption.

The number of housing units existing in Forest Grove increased by 31 percent since 1990 to 6,702. The vacancy rates increased from 3.1 percent in 1990 to 5.5 percent in 2000. The housing stock in Forest Grove is composed mainly of single-family units (56%) and a large portion (34%) of multi-family units. Forest Grove has one of the highest proportions of mobile homes or trailers in Washington County. Almost 10 percent of the housing units are mobile homes or trailers, up from 380 in 1990 to 646 in 2000.

Large portions of the occupied housing units (45%) in Forest Grove were renter occupied. Only 40 percent of the housing units in Washington County are renter occupied. Hispanics occupied fourteen percent of the rental housing units and persons who identified their race as "Other" occupied 13 percent. Whites resided in almost all owner-occupied households in 2000, however, this proportion decreased 5 percentage points since 1990. There were a fewer number of Hispanic homeowners in Forest Grove in 1990 (284) than in 2000 (242).

The average number of persons per housing unit was 2.64, similar to the County in 2000. Almost 10 percent of all households in Forest Grove were overcrowded, almost double the share of overcrowded households in 1990.

IncomeError! Bookmark not defined. and Poverty

The median income of residents in Forest Grove increased substantially more than in Washington County (10%). It increased 25 percent from 1989 (\$32,248) to 1999 (\$40,135). The number of impoverished persons has decreased, but still Forest Grove had the second highest rate in the County in 2000 - 14 percent of its population had income below the poverty level. Seventeen percent of persons under age 18 are in

poverty, down slightly since 1990. There was an increase in the number of elderly in poverty from 166 to 262, which represents 11% of all elderly.

**Housing Costs****Error! Bookmark not defined.**

The median owner-occupied housing value in Forest Grove increased during the 1990s by 76 percent - from \$88,354 to \$155,100. The value, however, was lower than the median housing value in the County, \$184,800. Median monthly rent increased about 24 percent, from \$494 to \$614. Thirty-seven percent of households in Forest Grove are cost-burdened, spending more than 30% of their income on housing costs. This is one of the highest proportions in Washington County and has increased since 1990. In Forest Grove, over half of all renters are cost-burdened along with 24% of homeowners.

**Annexation**<sup>1</sup>

During the 1990s, annexation accounted for approximately 1 percent of the population and housing growth in Forest Grove. Forty-seven persons and 18 housing units were added to the city from the unincorporated area.

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<sup>1</sup> To be considered when examining growth trends from 1990 to 2000.

Population

**1. Total Population**

Population (universe: persons)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Population</b>	13,559	17,708			4,149	30.6%
Male	6,478	8,398	47.78%	47.42%	1,920	29.6%
Female	7,081	9,310	52.22%	52.58%	2,229	31.5%

**2. Population by Race/Hispanic Origin**

Race/Hispanic Origin (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	11,712	13,669	86.4%	77.2%	1,957	16.7%
Black	59	65	0.4%	0.4%	6	10.2%
American Indian/Alaskan Native	115	107	0.8%	0.6%	-8	-7.0%
Asian/Pacific Islander	358	404	2.6%	2.3%	46	12.8%
2 and more races		381		2.2%		
Other	4	17	0.0%	0.1%	13	325.0%
Hispanic	1,311	3,065	9.7%	17.3%	1,754	133.8%

**3. Population by Age**

Population by Age (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
0 -17	3,617	4,856	26.68%	27.42%	1,239	34.3%
under 5	1,107	1,433	8.16%	8.09%	326	29.5%
5-9	1,061	1,405	7.83%	7.93%	344	32.4%
10-14	899	1,292	6.63%	7.30%	393	43.7%
15-17	550	726	4.06%	4.10%	176	32.0%
18-19	586	800	4.32%	4.52%	214	36.5%
20-24	1,349	1,567	9.95%	8.85%	218	16.2%
25-40	3,202	3,873	23.62%	21.87%	671	21.0%
41-64	2,794	4,196	20.61%	23.70%	1,402	50.2%
65-84	1,646	1,787	12.14%	10.09%	141	8.6%
85 and over	365	629	2.69%	3.55%	264	72.3%

Special Needs Population Groups

**4. Elderly Population**

Elderly Population by Age (universe: persons ages 62 and over)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
62 and over	2,276	2,666	16.79%	15.06%	390	17.1%
65 and over	2,011	2,416	14.83%	13.64%	405	20.1%
62-64	265	250	1.95%	1.41%	-15	-5.7%
65-74	905	852	6.67%	4.81%	-53	-5.9%
75-84	741	935	5.47%	5.28%	194	26.2%
85 and over	365	629	2.69%	3.55%	264	72.3%

**5. Living Situations of the Elderly (2000)**

Elderly Residing at Home or in Group Quarters	Persons 65 and over	Share
Living at home	2,146	88.8%*
Living alone	917	42.7%**
Living in group quarters	270	11.2%*
Institutionalized	152	56.3%***
Non-institutionalized	118	43.7%***

\* Share of all persons 65 and over

\*\* Share of all persons 65 and over living at home

\*\*\* Share of all persons 65 and over living in group quarters

**6. Persons with Disabilities by Type of Disability 2000**

<b>TYPE OF DISABILITY</b> (universe: Persons ages 5 years and over)	<b>2000</b>	<b>2000 Share of Total</b>	<b>Percent of Persons ages 5 years and over*</b>
<b>Total disabilities tallied</b>	6,269	100%	
Sensory disability	704	11.2%	4.3%
Physical disability	1,559	24.9%	9.6%
Mental disability	1,079	17.2%	6.6%
Self-care disability	586	9.3%	3.6%
Go-outside-home disability	1,210	19.3%	7.4%
Employment disability	1,131	18.0%	6.9%

\* See technical notes in Report

**7a. Persons with Disabilities by Age and Type of Disability**

<b>Disabilities tallied for persons ages 5 years and over *</b>	<b>1990</b>	<b>1990 Share</b>	<b>2000</b>	<b>2000 Share</b>	<b>Absolute Change (1990-2000)</b>	<b>Percent Change (1990-2000)</b>
<b>Total disabilities tallied</b>			6,269	100%		
Sensory disability			704	11.2%		
Physical disability			1,559	24.9%		
Mental disability			1,079	17.2%		
Self-care disability			586	9.3%		
Go-outside-home disability			1,210	19.3%		
Employment disability			1,131	18.0%		

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.



**7b. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5-15 years *	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>			170	2.7%		
Sensory disability			22	0.4%		
Physical disability			8	0.1%		
Mental disability			135	2.2%		
Self-care disability			5	0.1%		
Go-outside-home disability						
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7c. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 16 and over *	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	1,163	100%	6,099	100.0%		
Sensory disability			682	11.2%		
Physical disability			1,551	25.4%		
Mental disability			944	15.5%		
Self-care disability	165	14.2%	581	9.5%	416	252%
Go-outside-home disability	261	22.4%	1,210	19.8%	949	364%
Employment disability	737	63.4%	1,131	18.5%	394	53%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7d. Persons with Disabilities by Age and Type of Disability**

Disabilities Talled for Persons ages 16 to 64 years *	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	936	80.5%	3,075	50.4%		
Sensory disability			254	8.3%		
Physical disability			578	18.8%		
Mental disability			399	13.0%		
Self-care disability	86	9.2%	120	3.9%	34	40%
Go-outside-home disability	113	12.1%	593	19.3%	480	425%
Employment disability	737	78.7%	1,131	36.8%	394	53%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7e. Persons with Disabilities by Age and Type of Disability**

Disabilities Talled for Persons ages 65 years and over *	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	227	19.5%	3,024	49.6%		
Sensory disability			428	14.2%		
Physical disability			973	32.2%		
Mental disability			545	18.0%		
Self-care disability	79	34.8%	461	15.2%	382	484%
Go-outside-home disability	148	65.2%	617	20.4%	469	317%
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**8a. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\***

<b>White</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	5,505	652	1,440	984	545	1,008	876
Ages 5 - 15	158	22	0	131	5		
Ages 16 - 64	2,452	214	515	327	97	423	876
Ages 65 and over	2,895	416	925	526	443	585	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8b. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Black/African Americans</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	28	10	8	10	0	0	0
Ages 5 - 15	8	0	8	0	0		
Ages 16 - 64	20	10	0	10	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8c. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>American Indian/Alaska Native</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	156	6	21	26	0	49	54
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	146	6	11	26	0	49	54
Ages 65 and over	10	0	10	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8d. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Asian/Native Hawaiian/Pacific Islander</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	30	0	7	0	0	15	8
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	16	0	0	0	0	8	8
Ages 65 and over	14	0	7	0	0	7	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8e. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Other Race/Two or more races</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	550	36	83	59	41	138	193
Ages 5 - 15	4	0	0	4	0		
Ages 16 - 64	441	24	52	36	23	113	193
Ages 65 and over	105	12	31	19	18	25	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8f. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Hispanic/Latino origin**</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	771	52	71	58	29	239	322
Ages 5 - 15	4	0	0	4	0		
Ages 16 - 64	700	43	56	48	14	217	322
Ages 65 and over	67	9	15	6	15	22	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\*Hispanics are of any race and are counted in the race categories above, too.

**9. AIDS Population \***

<b>Year</b>	<b># AIDS Cases Reported</b>	<b>Cumulative Total</b>
1986	0	0
1987	0	0
1988	0	0
1989	0	0
1990	0	0
1991	2	2
1992	0	2
1993	3	5
1994	1	6
1995	2	8
1996	2	10
1997	1	11
1998	1	12
1999	0	12
2000	0	12
2001	0	12
<b>Total Cases Reported</b>	12	

\* Source: Oregon Department of Human Services, HIV/AIDS Program, HIV/AIDS Reporting System, 2001

**10. Other Special Needs Population**

<b>Estimated Persons in Need of Alcohol or Other Drug Treatment (universe: persons ages 10 and over)</b>	<b>2000</b>	<b>% Population*</b>
<b>Persons</b>	1,471	9.4%**

\*Estimated using the percentage of the population in Washington County estimated to have treatment needs Washington County.

\*\* The percentage of persons in Washington County 10 years and over that are estimated to have a need for treatment; calculated by Oregon's Department of Human Services, Office of Mental Health and Addiction Services.

**11a. Agricultural Employment**

<b>Workers by Employer's Type of Business (Industry)</b> (universe: employed persons ages 16 and over)	<b>1990 Industry:</b> <b>Agriculture, forestry, and fisheries</b>	<b>2000 Industry:</b> <b>Agriculture, forestry, and fisheries</b>
Persons Employed by Employer's Type of Business	238	97

**11b. Agricultural Employment (2000 only)**

<b>Workers by Type of Work (Occupation)</b> (universe: employed persons ages 16 and over)	<b>2000 Occupation:</b> <b>Farmers and farm managers</b>	<b>2000 Occupation:</b> <b>Farming, fishing, and forestry occupations</b>
Persons Employed by Type of Work They Do	19	198

**12. Persons Residing in Group Quarters**

<b>Persons in Group Quarters</b> (universe: all persons)	<b>1990</b>	<b>2000</b>	<b>Share of all persons in group quarters</b>		<b>Absolute Change</b> <b>1990-2000</b>	<b>Percent Change</b> <b>1990-2000</b>
			<b>1990</b>	<b>2000</b>		
<b>Institutionalized persons:</b>	318	172	37.8%	18.0%	-146	-45.9%
Correctional institutions	0	0	0.0%	0.0%	0	0.0%
Nursing homes	306	172	36.4%	18.0%	-134	-43.8%
Mental (Psychiatric) hospitals	0	0	0.0%	0.0%	0	0.0%
Juvenile institutions	0	0	0.0%	0.0%	0	0.0%
Other institutions	12	0	1.4%	0.0%	-12	100.0%
<b>Non-institutionalized persons</b>	523	786	62.2%	82.0%	263	50.3%
College dormitories	452	642	53.7%	67.0%	190	42.0%
Military quarters	0	0	0.0%	0.0%	0	0.0%
Emergency shelters for homeless	0		0.0%			
Visible in street locations	0		0.0%			
Other non-institutional group quarters	71	144	8.4%	15.0%	73	102.8%
<b>Total persons in group quarters</b>	841	958	6.2%*	5.4%*	117	13.9%

\* Share of total population

Housing and Households

**13. Housing Units**

Housing Units (universe: all housing units)	1990	2000	Vacancy Rate		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Housing Units</b>	5,102	6,702			1,600	31.4%
Occupied	4,946	6,336			1,390	28.1%
Vacant	156	366	3.1%	5.5%	210	134.6%

**14. Housing Units Structure**

Structure Type and Size (universe: all housing units)	1990	2000	Share of Total Housing Units		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Single-family Units</b>	2,767	3,742	147.1%	165.6%	975	35.2%
<b>Multi-family Units</b>	1,881	2,259	100.0%	100.0%	378	20.1%
2-9	1,195	1,130	63.5%	50.0%	-65	-5.4%
10-49	482	495	25.6%	21.9%	13	2.7%
50 or More	204	634	10.8%	28.1%	430	210.8%
<b>Mobile Home or Trailer</b>	380	646	20.2%	28.6%	266	70.0%
<b>Other (Boat, RV, Van, Etc.)</b>	74	28	3.9%	1.2%	-46	-62.2%

**15. Tenure**

Tenure of Households (universe: occupied housing units) *	1990	2000	Share of Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Households</b>	4,946	6,303	100.0%	100.0%	1,357	27.4%
Owner occupied	2,503	3,471	50.6%	55.1%	968	38.7%
Renter occupied	2,443	2,832	49.4%	44.9%	389	15.9%

\* Occupied housing unit is the same as household



**16. Households by Race/Hispanic Origin**

Race/Hispanic Origin (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	4,512	5,444	91.2%	85.9%	932	20.7%
Black	16	16	0.3%	0.3%	0	0.0%
American Indian/Alaskan Native	38	47	0.8%	0.7%	9	23.7%
Asian/Pacific Islander	96	96	1.9%	1.5%	0	0.0%
2 or more races	0	92	0.0%	1.5%	92	100.0%
Other	0	6	0.0%	0.1%	6	100.0%
Hispanic	284	635	5.7%	10.0%	351	123.6%

**17. Household Tenure by Race**

Tenure by Race/Hispanic Origin of Householder* (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
<b>Owner occupied:</b>	2,503	3,479	<b>100.0%</b>	<b>100.0%</b>	976	39.0%
White:	2,436	3,215	97.3%	92.4%	779	32.0%
White Alone (not Hispanic)	2,391	3,149	95.5%	90.5%	758	31.7%
White Hispanic	45	66	1.8%	1.9%	21	46.7%
Black	6	8	0.2%	0.2%	2	33.3%
American Indian, Eskimo, or Aleut	20	20	0.8%	0.6%	0	0.0%
Asian or Pacific Islander	19	29	0.8%	0.8%	10	52.6%
Other Race		153				
Two or more		54				
All Other Race	22	207	0.9%	5.9%	185	840.9%
Hispanic Origin*	284	242	11.3%	7.0%	-42	-14.8%
<b>Renter occupied:</b>	2,443	2,857	<b>100.0%</b>	<b>100.0%</b>	414	16.9%
White:	2,206	2,398	90.3%	83.9%	192	8.7%
White Alone (not Hispanic)	2,121	2,295	86.8%	80.3%	174	8.2%
White Hispanic	85	103	3.5%	3.6%	18	21.2%
Black	14	11	0.6%	0.4%	-3	-21.4%
American Indian, Eskimo, or Aleut	19	37	0.8%	1.3%	18	94.7%
Asian or Pacific Islander	80	69	3.3%	2.4%	-11	-13.8%
Other Race		267				
Two or more		75				
All Other Race	124	342	5.1%	12.0%	218	175.8%
Hispanic Origin*	214	393	8.8%	13.8%	179	83.6%

\* Persons of Hispanic origin are of any race and are also included in the racial categories.

**18. Household Size**

Household Size (universe: occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
1-person household	1,360	1,765	27.5%	27.9%	405	29.8%
2-person household	1,615	1,875	32.7%	29.6%	260	16.1%
3-person household	717	1,008	14.5%	15.9%	291	40.6%
4-person household	707	905	14.3%	14.3%	198	28.0%
5-person household	312	440	6.3%	6.9%	128	41.0%
6-person household	131	180	2.6%	2.8%	49	37.4%
7-or-more-person household	104	163	2.1%	2.6%	59	56.7%

**19. Person Per Household**

Average Number of Persons per Household (universe: occupied housing units)	1990	2000
<b>Occupied housing</b>	2.57	2.64
Owner-occupied housing	2.75	2.84
Renter-occupied housing	2.39	2.41

**20. Overcrowding\* by Tenure**

Tenure by occupants per room (universe: occupied housing units)	1990	2000	1990 Share of Total	2000 Share of Total	Absolute Change 1990- 2000	Percent Change 1990- 2000
<b>Owner occupied:</b>	2,503	3,471	<b>100.0%</b>	<b>100.0%</b>	968	38.7%
0.50 or less occupants per room	1,759	2,354	70.3%	67.8%	595	33.8%
0.51 to 1.00 occupants per room	678	912	27.1%	26.3%	234	34.5%
1.01 to 1.50 occupants per room	48	128	1.9%	3.7%	80	166.7%
1.51 to 2.00 occupants per room	11	44	0.4%	1.3%	33	300.0%
2.01 or more occupants per room	7	33	0.3%	1.0%	26	371.4%
<b>Overcrowded owner occupied units</b>	66	205	2.6%	5.9%	139	210.6%
<b>Renter occupied:</b>	2,443	2,832	<b>100.0%</b>	<b>100.0%</b>	389	15.9%
0.50 or less occupants per room	1,417	1,526	58.0%	53.9%	109	7.7%
0.51 to 1.00 occupants per room	828	915	33.9%	32.3%	87	10.5%
1.01 to 1.50 occupants per room	122	236	5.0%	8.3%	114	93.4%
1.51 to 2.00 occupants per room	55	118	2.3%	4.2%	63	114.5%
2.01 or more occupants per room	21	37	0.9%	1.3%	16	76.2%
<b>Overcrowded renter occupied units</b>	198	391	8.1%	13.8%	193	97.5%

\* Overcrowding is where a household has more than one occupant per room.

**21. Household Type**

Household Type (universe: occupied housing units)	1990	2000	Share of all Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Persons living alone:</b>	1,360	1,765	27.5%*	27.9%*	405	29.8%
Male householder	465	609	9.4%	9.6%	144	31.0%
Female householder	895	1,156	18.1%	18.2%	261	29.2%
<b>Family households:</b>	3,207	4,128	64.8%*	65.2%*	921	28.7%
<b>Married couple family:</b>	2,592	3,184	80.8%**	77.1%**	592	22.8%
With children under 18 years	1,347	1,653	52.0%***	51.9%***	306	22.7%
No children under 18 years	1,245	1,531	48.0%***	48.1%***	286	23.0%
<b>Total single-parent households</b>	1,358	2,158	13.0%**	15.1%**	800	58.9%
Single-father family	291	598	24.2%****	30.6%****	307	105.5%
Single-mother family	1,067	1,560	75.8%****	69.4%****	493	46.2%
Other family households	505	1,202	5.2%**	7.1%**	697	138.0%
<b>Non-family households</b>	694	2,115	5.4%*	8.4%*	1,421	204.8%

\* The share of all households

\*\*The share of all family households.

\*\*\*The share of all married-couple family households

\*\*\*\*The share of single-parent family households

**22. Households by Age**

<b>Households by Age of Householder (universe: occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change (1990- 2000)</b>	<b>Percent Change (1990- 2000)</b>
15 to 24 years	4,946	6,336	9.1%	7.9%	1,390	28.1%
25 to 34 years	452	498	21.8%	18.7%	46	10.2%
35 to 44 years	1,076	1,185	21.4%	21.7%	109	10.1%
45 to 54 years	1,060	1,375	12.9%	17.4%	315	29.7%
55 to 64 years	636	1,101	9.9%	9.7%	465	73.1%
65 to 74 years	490	616	11.4%	8.6%	126	25.7%
75 years and over	566	545	13.5%	16.0%	-21	-3.7%

**23a. Households Type by Age of Householder**

<b>Family Household Type by Age of Householder (universe: occupied housing units)</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>Total Households*</b>	6303	100%
<b>All Family households</b>	4,097	65.0%
<b>Of Family Households, the share by type**:</b>		100%
<b>Married-couple family:</b>	3,207	78.3%
Age 15 to 24 years	147	
Age 25 to 34 years	685	
Age 35 to 44 years	842	
Age 45 to 54 years	644	
Age 55 to 64 years	341	
Age 65 to 74 years	262	
Age 75 years and over	286	
<b>Other family:</b>	890	21.7%
<b>Male householder, no wife present:</b>	319	7.8%
Age 15 to 24 years	51	
Age 25 to 34 years	67	
Age 35 to 44 years	121	
Age 45 to 54 years	61	
Age 55 to 64 years	19	
Age 65 to 74 years	0	
Age 75 years and over	0	
<b>Female householder, no husband present:</b>	571	13.9%
Age 15 to 24 years	59	
Age 25 to 34 years	111	
Age 35 to 44 years	181	
Age 45 to 54 years	97	
Age 55 to 64 years	37	
Age 65 to 74 years	36	
Age 75 years and over	50	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

**23b. Households Type by Age of Householder**

<b>Non-family Household Type by Age of Householder (universe: households)</b>	<b>2000</b>	<b>2000 Share of Total</b>	<b>Non-family Household Type by Age of Householder</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>All Non-family households</b>	2,206	35.0%			
<b>Of Non-Family Households the share by type***</b>		100%			
Male householder:	775	35.1%			
Female householder:	1,431	64.9%			
<b>Male Householder, Living alone:</b>	557	25.2%	<b>Male Householder, Not living alone:</b>	218	9.9%
Ages 15 to 24 years	27		Ages 15 to 24 years	79	
Ages 25 to 34 years	100		Ages 25 to 34 years	60	
Ages 35 to 44 years	172		Ages 35 to 44 years	25	
Ages 45 to 54 years	108		Ages 45 to 54 years	27	
Ages 55 to 64 years	18		Ages 55 to 64 years	9	
Ages 65 to 74 years	41		Ages 65 to 74 years	0	
Ages 75 years and over	91		Ages 75 years and over	18	
<b>Female Householder, Living alone:</b>	1,245	56.4%	<b>Female Householder, Not living alone:</b>	186	8.4%
Ages 15 to 24 years	66		Age 15 to 24 years	105	
Ages 25 to 34 years	78		Age 25 to 34 years	35	
Ages 35 to 44 years	85		Age 35 to 44 years	19	
Ages 45 to 54 years	125		Age 45 to 54 years	0	
Ages 55 to 64 years	106		Age 55 to 64 years	18	
Ages 65 to 74 years	181		Age 65 to 74 years	0	
Ages 75 years and over	604		Ages 75 years and over	9	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households



Income and Housing Costs

**24. Household Income**

<b>Household Income*</b> (universe: occupied housing units)	<b>1990 (in 1989 dollars)</b>	<b>1990 (converted to 1999 dollars)**</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>1990 Share of Total (1999 dollars)</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000 (in same dollars)</b>	<b>Percent Change 1990-2000 (in same dollars)</b>
Less than \$10,000	1,022	766	651	20.8%	15.6%	10.3%	-115	-15.0%
\$10,000 to \$14,999	514	384	468	10.5%	7.8%	7.4%	84	22.0%
\$15,000 to \$19,999	517	385	344	10.5%	7.8%	5.5%	-41	-10.7%
\$20,000 to \$24,999	491	387	485	10.0%	7.9%	7.7%	98	25.2%
\$25,000 to \$29,999	397	374	403	8.1%	7.6%	6.4%	29	7.6%
\$30,000 to \$34,999	319	345	424	6.5%	7.0%	6.7%	79	22.9%
\$35,000 to \$39,999	402	297	370	8.2%	6.1%	5.9%	73	24.4%
\$40,000 to \$44,999	281	239	354	5.7%	4.9%	5.6%	115	47.8%
\$45,000 to \$49,999	276	280	408	5.6%	5.7%	6.5%	128	45.8%
\$50,000 to \$59,999	271	482	708	5.5%	9.8%	11.2%	226	46.7%
\$60,000 to \$74,999	276	446	684	5.6%	9.1%	10.8%	238	53.2%
\$75,000 to \$99,999	93	378	624	1.9%	7.7%	9.9%	246	65.2%
\$100,000 to \$124,999	35	71	216	0.7%	1.4%	3.4%	145	205.2%
\$125,000 to \$149,999	9	41	36	0.2%	0.8%	0.6%	-5	-12.1%
\$150,000 or more	8	35	135	0.2%	0.7%	2.1%	100	289.6%
\$150,000 to \$199,999	0	27	80	0.0%	0.5%	1.3%	53	200.7%
\$200,000 or more	0	8	55	0.0%	0.2%	0.9%	47	582.9%

\*Income is reported in the Census referring to the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation so that a meaningful comparison may be made.

**25. Median Household Income**

<b>Median Household Income*</b> (universe: occupied housing units)	<b>1990 Median Household Income</b> (in 1989 dollars)	<b>1990 Median Household Income</b> (converted to 1999 dollars)**	<b>2000 Median Household Income</b> (in 1999 dollars)	<b>Percent Change</b> (in same dollars)
Annual Income	\$24,162	\$32,248	\$40,135	24.5%

\*Income is reported in the Census for the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation so that a meaningful comparison may be made.

**26. Households by HUD Adjusted Median Family Income (HAMFI) Category**

<b>2000 HAMFI*</b>	\$53,700
30%	\$16,110
50%	\$26,850
60%	\$32,220
80%	\$42,960
95%	\$51,015
<b>Percent of HAMFI</b>	<b>Number of Households in 2000</b>
30% or less	1,195
31-50%	902
51-60%	442
59-80%	745
81-95%	695
Over 95%	2,331
<b>Total</b>	<b>6,310</b>

\*HUD's Adjusted 1999 Median Family Income for Portland Metropolitan Area.

**27. Poverty Status by Age**

Poverty Status By Age (Universe: Persons For Whom Poverty Status Is Determined)*	1990	2000	Share of Total		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Persons with household <b>Income below poverty level**</b>	2,007	2,377	15.8%	14.3%	370	18.4%
Under 5 years	253	261	22.5%	17.7%	8	3.2%
5 years	67	79	35.6%	28.3%	12	17.9%
6 to 11 years	168	272	14.0%	16.4%	104	61.9%
12 to 17 years	146	190	14.8%	14.4%	44	30.1%
18 to 64	1,207	1,323	16.1%	13.6%	116	9.6%
65 to 74 years	65	56	7.5%	6.6%	-9	-13.8%
75 years and over	101	196	11.9%	14.4%	95	94.1%
<b>Total Persons for Whom Poverty Status is Determined</b>	12,719	16,643			3,924	30.9%

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\*Persons living in households where the total 1999 household income was below the poverty level.

**28. Poverty Status by Household Type**

<b>Poverty Status by Household Type</b> (universe: population for whom poverty status is determined)*	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Income in 1989, 1999 at or above poverty level:</b>	10,712	14,266	84.2%	85.7%	3,554	33.2%
In married-couple families	8,148	10,271	64.1%	61.7%	2,123	26.1%
In other families:	983	1,835	7.7%	11.0%	852	86.7%
Male householder, no wife present	428	669	3.4%	4.0%	241	56.3%
Female householder, no husband present	555	1,166	4.4%	7.0%	611	110.1%
Unrelated individuals	1,581	2,160	12.4%	13.0%	579	36.6%
<b>Income in 1989, 1999 below poverty level:**</b>	2,007	2,377	15.8%	14.3%	370	18.4%
In married-couple families	716	1,022	5.6%	6.1%	306	42.7%
In other families:	493	732	3.9%	4.4%	239	48.5%
Male householder, no wife present	8	303	0.1%	1.8%	295	3687.5%
Female householder, no husband present	485	429	3.8%	2.6%	-56	-11.5%
Unrelated individuals	798	623	6.3%	3.7%	-175	-21.9%
<b>Total Persons for Whom Poverty Status is Determined</b>	<b>12,719</b>	<b>16,643</b>	<b>100.0%</b>	<b>100.0%</b>	<b>3,924</b>	<b>30.9%</b>

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\* Persons living in households where the total 1999 household income is below poverty level.

**29. Poverty by Race**

<b>Poverty by Race/Hispanic Origin</b> (universe: persons for whom poverty was determined)	<b>Total number of persons for whom poverty was determined in 2000</b>	<b>Persons whose 1999 income was below poverty level</b>	<b>2000 Poverty Rates (within racial/ethnic group)</b>	<b>Share of all persons below poverty**</b>
White	13,723	1,550	11.3%	65.2%
Black/African American	53	0	0.0%	0.0%
American Indian/Alaskan Native	227	32	14.1%	1.3%
Asian/Pacific Islander	173	46	26.6%	1.9%
Other Race	1,984	589	29.7%	24.8%
Two or More Races	483	160	33.1%	6.7%
All Other Races	2,467	749	30.4%	31.5%
Hispanic Origin*	2,849	845	29.7%	35.5%

\*Persons of Hispanic origin are of any race and are also included in the racial categories.

\*\*Will sum to more than 100% due to counting Hispanics in racial groups.

**30. Rent**

<b>Monthly Gross Rent</b> (universe: specified renter occupied housing units)	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990- 2000</b>	<b>Percent Change 1990- 2000</b>
<b>Renter Households</b>	2,443	2,832	100.0%	100.0%	389	15.9%
Less than \$200	170	71	7.0%	2.5%	-99	-58.3%
\$200-\$349	297	157	12.1%	5.5%	-140	-47.1%
\$350-\$499	788	434	32.2%	15.3%	-354	-44.9%
\$500-\$799	904	1,366	37.0%	48.2%	462	51.0%
\$800-\$999	137	256	5.6%	9.0%	119	86.4%
\$1000 and above	118	434	4.8%	15.3%	316	267.8%
<b>No cash rent</b>	28	114	1.1%	4.0%	86	307.1%

**31. Median Gross Rent**

<b>Median Gross Rent</b> (universe: specified renter occupied housing units paying cash rent)	<b>1990 (in 1989 dollars)</b>	<b>1990 (converted to 1999 dollars)*</b>	<b>2000 (in 1999 dollars)</b>	<b>Percent Change (in same dollars)</b>
Monthly Rent	\$370	\$494	\$614	24.3%

\*Dollars were adjusted due to inflation for comparison purposes.

**32. Rent as Percentage of Household Income**

<b>Gross rent as a Percentage of household income</b> (universe: specified renter occupied households paying cash rent)	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
Less than 20 percent	752	602	30.8%	21.3%	-150	-19.9%
20 to 24 percent	331	379	75.7%	13.4%	48	14.5%
25 to 29 percent	253	311	57.9%	11.0%	58	22.9%
30 to 34 percent	153	215	35.0%	7.6%	62	40.5%
35 percent or more	904	1,101	206.9%	38.9%	197	21.8%
Not computed	50	224	11.4%	7.9%	174	348.0%
<b>Cost-burdened Renter Households</b>	<b>1,057</b>	<b>1,316</b>	<b>44.2%</b>	<b>50.5%</b>	<b>259</b>	<b>24.5%</b>

\* Households where 30% or more of household income is spent on rent.

**33. Monthly Owner Housing Cost**

<b>Monthly Owner Housing Cost</b> (universe: specified owner occupied housing units)	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Total</b>	<b>2,003</b>	<b>2,681</b>	<b>100.0%</b>	<b>100.0%</b>	<b>678</b>	<b>33.8%</b>
Less than \$300	293	276	14.6%	10.3%	-17	-5.8%
\$300-\$499	413	339	20.6%	12.6%	-74	-17.9%
\$500-\$699	236	153	11.8%	5.7%	-83	-35.2%
\$700-\$999	542	463	27.1%	17.3%	-79	-14.6%
\$1000-\$1499	401	1,047	20.0%	39.1%	646	161.1%
\$1500-\$1999	62	360	3.1%	13.4%	298	480.6%
\$2000 and over	24	43	1.2%	1.6%	19	79.2%

**34. Median Owner Housing Costs**

<b>Median Monthly Owner Housing Costs</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Monthly Housing Costs	\$681	\$909	\$1,183	30.2%

\*Dollars were adjusted due to inflation for comparison purposes.



**35. Owner Housing Cost as a Percentage of Household Income**

<b>Monthly Owner Housing Cost as a Percentage of Household Income (universe: specified owner occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
Less than 20 percent	1,253	1,190	62.6%	44.4%	-63	-5.0%
20 to 24 percent	360	490	69.4%	18.3%	130	36.1%
25 to 29 percent	165	381	31.8%	14.2%	216	130.9%
30 to 34 percent	63	213	12.1%	7.9%	150	238.1%
35 percent or more	154	407	29.7%	15.2%	253	164.3%
Not computed	8	0	1.5%	0.0%	-8	-100.0%
<b>Cost-burdened* Owner Occupied Households</b>	<b>217</b>	<b>620</b>	<b>10.9%</b>	<b>23.1%</b>	<b>403</b>	<b>185.7%</b>

\* Households where 30% or more of household income is spent on monthly owner housing cost.

**36. Housing Value**

<b>Value for owner occupied housing units (universe: specified owner occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total Owner Households</b>	<b>2000 Share of Total Owner Households</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
Less than \$10,000		7		0.3%		
\$10,000 to \$14,999		0		0.0%		
<b>Less than \$15,000</b>	<b>0</b>	<b>7</b>	<b>0.0%</b>	<b>0.3%</b>	<b>7</b>	<b>100.0%</b>
\$15,000 to \$19,999	0	0	0.0%	0.0%	0	0.0%
\$20,000 to \$24,999	0	0	0.0%	0.0%	0	0.0%
\$25,000 to \$29,999	24	0	1.2%	0.0%	-24	-100.0%
\$30,000 to \$34,999	53	10	2.6%	0.4%	-43	-81.1%
\$35,000 to \$39,999	65	0	3.2%	0.0%	-65	-100.0%
\$40,000 to \$44,999	74		3.7%			
\$40,000 to \$49,999	170	9	8.5%	0.3%	-161	-94.7%
\$45,000 to \$49,999	96		4.8%			
\$50,000 to \$59,999	428	0	21.4%	0.0%	-428	-100.0%

Forest Grove Overview and Tables

Value for owner occupied housing units (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total Owner Households	2000 Share of Total Owner Households	Absolute Change 1990-2000	Percent Change 1990-2000
\$60,000 to \$69,999		32		1.2%		
\$60,000 to \$74,999	628		31.4%			
\$60,000 to \$99,999	1,090	141	54.4%	5.3%	-949	-87.1%
\$70,000 to \$79,999		27		1.0%		
\$80,000 to \$89,999		26		1.0%		
\$90,000 to \$99,999		56		2.1%		
\$75,000 to \$99,999	462		23.1%			
\$100,000 to \$124,999	104	282	5.2%	10.5%	178	171.2%
\$125,000 to \$149,999	44	754	2.2%	28.1%	710	1613.6%
\$150,000 to \$174,999	18	680	0.9%	25.4%	662	3677.8%
\$175,000 to \$199,999	7	312	0.3%	11.6%	305	4357.1%
\$200,000 to \$249,999	0	311	0.0%	11.6%	311	100.0%
\$250,000 to \$299,999	0	102	0.0%	3.8%	102	100.0%
\$300,000 to \$399,999	0	54	0.0%	2.0%	54	100.0%
\$400,000 to \$499,999	0	0	0.0%	0.0%	0	0.0%
<b>\$500,000 or more</b>	0	19	0.0%	0.7%	19	100.0%
\$500,000 to \$749,999		19		0.7%		
\$750,000 to \$999,999		0		0.0%		
\$1,000,000 or More		0		0.0%		

**37. Median Housing Unit Value**

Median Housing Unit Value (universe: specified owner occupied housing units)	1990 (in 1989 dollars)	1990 (converted to 1999 dollars)*	2000 (in 1999 dollars)	Percent Change (in same dollars)
Median Value	\$66,200	\$88,354	\$155,100	75.5%

\*Dollars were adjusted due to inflation for comparison purposes.

**Hillsboro**  
**Overview and Tables**

**Findings in Hillsboro:**

- Hillsboro experienced an 87 % increase in population from 1990 to 2000 (37,520 in 1990 to 70,186).
- Minorities represented 30% of the total population in 2000, with almost two-thirds being of Hispanic origin (13,262).
- All of the racial/ethnic groups experienced an increase from 1990 to 2000 except Whites, whose share of the total population decreased from 86% to 70%.
- The number of Asian/Pacific Islanders grew at the highest rate during the 1990s (488%) to represent 7 % of Hillsboro's total population. The Asian population in 2000 was almost 5 times as much as it was in 1990.
- In 2000, 30% of the working-age population had an employment disability (4,669),
- Almost 30% of seniors ages 65 years and older had a physical disability. Thirty-one percent of seniors were living alone in 2000.
- Hillsboro has the greatest number of multi-family housing units along with the greatest number of renters of all cities in the County.
- Approximately 15% of all AIDS cases reported in Washington County since 1986 were in Hillsboro.
- Forty percent of all housing units are in multi-family structures.
- The vacancy rate increased from 3.7% to 7.8% during the last decade.
- Twenty percent of all households in Hillsboro are householders that live alone.
- There were 1,700 overcrowded renter-occupied households in 2000, which is more than 3 times as many than those occupied by owners.
- Only about 30 % of Hillsboro's households include children
- Approximately 9% of the population had income below the poverty level.
- Almost one-third of all households (30%) were cost-burdened in 2000.

**Summary**

Population

Hillsboro's population grew from 37,520 in 1990 to 70,186 in 2000, an increase of almost 90 percent. This increase is over four times the rate of the Oregon population

growth during the same period (20 percent) and over twice as much as Washington County experienced (43 percent).

Hillsboro has the highest minority population of all cities in Washington County (20,847). Minorities represented 30 percent of the total population in 2000, with almost two-thirds being of Hispanic origin (13,262). The Asian/Pacific Islander population captured the next largest minority share, with 4,730 persons. All of the racial/ethnic groups experienced an increase from 1990 to 2000 except Whites, whose share of the total population decreased from 86 percent to 70 percent. Although the Hispanic population had the greatest increase (over 9,000 persons), the number of Asian/Pacific Islanders grew at the highest rate during the 1990s (487%) to represent 7 percent of Hillsboro's total population. The Asian population in 2000 was almost 5 times as much as it was in 1990.

The distribution of persons by age during the 1990s remained fairly stable. The largest increase was experienced by young adults, ages 20-40; their population more than doubled. Persons ages 65 and older saw the smallest change in number during the same period.

While the number of elderly did not decrease, the share that they represent of the total population, slightly decreased. The same was true for children of all age groups except those under 5 years.

#### Special Needs Population

In 2000, ninety-five percent of the senior population ages 65 and older lived at home. Of those, over 30 percent, or 1,314 persons, were living alone

The majority of disabilities experienced by persons ages 16 years and older were reported to be employment disabilities. In 2000, 9 percent of the working-age population had an employment disability (4,669), followed by a physical disability (3,475). Almost 30 percent of seniors ages 65 years and older had a physical disability.

There have been 42 cases of AIDS reported in Hillsboro since 1986. This number represents about 15 percent of all the cases reported in Washington County.

Over 5,000 persons are estimated to have had alcohol or other drug treatment needs in Hillsboro in 2000.

### Housing and Households

The number of housing units in Hillsboro grew by 104 percent (almost 14,000 units) from 1990 to 2000, which is more than the population (87 percent). The number of occupied housing units increased by over 12,000, but the vacancy rate increased (from 3.7% to 7.8%), as well. One thousand more multi-family units were added than single-family units, bringing its share up to 40 percent of all housing units.

Renter households increased at a faster pace than owner occupied households – 124 percent compared to 74 percent. There were more renters than owners in all ethnic minority groups. Homeownership actually decreased in number and percent amongst the Hispanic population.

In approximately 23 percent of all households in Hillsboro, the householder lived alone in 2000. The number of one and two-person households has experienced the greatest increase of households of all sizes. The number of six and 7-person households each doubled in number during the 1990s, but the average number of persons per household also decreased - from 2.87 to 2.76. Still, there were approximately 2,200 households with overcrowded living conditions, two-thirds of which were renter households.

Sixty-eight percent of households in Hillsboro are composed of families, and more than half include children. The proportion of households with families, including single-mother households decreased; the share of households where persons live alone increased.

In 2000, 950 persons were residing in group quarters, which represented 1.4 percent of Hillsboro's population. The majority of those persons were living in either a correctional institution or nursing home.

**IncomeError! Bookmark not defined. and Poverty**

The median household income of in Hillsboro increased by 17 percent from 1989 (\$44,212) to 1999 (\$51,737). Over 5,000 households had income that was 50 percent or lower than the 1999 HUD adjusted median family income in 2000. Persons with income below the poverty level more than doubled since 1990, from 3,000 to over 6,000. The overall poverty rate in Hillsboro was 9.2 percent in 2000, but for children under 5 years it was 12.3 percent. Poverty among the elderly was only 6.7 percent.

Poverty rates for the Hispanic population and those identified as "other race" were above 20 percent in 2000. They were the highest rates of those for all racial/ethnic groups.

**Housing Costs<sup>1</sup>**

The median housing value increased by 74 percent since 1990 to \$165,200. Owner housing costs was over \$1,200 in 2000 and had increased by 32 percent. Median rent increased by 22 percent. Almost one-third of all households (30 percent) are cost-burdened. Thirty-seven percent of those were renters and 26 percent were homeowners.

The number of cost-burdened renter and owner households more than doubled during the past decade reaching almost 7,300 households and representing 29% of all households in Hillsboro.

**Annexation**

From 1990 to 2000, 635 persons and 296 housing units were annexed from the county into Hillsboro. Annexation accounted for 1.9 percent of Hillsboro's population growth, and 2.1 percent of its housing growth during the period.<sup>1</sup> The affect was minimal.

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<sup>1</sup> To be taken into consideration when examining growth trends from 1990 to 2000.

Population

**1. Total Population**

Population (universe: persons)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Population</b>	37,520	70,186			32,666	87.1%
Male	18,582	36,047	49.5%	51.4%	17,465	94.0%
Female	18,938	34,139	50.5%	48.6%	15,201	80.1%

**2. Population by Race/Hispanic Origin**

Race/Hispanic Origin (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	32,131	49,339	85.6%	70.3%	17,208	53.6%
Black	165	745	0.4%	1.1%	580	351.5%
American Indian/Alaskan Native	193	446	0.5%	0.6%	253	131.1%
Asian/Pacific Islander	805	4,730	2.1%	6.7%	3,925	487.6%
2 and more races		1,573		2.2%		
Other	23	91	0.1%	0.1%	68	295.7%
Hispanic	4,203	13,262	11.2%	18.9%	9,059	215.5%



**3. Population by Age**

Population by Age (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
0 -17	11,627	19,893	31.0%	28.3%	8,266	71.1%
under 5	3,336	6,523	8.9%	9.3%	3,187	95.5%
5-9	3,464	5,535	9.2%	7.9%	2,071	59.8%
10-14	3,159	4,864	8.4%	6.9%	1,705	54.0%
15-17	1,668	2,971	4.4%	4.2%	1,303	78.1%
18-19	1,014	1,989	2.7%	2.8%	975	96.2%
20-24	2,547	6,004	6.8%	8.6%	3,457	135.7%
25-40	10,178	20,758	27.1%	29.6%	10,580	103.9%
41-64	8,896	17,142	23.7%	24.4%	8,246	92.7%
65-84	2,868	3,749	7.6%	5.3%	881	30.7%
85 and over	390	651	1.0%	0.9%	261	66.9%

Special Needs Population Groups

**4. Elderly Population**

Elderly Population by Age (universe: persons ages 62 and over)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
62 and over	3,892	5,241	10.4%	7.5%	1,349	34.7%
65 and over	3,258	4,400	8.7%	6.3%	1,142	35.1%
62-64	634	841	1.7%	1.2%	207	32.6%
65-74	1,749	2,209	4.7%	3.1%	460	26.3%
75-84	1,119	1,540	3.0%	2.2%	421	37.6%
85 and over	390	651	1.0%	0.9%	261	66.9%

**5. Living Situations of the Elderly (2000)**

Elderly Residing at Home or in Group Quarters	Persons 65 and over	Share
Living at home	4,179	95%*
Living alone	1,314	31.4%**
Living in group quarters	221	5%*
Institutionalized	177	80.1%***
Non-institutionalized	44	19.9%***

\* Share of all persons 65 and over

\*\* Share of all persons 65 and over living at home

\*\*\* Share of all persons 65 and over living in group quarters

**6. Persons with Disabilities by Type of Disability 2000**

Type of Disability (universe: Persons ages 5 years and over)	2000	2000 Share of Total	Percent of Persons ages 5 years and over*
<b>Total disabilities tallied</b>	16,088	100%	
Sensory disability	1,595	9.9%	2.5%
Physical disability	3,475	21.6%	5.5%
Mental disability	2,501	15.5%	3.9%
Self-care disability	1,054	6.6%	1.7%
Go-outside-home disability	2,794	17.4%	4.4%
Employment disability	4,669	29.0%	7.3%

\* See technical notes in Report

**7a. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5 years and over	1990	1990 Share	2000	2000 Share of Total	1990-2000 Absolute Change	1990-2000 Percent Change
<b>Total disabilities tallied</b>			16,088	100%		
Sensory disability			1,595	9.9%		
Physical disability			3,475	21.6%		
Mental disability			2,501	15.5%		
Self-care disability			1,054	6.6%		
Go-outside-home disability			2,794	17.4%		
Employment disability			4,669	29.0%		

**7b. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5-15 years	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>			961	6.0%		
Sensory disability			158	1.0%		
Physical disability			87	0.5%		
Mental disability			608	3.8%		
Self-care disability			108	0.7%		
Go-outside-home disability						
Employment disability						

**7c. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 16 and over *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	3,018	100%	15,127	100%		
Sensory disability			1,437	9.5%		
Physical disability			3,388	22.4%		
Mental disability			1,893	12.5%		
Self-care disability	434	14.4%	946	6.3%	512	118%
Go-outside-home disability	413	13.7%	2,794	18.5%	2,381	577%
Employment disability	2,171	71.9%	4,669	30.9%	2,498	115%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7d. Persons with Disabilities by Age and Type of Disability**

Disabilities Talled for Persons ages 16 to 64 years *	1990	1990 Share of Total **	2000	2000 Share of Total **	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	2,625	87.0%	11,468	75.8%		
Sensory disability			781	6.8%		
Physical disability			2,114	18.4%		
Mental disability			1,414	12.3%		
Self-care disability	311	11.8%	495	4.3%	184	59%
Go-outside-home disability	143	5.4%	1,995	17.4%	1,852	1295%
Employment disability	2,171	82.7%	4,669	40.7%	2,498	115%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

\*\* Total of persons with disabilities ages 16 and over.

**7e. Persons with Disabilities by Age and Type of Disability**

Disabilities Talled for Persons ages 65 years and over *	1990	1990 Share of Total **	2000	2000 Share of Total**	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	393	13.0%	3,659	24.2%		
Sensory disability			656	17.9%		
Physical disability			1,274	34.8%		
Mental disability			479	13.1%		
Self-care disability	123	31.3%	451	12.3%	328	267%
Go-outside-home disability	270	68.7%	799	21.8%	529	196%
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

\*\* Total of persons with disabilities ages 16 and over.

**8a. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\***

White	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-outside-home disabilities	Employment disabilities
<b>Total disabilities tallied for persons Ages 5 years and over</b>	12,956	1,401	3,062	2,160	862	2,176	3,295
Ages 5 - 15	667	74	43	507	43		
Ages 16 - 64	8,824	703	1,799	1,218	404	1,405	3,295
Ages 65 and over	3,465	624	1,220	435	415	771	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8b. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

Black/African Americans	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-outside-home disabilities	Employment disabilities
<b>Total disabilities tallied for persons Ages 5 years and over</b>	117	12	6	6	6	23	64
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	81	0	0	0	0	17	64
Ages 65 and over	36	12	6	6	6	6	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8c. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>American Indian/Alaska Native</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-outside-home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	95	11	31	4	5	29	15
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	95	11	31	4	5	29	15
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8d. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Asian/Native Hawaiian/Pacific Islander</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-outside-home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	826	53	114	104	57	196	302
Ages 5 - 15	76	29	9	29	9		
Ages 16 - 64	600	4	57	45	18	174	302
Ages 65 and over	150	20	48	30	30	22	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8e. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Other Race/Two or more races</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-outside-home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	2,094	118	262	227	124	370	993
Ages 5 - 15	218	55	35	72	56		
Ages 16 - 64	1,868	63	227	147	68	370	993
Ages 65 and over	8	0	0	8	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8f. Persons with Disabilities by Race/Hispanic Origin and Age (2000)\*, continued**

<b>Hispanic/Latino origin**</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-outside-home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	3,326	209	264	315	214	744	1,580
Ages 5 - 15	338	74	34	148	82		
Ages 16 - 64	2,952	123	222	159	132	736	1,580
Ages 65 and over	36	12	8	8	0	8	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\*Hispanics are of any race and are counted in the race categories above, too.



**9. AIDS Population \***

<b>Year</b>	<b># AIDS Cases Reported</b>	<b>Cumulative Total</b>
1986	0	0
1987	1	1
1988	2	3
1989	0	3
1990	3	6
1991	2	8
1992	3	11
1993	7	18
1994	4	22
1995	5	27
1996	2	29
1997	3	32
1998	0	32
1999	0	32
2000	5	37
2001	5	42
<b>Total Cases Reported</b>	42	

\* Source: Oregon Department of Human Services, HIV/AIDS Program, HIV/AIDS Reporting System, 2001

**10. Other Special Needs Population**

<b>Estimated Persons in Need of Alcohol or Other Drug Treatment (universe: persons ages 10 and over)</b>	<b>2000</b>	<b>% Population</b>
<b>Persons</b>	5,464	9.4%**

\*Estimated using the percentage of the population in Washington County estimated to have treatment needs Washington County.

\*\* The percentage of persons in Washington County 10 years and over that are estimated to have a need for treatment; calculated by Oregon's Department of Human Services, Office of Mental Health and Addiction Services.

**11a. Agricultural Employment**

<b>Workers by Employer's Type of Business (Industry)</b> (universe: employed persons ages 16 and over)	<b>1990 Industry:</b> <b>Agriculture, forestry, and fisheries</b>	<b>2000 Industry:</b> <b>Agriculture, forestry, and fisheries</b>
Persons Employed by Employer's Type of Business	847	408

**11b. Agricultural Employment (2000 only)**

<b>Workers by Type of Work (Occupation)</b> (universe: employed persons ages 16 and over)	<b>2000 Occupation:</b> <b>Farmers and farm managers</b>	<b>2000 Occupation:</b> <b>Farming, fishing, and forestry occupations</b>
Persons Employed by Type of Work They Do	56	716

**12. Persons Residing in Group Quarters**

<b>Persons in Group Quarters</b> (universe: all persons)	<b>1990</b>	<b>2000</b>	<b>Share of all persons in group quarters</b>		<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
			<b>1990</b>	<b>2000</b>		
<b>Institutionalized persons:</b>	512	796	86.2%	83.8%	284	55.5%
Correctional institutions	274	604	46.1%	63.6%	330	120.4%
Nursing homes	229	192	38.6%	20.2%	-37	-16.2%
Mental (Psychiatric) hospitals	0	0	0.0%	0.0%	0	0.0%
Juvenile institutions	9	0	1.5%	0.0%	-9	100.0%
Other institutions	0	0	0.0%	0.0%	0	0.0%
<b>Non-institutionalized persons</b>	82	154	13.8%	16.2%	72	87.8%
College dormitories	0	0	0.0%	0.0%	0	0.0%
Military quarters	0	0	0.0%	0.0%	0	0.0%
Emergency shelters for homeless	24		4.0%			
Visible in street locations	1		0.2%			
Other non-institutional group quarters	57	154	9.6%	16.2%	97	170.2%
<b>Total persons in group quarters</b>	594	950	1.6%*	1.4%*	356	59.9%

\* Share of total population

Housing and Households

**13. Housing Units**

Housing Units (universe: all housing units)	1990	2000	Vacancy Rate		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Housing Units</b>	13,347	27,211			13,864	103.9%
Occupied	12,849	25,079			12,230	95.2%
Vacant	498	2,132	3.7%	7.8%	1,634	328.1%

**14. Housing Units Structure**

Structure Type and Size (universe: all housing units)	1990	2000	Share of Total Housing Units		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Single-family Units</b>	9,661	15,922	72.4%	58.6%	6,261	64.8%
<b>Multi-family Units</b>	3,196	10,671	23.9%	39.2%	7,475	233.9%
2-9	1,724	4,189	12.9%	15.4%	2,465	143.0%
10-49	1,009	4,562	7.6%	16.8%	3,553	352.1%
50 or More	463	1,920	3.5%	7.1%	1,457	314.7%
<b>Mobile Home or Trailer</b>	400	581	3.0%	2.1%	181	45.3%
<b>Other (Boat, RV, Van, Etc.)</b>	90	18	0.7%	0.1%	-72	-80.0%

**15. Tenure**

Tenure of Households (universe: occupied housing units) *	1990	2000	Share of Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Households</b>	12,849	25,030	100.0%	100.0%	12,181	198.1%
Owner occupied	7,529	13,118	58.6%	52.4%	5,589	74.2%
Renter occupied	5,320	11,912	41.4%	47.6%	6,592	123.9%

\* Occupied housing unit is the same as household

**16. Households by Race/Hispanic Origin**

Race/Hispanic Origin (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	11,693	19,737	91.0%	78.7%	8,044	68.8%
Black	41	260	0.3%	1.0%	219	534.1%
American Indian/Alaskan Native	62	160	0.5%	0.6%	98	158.1%
Asian/Pacific Islander	226	1,751	1.8%	7.0%	1,525	674.8%
2 or more races	0	376	0.0%	1.5%	376	100.0%
Other	6	31	0.0%	0.1%	25	416.7%
Hispanic	821	2,764	6.4%	11.0%	1,943	236.7%

**17. Household Tenure by Race**

Tenure by Race/Hispanic Origin of Householder* (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
<b>Owner occupied:</b>	7,529	13,117	<b>100.0%</b>	<b>100.0%</b>	5,588	74.2%
White:	7,289	11,814	96.8%	90.1%	4,525	62.1%
White Alone (not Hispanic)	7,225	11,477	96.0%	87.5%	4,252	58.9%
White Hispanic	64	337	0.9%	2.6%	273	426.6%
Black	24	75	0.3%	0.6%	51	212.5%
American Indian, Eskimo, or Aleut	23	64	0.3%	0.5%	41	178.3%
Asian or Pacific Islander	113	599	1.5%	4.6%	486	430.1%
Other Race		400		3.0%		
Two or more		165		1.3%		
All Other Race	80	565	1.1%	4.3%	485	606.3%
Hispanic Origin*	821	776	10.9%	5.9%	-45	-5.5%
<b>Renter occupied:</b>	5,320	11,962	<b>100.0%</b>	<b>100.0%</b>	6,642	124.8%
White:	4,633	9,027	87.1%	75.5%	4,394	94.8%
White Alone (not Hispanic)	4,468	8,260	84.0%	69.1%	3,792	84.9%
White Hispanic	165	767	3.1%	6.4%	602	364.8%
Black	17	203	0.3%	1.7%	186	1094.1%
American Indian, Eskimo, or Aleut	42	124	0.8%	1.0%	82	195.2%
Asian or Pacific Islander	120	1,160	2.3%	9.7%	1,040	866.7%
Other Race		1,086		9.1%		
Two or more		362		3.0%		
All Other Race	508	1,448	9.5%	12.1%	940	185.0%
Hispanic Origin*	673	1,988	12.7%	16.6%	1,315	195.4%

\* Persons of Hispanic origin are of any race and are also included in the racial categories.

**18. Household Size**

Household Size (universe: occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
1-person household	2,490	5,881	19.4%	23.4%	3,391	136.2%
2-person household	3,916	7,893	30.5%	31.5%	3,977	101.6%
3-person household	2,359	4,153	18.4%	16.6%	1,794	76.0%
4-person household	2,353	3,845	18.3%	15.3%	1,492	63.4%
5-person household	1,006	1,774	7.8%	7.1%	768	76.3%
6-person household	367	776	2.9%	3.1%	409	111.4%
7-or-more-person household	358	757	2.8%	3.0%	399	111.5%

**19. Person Per Household**

Average Number of Persons per Household (universe: occupied housing units)	1990	2000
<b>Occupied housing</b>	2.87	2.76
Owner-occupied housing	2.88	2.92
Renter-occupied housing	2.87	2.58

**20. Overcrowding\* by Tenure**

Number of occupants per room by Tenure (universe: occupied housing units)	1990	2000	Share of Total		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Owner occupied:</b>	7,529	13,118	<b>100.0%</b>	<b>100.0%</b>	5,589	74.2%
0.50 or less occupants per room	5,331	9,295	70.8%	70.9%	3,964	74.4%
0.51 to 1.00 occupants per room	2,075	3,331	27.6%	25.4%	1,256	60.5%
1.01 to 1.50 occupants per room	88	316	1.2%	2.4%	228	259.1%
1.51 to 2.00 occupants per room	28	118	0.4%	0.9%	90	321.4%
2.01 or more occupants per room	7	58	0.1%	0.4%	51	728.6%
<b>Overcrowded owner occupied units</b>	123	492	1.6%	3.8%	369	300.0%
<b>Renter occupied:</b>	5,320	11,912	<b>100.0%</b>	<b>100.0%</b>	6,592	123.9%
0.50 or less occupants per room	2,707	6,043	50.9%	50.7%	3,336	123.2%
0.51 to 1.00 occupants per room	2,020	4,168	38.0%	35.0%	2,148	106.3%
1.01 to 1.50 occupants per room	290	759	5.5%	6.4%	469	161.7%
1.51 to 2.00 occupants per room	171	555	3.2%	4.7%	384	224.6%
2.01 or more occupants per room	132	387	2.5%	3.2%	255	193.2%
<b>Overcrowded renter occupied units</b>	593	1,701	11.1%	14.3%	1,108	186.8%

\* Overcrowding is where a household has more than one occupant per room.

**21. Household Type**

Household Type (universe: occupied housing units)	1990	2000	Share of Total		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Persons living alone:</b>	2,490	5,881	19.4%*	23.4%*	3,391	136.2%
Male householder	1,004	2,888	7.8%*	11.5%*	1,884	187.6%
Female householder	1,486	2,993	11.6%*	11.9%*	1,507	101.4%
<b>Family households:</b>	9,665	17,083	75.2%*	68.1%*	7,418	76.8%
<b>Married couple family:</b>	7,802	13,723	80.7%**	80.3%**	5,921	75.9%
With children under 18 years	4,329	7,351	55.5%***	53.6%***	3,022	69.8%
No children under 18 years	3,473	6,372	44.5%***	46.4%***	2,899	83.5%
<b>Total single-parent households</b>	1,358	2,158	14.1%**	12.6%**	800	58.9%
Single-father family	291	598	21.4%****	27.7%****	307	105.5%
Single-mother family	1,067	1,560	78.6%****	72.3%****	493	46.2%
Other family households	505	1,202	5.2%**	7.1%**	697	138.0%
<b>Non-family households</b>	694	2,115	5.4%*	8.4%*	1,421	204.8%

\* The share of all households

\*\*The share of all family households.

\*\*\*The share of all married-couple family households

\*\*\*\*The share of single-parent family households



**22. Households by Age**

Households by Age of Householder (universe: occupied housing units)	1990	2000	Share of All Households		Absolute Change (1990- 2000)	Percent Change (1990- 2000)
			1990	2000		
15 to 24 years	12,849	25,079	5.5%	8.7%	12,230	95.2%
25 to 34 years	712	2,189	24.4%	28.8%	1,477	207.4%
35 to 44 years	3,129	7,235	27.9%	24.2%	4,106	131.2%
45 to 54 years	3,583	6,077	16.3%	18.0%	2,494	69.6%
55 to 64 years	2,092	4,502	10.1%	9.3%	2,410	115.2%
65 to 74 years	1,294	2,327	8.6%	5.3%	1,033	79.8%
75 years and over	1,107	1,330	7.3%	5.7%	223	20.1%

**23a. Households Type by Age of Householder**

<b>Family Household Type by Age of Householder (universe: occupied housing units)</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>Total Households*</b>	25,030	100%
<b>All Family households</b>	17,114	68.4%
<b>Of Family Households, the share by type**:</b>		100%
<b>Married-couple family:</b>	13,948	81.5%
Age 15 to 24 years	567	
Age 25 to 34 years	4,193	
Age 35 to 44 years	4,083	
Age 45 to 54 years	2,495	
Age 55 to 64 years	1,496	
Age 65 to 74 years	726	
Age 75 years and over	388	
<b>Other family:</b>	3,166	18.5%
<b>Male householder, no wife present:</b>	1,127	6.6%
Age 15 to 24 years	138	
Age 25 to 34 years	419	
Age 35 to 44 years	339	
Age 45 to 54 years	166	
Age 55 to 64 years	35	
Age 65 to 74 years	19	
Age 75 years and over	11	
<b>Female householder, no husband present:</b>	2,039	11.9%
Age 15 to 24 years	250	
Age 25 to 34 years	473	
Age 35 to 44 years	676	
Age 45 to 54 years	368	
Age 55 to 64 years	102	
Age 65 to 74 years	105	
Age 75 years and over	65	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

**23b. Households Type by Age of Householder**

<b>Non-family Household Type by Age of Householder</b> (universe: households)	<b>2000</b>	<b>2000 Share of Total</b>	<b>Non-family Household Type by Age of Householder</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>All Non-family households</b>	7,916	31.6%			
<b>Of Non-Family Households the share by type***</b>		100%			
Male householder:	3,962	50.1%			
Female householder:	3,954	49.9%			
<b>Male Householder, Living alone:</b>	<b>2,696</b>	<b>34.1%</b>	<b>Male Householder, Not living alone:</b>	<b>1,266</b>	<b>16.0%</b>
Ages 15 to 24 years	276		Ages 15 to 24 years	327	
Ages 25 to 34 years	873		Ages 25 to 34 years	582	
Ages 35 to 44 years	652		Ages 35 to 44 years	159	
Ages 45 to 54 years	514		Ages 45 to 54 years	97	
Ages 55 to 64 years	137		Ages 55 to 64 years	71	
Ages 65 to 74 years	91		Ages 65 to 74 years	30	
Ages 75 years and over	153		Ages 75 years and over	0	
<b>Female Householder, Living alone:</b>	<b>3,174</b>	<b>40.1%</b>	<b>Female Householder, Not living alone:</b>	<b>780</b>	<b>9.9%</b>
Ages 15 to 24 years	291		Age 15 to 24 years	269	
Ages 25 to 34 years	381		Age 25 to 34 years	237	
Ages 35 to 44 years	383		Age 35 to 44 years	132	
Ages 45 to 54 years	615		Age 45 to 54 years	68	
Ages 55 to 64 years	434		Age 55 to 64 years	51	
Ages 65 to 74 years	376		Age 65 to 74 years	11	
Ages 75 years and over	694		Ages 75 years and over	12	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

Income and Housing Costs

**24. Household Income**

<b>Household Income*</b> (universe: occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)**	<b>2000</b> (in 1999 dollars)	<b>1990 Share of All Households</b> (in 1989 dollars)	<b>1990 Share of All Households</b> (in 1999 dollars)	<b>2000 Share of All Households</b>	<b>Absolute Change 1990-2000</b> (in same dollars)	<b>Percent Change 1990-2000</b> (in same dollars)
Less than \$10,000	1,406	1,053	1,311	10.9%	8.2%	5.2%	258	24.5%
\$10,000 to \$14,999	836	560	950	6.5%	4.4%	3.8%	390	-69.7%
\$15,000 to \$19,999	1,143	626	1,141	8.9%	4.9%	4.6%	515	82.2%
\$20,000 to \$24,999	1,111	856	1,251	8.6%	6.7%	5.0%	395	46.2%
\$25,000 to \$29,999	1,151	841	1,359	8.9%	6.5%	5.4%	518	61.7%
\$30,000 to \$34,999	1,160	842	1,441	9.0%	6.5%	5.8%	599	71.1%
\$35,000 to \$39,999	1,093	862	1,560	8.5%	6.7%	6.2%	698	80.9%
\$40,000 to \$44,999	997	869	1,453	7.8%	6.8%	5.8%	584	67.2%
\$45,000 to \$49,999	838	836	1,376	6.5%	6.5%	5.5%	540	64.6%
\$50,000 to \$59,999	1,242	1,543	2,956	9.7%	12.0%	11.8%	1,413	91.6%
\$60,000 to \$74,999	1,184	1,616	3,498	9.2%	12.6%	14.0%	1,882	116.4%
\$75,000 to \$99,999	484	1,651	3,496	3.8%	12.8%	14.0%	1,845	111.8%
\$100,000 to \$124,999	139	367	1,823	1.1%	2.9%	7.3%	1,456	396.6%
\$125,000 to \$149,999	32	192	712	0.2%	1.5%	2.8%	520	271.5%
\$150,000 or more	48	150	701	0.4%	1.2%	2.8%	551	367.0%
\$150,000 to \$199,999	0	102	415	0.0%	0.8%	1.7%	313	307.2%
\$200,000 or more	0	48	286	0.0%	0.4%	1.1%	238	493.5%

\*Income is reported in the Census referring to the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**25. Median Household Income**

<b>Median Household Income*</b> (universe: occupied housing units)	<b>1990 Median Household Income</b> (in 1989 dollars)	<b>1990 Median Household Income</b> (converted to 1999 dollars)**	<b>2000 Median Household Income</b> (in 1999 dollars)	<b>1990-2000 Percent Change</b> (in same dollars)
Annual Income	\$33,125	\$44,210	\$51,737	17.0%

\*Income is reported in the Census for the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**26. Households by HUD Adjusted Median Family Income (HAMFI) Category**

<b>2000 HAMFI*</b>	\$53,700
30%	\$16,110
50%	\$26,850
60%	\$32,220
80%	\$42,960
95%	\$51,015
<b>Percent of HAMFI</b>	<b>Number of Households in 2000</b>
30% or less	2,514
31-50%	2,642
51-60%	1,496
59-80%	2,931
81-95%	2,559
Over 95%	12,886
Total	25,028

\*HUD's Adjusted 1999 Median Family Income for Portland Metropolitan Area.

**27. Persons in Poverty by Age**

Poverty By Age (Universe: Persons For Whom Poverty Status Is Determined)*	1990	2000	Poverty Rates		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Persons with household income below poverty level**	3,051	6,331	8.3%	9.2%	3,280	107.5%
Under 5 years	466	803	14.2%	12.7%	337	72.3%
5 years	79	118	13.8%	9.5%	39	49.4%
6 to 11 years	375	806	9.3%	12.4%	431	114.9%
12 to 17 years	267	483	7.6%	9.1%	216	80.9%
18 to 64	1,595	3,825	7.1%	8.5%	2,230	139.8%
65 to 74 years	141	132	8.2%	6.2%	-9	-6.4%
75 years and over	128	164	9.6%	8.2%	36	28.1%
<b>Total Persons for Whom Poverty Status is Determined (above and below poverty level)</b>	<b>36,855</b>	<b>68,764</b>			<b>31,909</b>	<b>86.6%</b>

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\*Persons living in households where the total 1999 household income was below the poverty level.

**28. Poverty Status by Household Type**

<b>Poverty Status by Household Type</b> (universe: population for whom poverty status is determined)*	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Income in 1989, 1999 at or above poverty level:</b>	33,804	62,433	91.7%	90.8%	28,629	84.7%
In married-couple families	25,739	45,521	69.8%	66.2%	19,782	76.9%
In other families:	4,061	7,681	11.0%	11.2%	3,620	89.1%
Male householder, no wife present	1,197	3,021	3.2%	4.4%	1,824	152.4%
Female householder, no husband present	2,864	4,660	7.8%	6.8%	1,796	62.7%
Unrelated individuals	4,004	9,231	10.9%	13.4%	5,227	130.5%
<b>Income in 1989, 1999 below poverty level:**</b>	3,051	6,331	8.3%	9.2%	3,280	107.5%
In married-couple families	995	2,710	2.7%	3.9%	1,715	172.4%
In other families:	1,115	2,027	3.0%	2.9%	912	81.8%
Male householder, no wife present	56	673	0.2%	1.0%	617	1101.8%
Female householder, no husband present	1,059	1,354	2.9%	2.0%	295	27.9%
Unrelated individuals	941	1,594	2.6%	2.3%	653	69.4%
<b>Total Persons for Whom Poverty Status is Determined</b>	<b>36,855</b>	<b>68,764</b>	<b>100.0%</b>	<b>100.0%</b>	<b>31,909</b>	<b>86.6%</b>

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\* Persons living in households where the total 1999 household income is below poverty level.

**29. Poverty by Race**

<b>Poverty by Race/Hispanic Origin (universe: persons for whom poverty was determined)</b>	<b>Total number of persons for whom poverty was determined in 2000</b>	<b>Persons whose 1999 income was below poverty level</b>	<b>2000 Poverty Rates (within racial/ethnic group)</b>	<b>Share of all persons below poverty**</b>
White	53,291	3,566	6.7%	56.3%
Black/African American	696	99	14.2%	1.6%
American Indian/Alaskan Native	400	40	10.0%	0.6%
Asian/Pacific Islander	4,709	421	8.9%	6.6%
Other Race	7,292	1,927	26.4%	30.4%
Two or More Races	2,376	278	11.7%	4.4%
All Other Races	9,668	2,205	22.8%	34.8%
Hispanic Origin*	12,983	3,049	23.5%	48.2%

\*Persons of Hispanic origin are of any race and are also included in the racial categories.

\*\*Will sum to more than 100% due to counting Hispanics in racial groups.



**30. Rent**

Monthly Gross Rent (universe: specified renter occupied housing units)	1990	2000	Share of Total Renter Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Renter Households</b>	5,277	11,902	100.0%	100.0%	6,625	125.5%
Less than \$200	192	229	3.6%	1.9%	37	19.4%
\$200-\$349	199	167	3.8%	1.4%	-32	-15.9%
\$350-\$499	704	390	13.3%	3.3%	-314	-44.6%
\$500-\$799	2,613	5,437	49.5%	45.7%	2,824	108.1%
\$800-\$999	949	3,330	18.0%	28.0%	2,381	251.0%
\$1000 and above	528	2,089	10.0%	17.6%	1,561	295.6%
<b>No cash rent</b>	89	260	1.7%	2.2%	171	192.1%

**31. Median Gross Rent**

Median Gross Rent (universe: specified renter occupied housing units paying cash rent)	1990 (in 1989 dollars)	1990 (converted to 1999 dollars)*	2000 (in 1999 dollars)	1990-2000 Percent Change (in same dollars)
Monthly Rent	\$480	\$641	\$782	22.1%

\*Dollars were adjusted due to inflation for comparison purposes.

**32. Rent as Percentage of Household Income**

Gross rent as a Percentage of household income (universe: specified renter occupied households paying cash rent)	1990	2000	Share of Total Renter Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	1,807	4,361	34.2%	36.6%	2,554	141.3%
20 to 24 percent	834	1,712	15.8%	14.4%	878	105.3%
25 to 29 percent	703	1,250	13.3%	10.5%	547	77.8%
30 to 34 percent	411	904	7.8%	7.6%	493	120.0%
35 percent or more	1,425	3,338	27.0%	28.0%	1,913	134.2%
Not computed	97	337	1.8%	2.8%	240	247.4%
<b>Cost-burdened Renter Households*</b>	<b>1,836</b>	<b>4,242</b>	<b>35.4%</b>	<b>36.7%</b>	<b>2,406</b>	<b>131.0%</b>

\* Households where 30% or more of household income is spent on rent.

**33. Monthly Owner Housing Costs**

Monthly Owner Housing Costs (universe: specified owner occupied housing units)	1990	2000	Share of Total Owner Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Owner Households</b>	<b>6,651</b>	<b>11,927</b>	<b>100.0%</b>	<b>100.0%</b>	<b>5,276</b>	<b>79.3%</b>
Less than \$300	448	578	6.7%	4.8%	130	29.0%
\$300-\$499	806	1,088	12.1%	9.1%	282	35.0%
\$500-\$699	793	647	11.9%	5.4%	-146	-18.4%
\$700-\$999	2,156	1,716	32.4%	14.4%	-440	-20.4%
\$1000-\$1499	1,965	5,121	29.5%	42.9%	3,156	160.6%
\$1500-\$1999	407	2,197	6.1%	18.4%	1,790	439.8%
\$2000 and over	39	580	0.6%	4.9%	541	1387.2%

**34. Median Owner Housing Costs**

<b>Median Monthly Owner Housing Costs</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Monthly Housing Costs	\$719	\$960	\$1,267	32.0%

\*Dollars were adjusted due to inflation for comparison purposes.

**35. Owner Housing Costs as a Percentage of Household Income**

Monthly Owner Housing Cost as a Percentage of Household Income (universe: specified owner occupied housing units)	1990	2000	Share of Total Owner Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	3,395	5,245	51.0%	44.0%	1,850	54.5%
20 to 24 percent	1,096	2,070	16.5%	17.4%	974	88.9%
25 to 29 percent	838	1,534	12.6%	12.9%	696	83.1%
30 to 34 percent	535	1,049	8.0%	8.8%	514	96.1%
35 percent or more	755	2,006	11.4%	16.8%	1,251	165.7%
Not computed	32	23	0.5%	0.2%	-9	-28.1%
<b>Cost-burdened Owner Occupied Households*</b>	<b>1,290</b>	<b>3,055</b>	<b>19.5%</b>	<b>25.7%</b>	<b>1,765</b>	<b>136.8%</b>

\* Households where 30% or more of household income is spent on monthly owner housing cost.

**36. Housing Value**

Value for owner occupied housing units (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total Owner Households	2000 Share of Total Owner Households	Absolute Change 1990-2000	Percent Change 1990-2000
Less than \$10,000		0		0.0%		
\$10,000 to \$14,999		0		0.0%		
<b>Less than \$15,000</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>
\$15,000 to \$19,999	0	10	0.0%	0.1%	10	100.0%
\$20,000 to \$24,999	0	0	0.0%	0.0%	0	0.0%
\$25,000 to \$29,999	0	9	0.0%	0.1%	9	0.0%
\$30,000 to \$34,999	76	7	1.1%	0.1%	-69	-90.8%
\$35,000 to \$39,999	92	0	1.4%	0.0%	-92	-100.0%
\$40,000 to \$44,999	126		1.9%			

Hillsboro Overview and Tables

<b>Value for owner occupied housing units (universe: specified owner occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total Owner Households</b>	<b>2000 Share of Total Owner Households</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
\$45,000 to \$49,999	152		2.3%			
\$50,000 to \$59,999	1,066	4	16.0%	0.0%	-1,062	-99.6%
\$60,000 to \$69,999		22		0.2%		
\$60,000 to \$74,999	2,428		36.5%			
\$60,000 to \$99,999	4,241	279	63.8%	2.3%	-3,962	-93.4%
\$70,000 to \$79,999		39		0.3%		
\$80,000 to \$89,999		86		0.7%		
\$90,000 to \$99,999		132		1.1%		
\$75,000 to \$99,999	1,813		27.3%			
\$100,000 to \$124,999	572	812	8.6%	6.8%	240	42.0%
\$125,000 to \$149,999	243	2,928	3.7%	24.5%	2,685	1104.9%
\$150,000 to \$174,999	39	3,134	0.6%	26.3%	3,095	7935.9%
\$175,000 to \$199,999	31	1,953	0.5%	16.4%	1,922	6200.0%
\$200,000 to \$249,999	6	1,583	0.1%	13.3%	1,577	26283.3%
\$250,000 to \$299,999	0	806	0.0%	6.8%	806	100.0%
\$300,000 to \$399,999	7	294	0.1%	2.5%	287	4100.0%
\$400,000 to \$499,999	0	32	0.0%	0.3%	32	100.0%
<b>\$500,000 or more</b>	0	66	0.0%	0.6%	66	100.0%
\$500,000 to \$749,999		41		0.3%		
\$750,000 to \$999,999		0		0.0%		
\$1,000,000 or More		25		0.2%		

**37. Median Value of Housing Units**

<b>Median Housing Unit Value</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Value	\$71,200	\$95,027	\$165,200	73.8%

\*Dollars were adjusted due to inflation for comparison purposes.

**King City**  
**Overview and Tables**

**Findings in King City:**

- King City experienced a 5 % decrease in population from 1990 to 2000 (from 2,060 to 1,949).
- Although the share that Whites represent of the total population decreased slightly during the 1990s, they comprised 98% of the total population.
- King City's population has the smallest proportion of ethnic minorities in Washington County.
- Of persons ages 16 years and older, 19%, or 224, suffered from an employment disability in 2000; the number of persons with a go-outside home disability reached 264.
- Thirty-six percent of seniors had a physical disability in 2000.
- All persons ages 65 and older, lived at home, and over 50 percent lived alone.
- Housing growth increased more rapidly than population growth, which accounts for the decrease King City experienced in the average number of persons per household (from 1.47 to 1.40).
- Of all housing units in King City, 65% are single-family homes.
- The percentage of renter households declined slightly during the 1990s.
- Renters of Hispanic origin in King City increased while the number of white renters decreased.
- There were very few overcrowded households in 2000 (9), none of which was occupied by renters.
- King City has low poverty rates despite the extremely high percentage of elderly persons residing there.
- A fairly high share of all households are cost-burdened (29%); two-thirds of renter households, and 20% owner-occupied households were spending more than 30% of their income on housing costs.

**Summary**

**Population**

King City was the only place in Washington County to experience a decline in population during the 1990s. Its population decreased from 2,060 to 1,949, or by 111 persons.



## Overview for King City and Tables

King City's population is almost entirely comprised of persons identified as White. Of the racial/ethnic groups, Whites represent 98 percent of the total population. Each of the minority groups captured less than one percent. The Asian population in King City, the largest of the minority groups, increased from 0 in 1990 to 18 persons in 2000.

Seventy-nine percent of the population in 2000 was comprised of persons ages 65 and older, decreasing from 85 percent in 1990. This decrease was attributed to a 5 percent increase of persons ages 41 to 64 years.

One hundred percent of seniors, those of the ages 65 and older, lived at home, and over 50 percent lived alone.

### Special Needs Population

Twenty-three percent of seniors in King City had a physical disability. Less than one person in this age group had of the other types of disabilities. No persons under the age of 16 were reported to have any type of disability, nor were any persons in the minority racial/ethnic groups (the population for these sub-groups are small).

There were no AIDS cases reported in King City during the past decade.

The estimated number of persons to be in need of alcohol or other drug treatment in 2000 is 182.

### Housing and Households

From 1990 to 2000, the number of housing units in King City increased by 32. In 1990 there were 31 units of other types (boats, van and RVs), and in 2000 there were none. The majority of housing units were single-family residences (65%). The housing vacancy rate increased from 3.5% to 6.7%. Approximately two-thirds of households in 2000 were owner occupied and one-third were renter occupied. This relationship in tenure remained stable throughout the 1990s.

Of all the households in King City (1,388), 63 percent were occupied by persons living alone in 2000. There were only 37 households with 3 or more occupants. Additionally, the average number of persons per household has remained very low (1.47 in 1990 and 1.40 in 2000).

### IncomeError! Bookmark not defined. and Poverty

The median household income of in King City decreased by 8 percent from 1989 (\$31,052) to 1999 (\$28,617). King City was one of the few places to experience a decline in all of Washington County. Almost one-half of the households in 2000 (1,286) had income 50 percent or lower than the 1999 HUD adjusted median family income in 2000. Despite the prevalence of low-income in King City, the poverty rate was only 2.4 percent in 2000. No households with residents of minority racial/ethnic groups were reported to have had income below the poverty level in 2000.

Poverty amongst those 16 to 64 years was the highest of all age groups (4%), though this is a significant decrease from 1990 (7%).

### Housing CostsError! Bookmark not defined.

The median housing value increased by 31 percent between 1990 and 2000 reaching \$130,100. However, \$130,100 was more than \$50,000 lower than the median housing value for Washington County. There were minimal changes in median rent and median owner housing costs with an increase of only 5 percent. Almost 75 percent of renter

## Overview for King City and Tables

households (278) and 19 percent of owner-occupied households (156) were cost-burdened in 2000.

### Annexation

From 1990 to 2000, no persons or housing units were annexed from the county into King City. Annexation accounted for none of King City's population and housing growth during the period.

Population

**1. Total Population**

Population (universe: persons)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Population</b>	2,060	1,949			-111	-5.39%
Male	691	651	33.54%	33.40%	-40	-5.79%
Female	1,369	1,298	66.46%	66.60%	-71	-5.19%

**2. Population by Race/Hispanic Origin**

Race/Hispanic Origin (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	2,050	1,908	99.5%	97.9%	-142	-6.9%
Black	0	0	0.0%	0.0%	0	0.0%
American Indian/Alaskan Native	2	3	0.1%	0.2%	1	50.0%
Asian/Pacific Islander	0	18	0.0%	0.9%	18	100.0%
2 and more races		9		0.5%		
Other	0	1	0.0%	0.1%	1	100.0%
Hispanic	8	10	0.4%	0.5%	2	25.0%

**3. Population by Age**

Population by Age (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
0 -17	15	18	0.73%	0.92%	3	20.00%
under 5	8	6	0.39%	0.31%	-2	-25.00%
5-9	3	5	0.15%	0.26%	2	66.67%
10-14	3	4	0.15%	0.21%	1	33.33%
15-17	1	3	0.05%	0.15%	2	200.00%
18-19	1	2	0.05%	0.10%	1	100.00%
20-24	5	8	0.24%	0.41%	3	60.00%
25-40	32	37	1.55%	1.90%	5	15.63%
41-64	268	346	13.01%	17.75%	78	29.10%
65-84	1,441	1,153	69.95%	59.16%	-288	-19.99%
85 and over	298	385	14.47%	19.75%	87	29.19%

Special Needs Population Groups

**4. Elderly Population**

Elderly Population by Age (universe: persons ages 62 and over)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
62 and over	1,842	1,640	89.42%	84.15%	-202	-10.97%
65 and over	1,739	1,538	84.42%	78.91%	-201	-11.56%
62-64	103	102	5.00%	5.23%	-1	-0.97%
65-74	561	469	27.23%	24.06%	-92	-16.40%
75-84	880	684	42.72%	35.09%	-196	-22.27%
85 and over	298	385	14.47%	19.75%	87	29.19%

**5. Living Situations of the Elderly (2000)**

Elderly Residing at Home or in Group Quarters	Persons 65 and over	Share
Living at home	1,538	100%*
Living alone	794	51.6%**
Living in group quarters	0	0%*
Institutionalized	0	0%***
Non-institutionalized	0	0%***

\* Share of all persons 65 and over

\*\* Share of all persons 65 and over living at home

\*\*\* Share of all persons 65 and over living in group quarters

**6. Persons with Disabilities by Type of Disability 2000**

Type of Disability (universe: Persons ages 5 years and over)	2000	2000 Share of Total	Percent of Persons ages 5 years and over*
<b>Total disabilities tallied</b>	1,176	100%	
Sensory disability	195	16.6%	10.0%
Physical disability	428	36.4%	22.0%
Mental disability	125	10.6%	6.4%
Self-care disability	106	9.0%	5.5%
Go-outside-home disability	264	22.4%	13.6%
Employment disability	58	4.9%	3.0%

\* See technical notes in Report

**7a. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5 years and over *	1990	1990 Share	2000	2000 Share of Total	1990-2000 Absolute Change	1990-2000 Percent Change
<b>Total disabilities tallied</b>			1,176	100%		
Sensory disability			195	16.6%		
Physical disability			428	36.4%		
Mental disability			125	10.6%		
Self-care disability			106	9.0%		
Go-outside-home disability			264	22.4%		
Employment disability			58	4.9%		

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7b. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5-15 years *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>			0	0.0%		
Sensory disability			0	0.0%		
Physical disability			0	0.0%		
Mental disability			0	0.0%		
Self-care disability			0	0.0%		
Go-outside-home disability						
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.



**7c. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 16 and over *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	220	100%	1,176	100.0%		
Sensory disability			195	16.6%		
Physical disability			428	36.4%		
Mental disability			125	10.6%		
Self-care disability	76	34.5%	106	9.0%	30	39.5%
Go-outside-home disability	98	44.5%	264	22.4%	166	169.4%
Employment disability	46	20.9%	58	4.9%	12	26.1%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7d. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 16 to 64 years *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	57	25.9%	224	19.0%		
Sensory disability			6	2.7%		
Physical disability			81	36.2%		
Mental disability			29	12.9%		
Self-care disability	4	7.0%	17	7.6%	13	325.0%
Go-outside-home disability	7	12.3%	33	14.7%	26	371.4%
Employment disability	46	80.7%	58	25.9%	12	26.1%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7e. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 65 years and over *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	163	74.1%	952	81.0%		
Sensory disability			189	19.9%		
Physical disability			347	36.4%		
Mental disability			96	10.1%		
Self-care disability	72	44.2%	89	9.3%	17	23.6%
Go-outside-home disability	91	55.8%	231	24.3%	140	153.8%
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**8a. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\***

<b>White</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	1,176	195	428	125	106	264	58
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	224	6	81	29	17	33	58
Ages 65 and over	952	189	347	96	89	231	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8b. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Black/African Americans</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	0	0	0	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	0	0	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8c. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>American Indian/Alaska Native</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	0	0	0	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	0	0	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8d. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Asian/Native Hawaiian/Pacific Islander</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	0	0	0	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	0	0	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8e. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Other Race/Two or more races</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	0	0	0	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	0	0	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8f. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Hispanic/Latino origin**</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	0	0	0	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	0	0	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\*Hispanics are of any race and are counted in the race categories above, too.

**9. AIDS Population \***

<b>Year</b>	<b># AIDS Cases Reported</b>	<b>Cumulative Total</b>
1986	0	0
1987	0	0
1988	0	0
1989	0	0
1990	0	0
1991	0	0
1992	0	0
1993	0	0
1994	0	0
1995	0	0
1996	0	0
1997	0	0
1998	0	0
1999	0	0
2000	0	0
2001	0	0
<b>Total Cases Reported</b>	0	

\* Source: Oregon Department of Human Services, HIV/AIDS Program, HIV/AIDS Reporting System, 2001

**10. Other Special Needs Population**

<b>Estimated Persons in Need of Alcohol or Other Drug Treatment (universe: persons ages 10 and over)</b>	<b>2000</b>	<b>% Population*</b>
<b>Persons</b>	182	9.4%**

\*Estimated using the percentage of the population in Washington County estimated to have treatment needs Washington County.

\*\* The percentage of persons in Washington County 10 years and over that are estimated to have a need for treatment; calculated by Oregon's Department of Human Services, Office of Mental Health and Addiction Services.

**11a. Agricultural Employment**

<b>Workers by Employer's Type of Business (Industry) (universe: employed persons ages 16 and over)</b>	<b>1990 Industry: Agriculture, forestry, and fisheries</b>	<b>2000 Industry: Agriculture, forestry, and fisheries</b>
Persons Employed by Employer's Type of Business	6	0

**11b. Agricultural Employment (2000 only)**

<b>Workers by Type of Work (Occupation) (universe: employed persons ages 16 and over)</b>	<b>2000 Occupation: Farmers and farm managers</b>	<b>2000 Occupation: Farming, fishing, and forestry occupations</b>
Persons Employed by Type of Work They Do	0	0

**12. Persons Residing in Group Quarters**

<b>Persons in Group Quarters (universe: all persons)</b>	<b>1990</b>	<b>2000</b>	<b>Share of all persons in group quarters</b>		<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
			<b>1990</b>	<b>2000</b>		
<b>Institutionalized persons:</b>	0	0	0.0%	0.0%	0	0.0%
Correctional institutions	0	0	0.0%	0.0%	0	0.0%
Nursing homes	0	0	0.0%	0.0%	0	0.0%
Mental (Psychiatric) hospitals	0	0	0.0%	0.0%	0	0.0%
Juvenile institutions	0	0	0.0%	0.0%	0	0.0%
Other institutions	0	0	0.0%	0.0%	0	0.0%
<b>Non-institutionalized persons</b>	0	0	0.0%	0.0%	0	0.0%
College dormitories	0	0	0.0%	0.0%	0	0.0%
Military quarters	0	0	0.0%	0.0%	0	0.0%
Emergency shelters for homeless	0	0	0.0%	0.0%	0	0.0%
Visible in street locations	0	0	0.0%	0.0%	0	0.0%
Other non-institutional group quarters	0	0	0.0%	0.0%	0	0.0%
<b>Total persons in group quarters</b>	0	0	0.0%*	0.0%*	0	0.0%

\* Share of total population

Housing and Households

**13. Housing Units**

Housing Units (universe: all housing units)	1990	2000	Vacancy Rate		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Housing Units</b>	1,456	1,488			32	2.2%
Occupied	1,405	1,389			-16	-1.1%
Vacant	51	99	3.5%	6.7%	48	94.1%

**14. Housing Units Structure**

Structure Type and Size (universe: all housing units)	1990	2000	Share of Total Housing Units		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Single-family Units</b>	917	966	63.0%	65.1%	49	5.3%
<b>Multi-family Units</b>	508	517	34.9%	34.9%	9	1.8%
2-9	288	275	19.8%	18.5%	-13	-4.5%
10-49	136	134	9.3%	9.0%	-2	-1.5%
50 or More	84	108	5.8%	7.3%	24	28.6%
<b>Mobile Home or Trailer</b>	0	0				
<b>Other (Boat, RV, Van, Etc.)</b>	31	0	2.1%	0.0%	-31	-100.0%



**15. Tenure**

Tenure of Households (universe: occupied housing units) *	1990	2000	Share of Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Households</b>	1,405	1,388	100.0%	100.0%	-17	-5.8%
Owner occupied	983	996	70.0%	71.8%	13	1.3%
Renter occupied	422	392	30.0%	28.2%	-30	-7.1%

\* Occupied housing unit is the same as household

**16. Households by Race/Hispanic Origin**

Race/Hispanic Origin (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	1,400	1,369	99.6%	98.6%	-31	-2.2%
Black	0	0	0.0%	0.0%	0	0.0%
American Indian/Alaskan Native	1	1	0.1%	0.1%	0	0.0%
Asian/Pacific Islander	0	7	0.0%	0.5%	7	100.0%
2 or more races	0	6	0.0%	0.4%	6	100.0%
Other	0	0	0.0%	0.0%	0	0.0%
Hispanic	4	6	0.3%	0.4%	2	50.0%

**17. Household Tenure by Race**

Tenure by Race/Hispanic Origin of Householder* (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
<b>Owner occupied:</b>	983	1,005	100.0%	100.0%	22	2.2%
White:	982	997	99.9%	99.2%	15	1.5%
White Alone (not Hispanic)	980	995	99.7%	99.0%	15	1.5%
White Hispanic	2	2	0.2%	0.2%	0	0.0%
Black	0	0	0.0%	0.0%	0	0.0%
American Indian, Eskimo, or Aleut	1	0	0.1%	0.0%	-1	-100.0%
Asian or Pacific Islander	0	3	0.0%	0.3%	3	100.0%
Other Race		0		0.0%		
Two or more		5		0.5%		
All Other Race	0	5	0.0%	0.5%	5	100.0%
Hispanic Origin*	4	2	0.4%	0.2%	-2	-50.0%
<b>Renter occupied:</b>	422	384	100.0%	100.0%	-38	-9.0%
White:	422	378	100.0%	98.4%	-44	-10.4%
White Alone (not Hispanic)	420	374	99.5%	97.4%	-46	-11.0%
White Hispanic	2	4	0.5%	1.0%	2	100.0%
Black	0	0	0.0%	0.0%	0	0.0%
American Indian, Eskimo, or Aleut	0	1	0.0%	0.3%	1	100.0%
Asian or Pacific Islander	0	4	0.0%	1.0%	4	100.0%
Other Race		0		0.0%		
Two or more		1		0.3%		
All Other Race	0	1	0.0%	0.3%	1	100.0%
Hispanic Origin*	2	4	0.5%	1.0%	2	100.0%

\* Persons of Hispanic origin are of any race and are also included in the racial categories.

**18. Household Size**

Household Size (universe: occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
1-person household	791	880	56.3%	63.4%	89	11.3%
2-person household	586	472	41.7%	34.0%	-114	-19.5%
3-person household	20	27	1.4%	1.9%	7	35.0%
4-person household	5	8	0.4%	0.6%	3	60.0%
5-person household	2	1	0.1%	0.1%	-1	-50.0%
6-person household	0	0	0.0%	0.0%	0	0.0%
7-or-more-person household	1	1	0.1%	0.1%	0	0.0%

**19. Person Per Household**

Average Number of Persons per Household (universe: occupied housing units)	1990	2000
<b>Occupied housing</b>	1.47	1.40
Owner-occupied housing	1.54	1.44
Renter-occupied housing	1.31	1.31

**20. Overcrowding\* by Tenure**

Number of occupants per room by Tenure(universe: occupied housing units)	1990	2000	1990 Share of Total	2000 Share of Total	Absolute Change 1990-2000	Percent Change 1990-2000
<b>Owner occupied:</b>	983	996	100.0%	100.0%	13	1.3%
0.50 or less occupants per room	950	965	96.6%	96.9%	15	1.6%
0.51 to 1.00 occupants per room	33	22	3.4%	2.2%	-11	-33.3%
1.01 to 1.50 occupants per room	0	9	0.0%	0.9%	9	100.0%
1.51 to 2.00 occupants per room	0	0	0.0%	0.0%	0	0.0%
2.01 or more occupants per room	0	0	0.0%	0.0%	0	0.0%
<b>Overcrowded owner occupied units</b>	0	9	0.0%	0.9%	9	100.0%
<b>Renter occupied:</b>	422	392	100.0%	100.0%	-30	-7.1%
0.50 or less occupants per room	374	331	88.6%	84.4%	-43	-11.5%
0.51 to 1.00 occupants per room	47	61	11.1%	15.6%	14	29.8%
1.01 to 1.50 occupants per room	0	0	0.0%	0.0%	0	0.0%
1.51 to 2.00 occupants per room	0	0	0.0%	0.0%	0	0.0%
2.01 or more occupants per room	1	0	0.2%	0.0%	-1	-100.0%
<b>Overcrowded renter occupied units</b>	1	0	0.2%	0.0%	-1	-100.0%

\* Overcrowding is where a household has more than one occupant per room.

**21. Household Type**

Household Type (universe: occupied housing units)	1990	2000	Share of all Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Persons living alone:</b>	791	880	56.3%*	63.4%*	89	11.3%
Male householder	83	141	5.9%*	10.2%*	58	69.9%
Female householder	708	739	50.4%*	53.2%*	31	4.4%
<b>Family households:</b>	600	480	42.7%*	34.6%*	-120	-20.0%
<b>Married couple family:</b>	560	436	93.3%**	90.8%**	-124	-22.1%
With children under 18 years	5	8	0.9%***	1.8%***	3	60.0%
No children under 18 years	555	428	99.1%***	98.2%***	-127	-22.9%
<b>Total single-parent households</b>	2	0	0.3%**	0.0%**	-2	-100.0%
Single-father family	0	0	0.0%****	0.0%****	0	0.0%
Single-mother family	2	0	100.0%****	0.0%****	-2	-100.0%
Other family households	38	44	6.3%**	9.2%**	6	15.8%
Non-family households	14	29	1.0%*	2.1%*	15	107.1%

\* The share of all households

\*\*The share of all family households.

\*\*\*The share of all married-couple family households

\*\*\*\*The share of single-parent family households

**22. Households by Age**

<b>Households by Age of Householder (universe: occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>Share of All Households</b>		<b>Absolute Change (1990- 2000)</b>	<b>Percent Change (1990- 2000)</b>
			<b>1990</b>	<b>2000</b>		
15 to 24 years	0	2	0.0%	0.1%	2	100.0%
25 to 34 years	4	9	0.3%	0.6%	5	125.0%
35 to 44 years	9	12	0.6%	0.9%	3	33.3%
45 to 54 years	27	22	1.9%	1.6%	-5	-18.5%
55 to 64 years	120	168	8.5%	12.1%	48	40.0%
65 to 74 years	351	338	25.0%	24.3%	-13	-3.7%
75 years and over	894	838	63.6%	60.3%	-56	-6.3%

**23a. Households Type by Age of Householder**

<b>Family Household Type by Age of Householder (universe: occupied housing units)</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>Total Households*</b>	1,388	100%
<b>All Family households</b>	479	34.5%
<b>Of Family Households, the share by type**:</b>		100%
<b>Married-couple family:</b>	410	85.6%
Age 15 to 24 years	0	
Age 25 to 34 years	0	
Age 35 to 44 years	0	
Age 45 to 54 years	7	
Age 55 to 64 years	94	
Age 65 to 74 years	97	
Age 75 years and over	212	
<b>Other family:</b>	69	14.4%
<b>Male householder, no wife present:</b>	8	1.7%
Age 15 to 24 years	0	
Age 25 to 34 years	8	
Age 35 to 44 years	0	
Age 45 to 54 years	0	
Age 55 to 64 years	0	
Age 65 to 74 years	0	
Age 75 years and over	0	
<b>Female householder, no husband present:</b>	61	12.7%
Age 15 to 24 years	0	
Age 25 to 34 years	0	
Age 35 to 44 years	0	
Age 45 to 54 years	9	
Age 55 to 64 years	16	
Age 65 to 74 years	0	
Age 75 years and over	36	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

**23b. Households Type by Age of Householder**

<b>Non-family Household Type by Age of Householder (universe: households)</b>	<b>2000</b>	<b>2000 Share of Total</b>	<b>Non-family Household Type by Age of Householder</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>All Non-family households</b>	909	65.5%			
<b>Of Non-Family Households the share by type***</b>		100%			
Male householder:	161	17.7%			
Female householder:	748	82.3%			
<b>Male Householder, Living alone:</b>	161	17.7%	<b>Male Householder, Not living alone:</b>	0	0.0%
Ages 15 to 24 years	0		Ages 15 to 24 years	0	
Ages 25 to 34 years	6		Ages 25 to 34 years	0	
Ages 35 to 44 years	0		Ages 35 to 44 years	0	
Ages 45 to 54 years	8		Ages 45 to 54 years	0	
Ages 55 to 64 years	16		Ages 55 to 64 years	0	
Ages 65 to 74 years	15		Ages 65 to 74 years	0	
Ages 75 years and over	116		Ages 75 years and over	0	
<b>Female Householder, Living alone:</b>	731	80.4%	<b>Female Householder, Not living alone:</b>	17	1.9%
Ages 15 to 24 years	0		Age 15 to 24 years	0	
Ages 25 to 34 years	7		Age 25 to 34 years	0	
Ages 35 to 44 years	0		Age 35 to 44 years	0	
Ages 45 to 54 years	0		Age 45 to 54 years	9	
Ages 55 to 64 years	61		Age 55 to 64 years	0	
Ages 65 to 74 years	189		Age 65 to 74 years	8	
Ages 75 years and over	474		Ages 75 years and over	0	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households



Income and Housing Costs

**24. Household Income**

<b>Household Income*</b> (universe: occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)**	<b>2000</b>	<b>1990 Share of All Households</b>	<b>1990 Share of All Households</b> (1999 dollars)	<b>2000 Share of All Households</b>	<b>Absolute Change 1990-2000</b> (in same dollars)	<b>Percent Change 1990-2000</b> (in same dollars)
Less than \$10,000	196	147	63	13.9%	10.4%	4.5%	-84	-57.1%
\$10,000 to \$14,999	229	106	216	16.3%	7.5%	15.6%	110	104.0%
\$15,000 to \$19,999	160	172	172	11.4%	12.2%	12.4%	0	0.2%
\$20,000 to \$24,999	183	120	147	13.0%	8.5%	10.6%	27	22.4%
\$25,000 to \$29,999	148	131	121	10.5%	9.3%	8.7%	-10	-7.8%
\$30,000 to \$34,999	149	129	116	10.6%	9.1%	8.4%	-13	-9.8%
\$35,000 to \$39,999	76	111	52	5.4%	7.9%	3.8%	-59	-53.1%
\$40,000 to \$44,999	68	112	126	4.8%	7.9%	9.1%	14	12.9%
\$45,000 to \$49,999	48	76	70	3.4%	5.4%	5.1%	-6	-7.5%
\$50,000 to \$59,999	42	106	131	3.0%	7.5%	9.5%	25	23.6%
\$60,000 to \$74,999	36	75	41	2.6%	5.3%	3.0%	-34	-45.1%
\$75,000 to \$99,999	59	52	31	4.2%	3.7%	2.2%	-21	-40.2%
\$100,000 to \$124,999	7	44	62	0.5%	3.1%	4.5%	18	40.2%
\$125,000 to \$149,999	4	18	15	0.3%	1.3%	1.1%	-3	-18.6%
\$150,000 or more	2	10	23	0.1%	0.7%	1.7%	13	141.3%
\$150,000 to \$199,999	0	8	13	0.0%	0.5%	0.9%	5	73.2%
\$200,000 or more	0	2	10	0.0%	0.1%	0.7%	8	394.1%

\*Income is reported in the Census referring to the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**25. Median Household Income**

<b>Median Household Income*</b> (universe: occupied housing units)	<b>1990 Median Household Income</b> (in 1989 dollars)	<b>1990 Median Household Income</b> (converted to 1999 dollars)**	<b>2000 Median Household Income</b> (in 1999 dollars)	<b>1990-2000 Percent Change</b> (in same dollars)
Annual Income	\$23,266	\$31,052	\$28,617	-7.8%

\*Income is reported in the Census for the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**26. Households by HUD Adjusted Median Family Income (HAMFI) Category**

<b>2000 HAMFI*</b>	\$53,700
30%	\$16,110
50%	\$26,850
60%	\$32,220
80%	\$42,960
95%	\$51,015
<b>Percent of HAMFI</b>	<b>Number of Households in 2000</b>
30% or less	317
31-50%	326
51-60%	128
59-80%	166
81-95%	160
Over 95%	290
<b>Total</b>	<b>1,386</b>

\*HUD's Adjusted 1999 Median Family Income for Portland Metropolitan Area.

**27. Persons in Poverty by Age**

Poverty By Age (Universe: Persons For Whom Poverty Status Is Determined)*	1990	2000	Poverty Rates		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Persons with household income below poverty level**	80	48	3.9%	2.4%	-32	-40.0%
Under 5 years	0	0	0.0%	0.0%	0	0.0%
5 years	0	0	0.0%	0.0%	0	0.0%
6 to 11 years	0	0	0.0%	0.0%	0	0.0%
12 to 17 years	0	0	0.0%	0.0%	0	0.0%
18 to 64	21	17	6.9%	3.6%	-4	-19.0%
65 to 74 years	18	7	3.2%	1.6%	-11	-61.1%
75 years and over	41	24	3.5%	2.3%	-17	-41.5%
<b>Total Persons</b> for Whom Poverty Status is Determined (above and below poverty level)	2,060	1,994			-66	-3.2%

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\*Persons living in households where the total 1999 household income was below the poverty level.

**28. Poverty Status by Household Type**

<b>Poverty Status by Household Type</b> (universe: population for whom poverty status is determined)*	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Income in 1989, 1999 at or above poverty level:</b>	1,980	1,946	96.1%	97.6%	-34	-1.7%
In married-couple families	1,148	918	55.7%	46.0%	-230	-20.0%
In other families:	66	155	3.2%	7.8%	89	134.8%
Male householder, no wife present	10	23	0.5%	1.2%	13	130.0%
Female householder, no husband present	56	132	2.7%	6.6%	76	135.7%
Unrelated individuals	766	873	37.2%	43.8%	107	14.0%
<b>Income in 1989, 1999 below poverty level:**</b>	80	48	3.9%	2.4%	-32	-40.0%
In married-couple families	21	0	1.0%	0.0%	-21	-100.0%
In other families:	4	0	0.2%	0.0%	-4	-100.0%
Male householder, no wife present	0	0	0.0%	0.0%	0	0.0%
Female householder, no husband present	4	0	0.2%	0.0%	-4	-100.0%
Unrelated individuals	55	48	2.7%	2.4%	-7	-12.7%
<b>Total Persons for Whom Poverty Status is Determined</b>	2,060	1,994	100.0%	100.0%	-66	-3.2%

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\* Persons living in households where the total 1999 household income is below poverty level.

**29. Poverty by Race**

<b>Poverty by Race/Hispanic Origin</b> (universe: persons for whom poverty was determined)	<b>Total number of persons for whom poverty was determined in 2000</b>	<b>Persons whose 1999 income was below poverty level</b>	<b>2000 Poverty Rates (within racial/ethnic group)</b>	<b>Share of all persons below poverty**</b>
White	1,965	48	2.4%	100.0%
Black/African American	0	0	0.0%	0.0%
American Indian/Alaskan Native	0	0	0.0%	0.0%
Asian/Pacific Islander	8	0	0.0%	0.0%
Other Race	8	0	0.0%	0.0%
Two or More Races	13	0	0.0%	0.0%
All Other Races	21	0	0.0%	0.0%
Hispanic Origin*	17	0	0.0%	0.0%

\*Persons of Hispanic origin are of any race and are also included in the racial categories.

\*\*Will sum to more than 100% due to counting Hispanics in racial groups.

Overview for King City and Tables

**30. Rent**

Monthly Gross Rent (universe: specified renter occupied housing units)	1990	2000	Share of Total Renter Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Renter Households</b>	422	384	100.0%	100.0%	-38	-9.0%
Less than \$200	0	0	0.0%	0.0%	0	0.0%
\$200-\$349	5	0	1.2%	0.0%	-5	-100.0%
\$350-\$499	31	8	7.2%	2.1%	-23	-73.8%
\$500-\$799	181	202	42.8%	52.6%	21	11.8%
\$800-\$999	63	59	14.8%	15.4%	-4	-5.6%
\$1000 and above	125	108	29.6%	28.1%	-17	-13.6%
<b>No cash rent</b>	18	7	4.3%	1.8%	-11	-61.1%

**31. Median Gross Rent**

Median Gross Rent (universe: specified renter occupied housing units paying cash rent)	1990 (in 1989 dollars)	1990 (converted to 1999 dollars)*	2000 (in 1999 dollars)	1990-2000 Percent Change (in same dollars)
Monthly Rent	\$565	\$754	\$757	0.4%

\*Dollars were adjusted due to inflation for comparison purposes.

**32. Rent as Percentage of Household Income**

Gross rent as a Percentage of household income (universe: specified renter occupied households paying cash rent)	1990	2000	Share of Total Renter Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	58	25	13.7%	6.5%	-33	-56.9%
20 to 24 percent	39	32	9.2%	8.3%	-7	-17.9%
25 to 29 percent	41	42	9.7%	10.9%	1	2.4%
30 to 34 percent	32	33	7.6%	8.6%	1	3.1%
35 percent or more	231	245	54.7%	63.8%	14	6.1%
Not computed	21	7	5.0%	1.8%	-14	-66.7%
<b>Cost-burdened Renter Households*</b>	<b>263</b>	<b>278</b>	<b>65.6%</b>	<b>73.7%</b>	<b>15</b>	<b>5.7%</b>

\* Households where 30% or more of household income is spent on rent.

**33. Monthly Owner Housing Costs**

Monthly Owner Housing Costs (universe: specified owner occupied housing units)	1990	2000	Share of Total Owner Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Owner Households</b>	<b>811</b>	<b>843</b>	<b>100.0%</b>	<b>100.0%</b>	<b>32</b>	<b>3.9%</b>
Less than \$300	247	382	30.5%	45.3%	135	54.7%
\$300-\$499	388	172	47.8%	20.4%	-216	-55.7%
\$500-\$699	50	48	6.2%	5.7%	-2	-4.0%
\$700-\$999	64	160	7.9%	19.0%	96	150.0%
\$1000-\$1499	53	72	6.5%	8.5%	19	35.8%
\$1500-\$1999	4	9	0.5%	1.1%	5	125.0%
\$2000 and over	0	0	0.0%	0.0%	0	0.0%

**34. Median Owner Housing Costs**

<b>Median Monthly Owner Housing Costs</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Monthly Housing Costs	\$602	\$803	\$845	5.2%

\*Dollars were adjusted due to inflation for comparison purposes.



**35. Owner Housing Costs as a Percentage of Household Income**

Monthly Owner Housing Cost as a Percentage of Household Income (universe: specified owner occupied housing units)	1990	2000	Share of Total		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	529	564	65.2%	66.9%	35	6.6%
20 to 24 percent	87	69	10.7%	8.2%	-18	-20.7%
25 to 29 percent	52	54	6.4%	6.4%	2	3.8%
30 to 34 percent	38	22	4.7%	2.6%	-16	-42.1%
35 percent or more	97	134	12.0%	15.9%	37	38.1%
Not computed	8	0	1.0%	0.0%	-8	-100.0%
<b>Cost-burdened Owner Occupied Households*</b>	135	156	16.8%	18.5%	21	15.6%

\* Households where 30% or more of household income is spent on monthly owner housing cost.

**36. Housing Value**

Value for owner occupied housing units (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total Owner Households	2000 Share of Total Owner Households	Absolute Change 1990-2000	Percent Change 1990-2000
Less than \$10,000		0		0.0%		
\$10,000 to \$14,999		0		0.0%		
<b>Less than \$15,000</b>	0	0	0.0%	0.0%	0	0.0%
\$15,000 to \$19,999	0	0	0.0%	0.0%	0	0.0%
\$20,000 to \$24,999	0	0	0.0%	0.0%	0	0.0%
\$25,000 to \$29,999	0	0	0.0%	0.0%	0	0.0%

Overview for King City and Tables

\$30,000 to \$34,999	9	0	1.1%	0.0%	-9	-100.0%
\$35,000 to \$39,999	10	0	1.2%	0.0%	-10	-100.0%
\$40,000 to \$44,999	0		0.0%			
\$40,000 to \$49,999	18	0	2.2%	0.0%	-18	-100.0%
\$45,000 to \$49,999	18		2.2%			
\$50,000 to \$59,999	99	0	12.2%	0.0%	-99	-100.0%
\$60,000 to \$69,999		8		0.9%		
\$60,000 to \$74,999	282		34.8%			
\$60,000 to \$99,999	621	80	76.6%	9.5%	-541	-87.1%
\$70,000 to \$79,999		34		4.0%		
\$80,000 to \$89,999		0		0.0%		
\$90,000 to \$99,999		38		4.5%		
\$75,000 to \$99,999	339		41.8%			
\$100,000 to \$124,999	45	269	5.5%	31.9%	224	497.8%
\$125,000 to \$149,999	5	358	0.6%	42.5%	353	7060.0%
\$150,000 to \$174,999	4	96	0.5%	11.4%	92	2300.0%
\$175,000 to \$199,999	0	23	0.0%	2.7%	23	100.0%
\$200,000 to \$249,999	0	17	0.0%	2.0%	17	100.0%
\$250,000 to \$299,999	0	0	0.0%	0.0%	0	0.0%
\$300,000 to \$399,999	0	0	0.0%	0.0%	0	0.0%
\$400,000 to \$499,999	0	0	0.0%	0.0%	0	0.0%
<b>\$500,000 or more</b>	0	0	0.0%	0.0%	0	0.0%
\$500,000 to \$749,999		0		0.0%		
\$750,000 to \$999,999		0		0.0%		
\$1,000,000 or More		0		0.0%		

**37. Median Value of Housing Units**

<b>Median Housing Unit Value</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Value	\$74,300	\$99,165	\$130,100	31.2%

\*Dollars were adjusted due to inflation for comparison purposes.

**North Plains**  
**Overview and Tables**

**Findings in North Plains:**

- North Plains' population experienced a 65 % increase during the 1990s, reaching 1,605 in 2000.
- The White population increased from 79% in 1990 to 88% in 2000. The Hispanic population decreased significantly from 19% to about 7%.
- North Plains is the only city that experienced a decrease in the number of ethnic minorities and a decrease in the share that ethnic minorities represent of the total population.
- North Plains is the only city in the County that experienced a decrease in the number and share of persons ages 16 years and over with an employment disability during the last decade..
- More than 25% of all households have only one occupant.
- Forty-one percent of all households have children.
- The number of housing units doubled in number during the 1990s.
- Three-quarters of all housing units are single-family structures. However the share that they represent, decreased by 15 percentage points since 1990 and the number and shares of multi-family units and mobile homes increased.
- In 2000, more than two-thirds of all occupied housing units were occupied by owners
- North Plains had the second lowest share of renter occupied housing in 2000.
- A majority of Hispanic householders (81%) owned their own homes and represented only 4% of all renters.
- North Plains had one of the lowest rental costs in Washington County, and one of the highest rates of increase in income from 1990 to 2000.
- The poverty rate decreased by 53% during the 1990s.
- Forty-three percent of renter households and 29% of owner occupied households were cost-burdened in 2000.

## **Summary**

### Population

North Plains's population reached 1,605 in 2000, an increase of 65 percent since 1990 at a higher rate than Washington County (43%).

North Plains is comprised mostly of persons that are White. It is the only city in Washington County where the proportion of Whites increased during the last decade (79% to 88%). The ethnic minority population decreased during the 1990s. The predominant minority population is of Hispanic origin (7%), which decreased by 38 percent from 183 to 114 persons.

### Special Needs Population

North Plains was the only city to experience a decrease in the number and share of persons ages 16 years and over with an employment disability during the 1990s. The share decreased from 10 percent to 6 percent.

Nine percent of the elderly in North Plains suffered from a self-care limitation (15 persons), and 31 percent were inflicted with a physical disability (52 persons) Forty-six percent of seniors living at home were living alone in 2000 (79 persons).

There were no AIDS cases reported in North Plains during the past decade.

In 1990, there were 113 persons residing in group quarters. In 2000 there were none.

### Housing and Households

About 25 percent of all households in North Plains were single-person households in 2000. Forty-one percent of all households include children, and only 3 percent of households had unrelated occupants living together.

The number of housing units in North Plains more than doubled in number from 1990 to 2000. It had one of the largest housing growth rates in the County. However, only about

## North Plains Overview and Tables

330 units were added to North Plains' housing stock. The rate of housing growth was much higher than the rate for population growth. Consequently, the vacancy rate increased from 3.9% to 6.2%. North Plains is composed mainly of single-family units (75% of all housing), but its share decreased from 15 percentage points during the 1990s. Correspondingly, the proportion of multi-family units increased 7 percentage points to reach 14 percent in 2000, and 70 mobile homes and trailers were added to the housing stock.

Owners occupied 76 percent of all households in North Plains in 2000. The majority of Hispanic householders (81%) owned their homes. Of the renter-occupied units, Hispanics occupied only 3 percent, which is opposite to homeownership characteristics of Hispanics in most areas in Washington County. The average number of person per household for owners was higher than for renters - 2.89 and 2.12 respectively. Only 3 percent of all households in North Plains were overcrowded, which even decreased from 4 percent in 1990.

### Income<sup>1</sup> and Poverty

The median income of residents in North Plains increased by 47 percent, one of the highest increases in the County. Median income rose from \$33,784 to \$49,563 during the 1990s, representing a 47 percent change, but did not reach the median income level for the County. Over one-quarter of all households had income that was no higher than 50 percent of HUD's adjusted median family income. However, there were fewer impoverished persons in 2000 than in 1990. The poverty rate decreased from 18.1% to 5.3% leaving 84 persons whose income was below the poverty level in 2000. Poverty was more prevalent amongst the elderly and older children. The poverty rate was highest amongst the elderly (16%) and older children (8%) in 2000.

### Housing Costs<sup>1</sup>

The median housing value in North Plains grew by 98 percent since 1990 from \$79,679 to \$157,600. The amount, however, was about \$17,000 below the median for

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<sup>1</sup> Dollars have been adjusted for inflation and represent 1999 dollar value.

## North Plains Overview and Tables

Washington County. Median monthly rent increased from \$463 in 1990 to \$539 in 2000, or by 55 percent. Median owner housing costs by increased by 42 percent to reach \$1,140 in 2000. Thirty-seven percent of all households were cost-burdened.

### Annexation

From 1990 to 2000, no persons or housing units were annexed from the County into North Plains. Annexation accounted for none of North Plains' population and housing growth during the period.



Population

**1. Total Population**

Population (universe: persons)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Population</b>	972	1,605			633	65.12%
Male	539	793	55.45%	49.41%	254	47.12%
Female	433	812	44.55%	50.59%	379	87.53%

**2. Population by Race/Hispanic Origin**

Race/Hispanic Origin (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	764	1,407	78.6%	87.7%	643	84.2%
Black	0	2	0.0%	0.1%	2	100.0%
American Indian/Alaskan Native	9	22	0.9%	1.4%	13	144.4%
Asian/Pacific Islander	14	32	1.4%	2.0%	18	128.6%
2 and more races		28		1.7%		
Other	2	0	0.2%	0.0%	-2	-100.0%
Hispanic	183	114	18.8%	7.1%	-69	-37.7%

**3. Population by Age**

Population by Age (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
0 -17	286	482	29.4%	30.0%	196	68.53%
under 5	81	154	8.3%	9.6%	73	90.12%
5-9	87	128	9.0%	8.0%	41	47.13%
10-14	76	135	7.8%	8.4%	59	77.63%
15-17	42	65	4.3%	4.0%	23	54.76%
18-19	38	31	3.9%	1.9%	-7	-18.42%
20-24	85	59	8.7%	3.7%	-26	-30.59%
25-40	254	410	26.1%	25.5%	156	61.42%
41-64	227	452	23.4%	28.2%	225	99.12%
65-84	67	146	6.9%	9.1%	79	117.91%
85 and over	15	25	1.5%	1.6%	10	66.67%

Special Needs Population Groups

**4. Elderly Population**

Elderly Population by Age (universe: persons ages 62 and over)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
62 and over	100	199	10.3%	12.4%	99	99.0%
65 and over	82	171	8.4%	10.7%	89	108.5%
62-64	18	28	1.9%	1.7%	10	55.6%
65-74	38	87	3.9%	5.4%	49	128.9%
75-84	29	59	3.0%	3.7%	30	103.4%
85 and over	15	25	1.5%	1.6%	10	66.7%

**5. Living Situations of the Elderly (2000)**

Elderly Residing at Home or in Group Quarters	Persons 65 and over	Share
Living at home	171	100%*
Living alone	79	46.2%**
Living in group quarters	0	0%*
Institutionalized	0	0%***
Non-institutionalized	0	0%***

\* Share of all persons 65 and over

\*\* Share of all persons 65 and over living at home

\*\*\* Share of all persons 65 and over living in group quarters

**6. Persons with Disabilities by Type of Disability 2000**

Type of Disability (universe: Persons ages 5 years and over)	2000	2000 Share of Total	Percent of Persons ages 5 years and over*
<b>Total disabilities tallied</b>	357	100%	
Sensory disability	53	14.8%	3.7%
Physical disability	100	28.0%	6.9%
Mental disability	57	16.0%	3.9%
Self-care disability	22	6.2%	1.5%
Go-outside-home disability	57	16.0%	3.9%
Employment disability	68	19.0%	4.7%

\* See technical notes in Report

**7a. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5 years and over *	1990	1990 Share	2000	2000 Share of Total	1990-2000 Absolute Change	1990-2000 Percent Change
<b>Total disabilities tallied</b>			357	100%		
Sensory disability			53	14.8%		
Physical disability			100	28.0%		
Mental disability			57	16.0%		
Self-care disability			22	6.2%		
Go-outside-home disability			57	16.0%		
Employment disability			68	19.0%		

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7b. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5-15 years *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>			20	5.6%		
Sensory disability			3	0.8%		
Physical disability			2	0.6%		
Mental disability			13	3.6%		
Self-care disability			2	0.6%		
Go-outside-home disability						
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7c. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 16 and over *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	108	100%	337	100.0%		
Sensory disability			50	14.8%		
Physical disability			98	29.1%		
Mental disability			44	13.1%		
Self-care disability	26	24.1%	20	5.9%	-6	-23%
Go-outside-home disability	10	9.3%	57	16.9%	47	470%
Employment disability	72	66.7%	68	20.2%	-4	-6%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7d. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 16 to 64 years *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	101	93.5%	191	56.7%		
Sensory disability			20	10.5%		
Physical disability			46	24.1%		
Mental disability			18	9.4%		
Self-care disability	21	20.8%	5	2.6%	-16	-76%
Go-outside-home disability	8	7.9%	34	17.8%	26	325%
Employment disability	72	71.3%	68	35.6%	-4	-6%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7e. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 65 years and over *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	7	6.5%	146	43.3%	139	19.85714286
Sensory disability			30	20.5%		
Physical disability			52	35.6%		
Mental disability			26	17.8%		
Self-care disability	5	71.4%	15	10.3%	10	200%
Go-outside-home disability	2	28.6%	23	15.8%	21	1050%
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**8a. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\***

White	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
<b>Total disabilities tallied for persons Ages 5 years and over</b>	329	52	89	57	22	48	61
Ages 5 - 15	20	3	2	13	2		
Ages 16 - 64	166	19	36	18	5	27	61
Ages 65 and over	143	30	51	26	15	21	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8b. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

Black/African Americans	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
<b>Total disabilities tallied for persons Ages 5 years and over</b>	0	0	0	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	0	0	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.



**8c. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

American Indian/Alaska Native	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
Total disabilities tallied for persons Ages 5 years and over	4	0	4	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	4	0	4	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8d. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

Asian/Native Hawaiian/Pacific Islander	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
Total disabilities tallied for persons Ages 5 years and over	19	0	3	0	0	9	7
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	17	0	3	0	0	7	7
Ages 65 and over	2	0	0	0	0	2	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8e. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

Other Race/Two or more races	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
<b>Total disabilities tallied for persons Ages 5 years and over</b>	5	1	4	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	4	1	3	0	0	0	0
Ages 65 and over	1	0	1	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8f. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

Hispanic/Latino origin**	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
<b>Total disabilities tallied for persons Ages 5 years and over</b>	6	3	3	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	5	2	3	0	0	0	0
Ages 65 and over	1	1	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\*Hispanics are of any race and are counted in the race categories above, too.

**9. AIDS Population \***

<b>Year</b>	<b># AIDS Cases Reported</b>	<b>Cumulative Total</b>
1986	0	0
1987	0	0
1988	0	0
1989	0	0
1990	0	0
1991	0	0
1992	0	0
1993	0	0
1994	0	0
1995	0	0
1996	0	0
1997	0	0
1998	0	0
1999	0	0
2000	0	0
2001	0	0
<b>Total Cases Reported</b>	0	

\* Source: Oregon Department of Human Services, HIV/AIDS Program, HIV/AIDS Reporting System, 2001

**10. Other Special Needs Population**

<b>Estimated Persons in Need of Alcohol or Other Drug Treatment (universe: persons ages 10 and over)</b>	<b>2000</b>	<b>% Population*</b>
<b>Persons</b>	124	9.4%**

\*Estimated using the percentage of the population in Washington County estimated to have treatment needs Washington County.

\*\* The percentage of persons in Washington County 10 years and over that are estimated to have a need for treatment; calculated by Oregon's Department of Human Services, Office of Mental Health and Addiction Services.

**11a. Agricultural Employment**

<b>Workers by Employer's Type of Business (Industry)</b> (universe: employed persons ages 16 and over)	<b>1990 Industry:</b> Agriculture, forestry, and fisheries	<b>2000 Industry:</b> Agriculture, forestry, and fisheries
Persons Employed by Employer's Type of Business	51	16

**11b. Agricultural Employment (2000 only)**

<b>Workers by Type of Work (Occupation)</b> (universe: employed persons ages 16 and over)	<b>2000 Occupation:</b> Farmers and farm managers	<b>2000 Occupation:</b> Farming, fishing, and forestry occupations
Persons Employed by Type of Work They Do	6	5

**12. Persons Residing in Group Quarters**

Persons in Group Quarters (universe: all persons)	1990	2000	Share of all persons in group quarters		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Institutionalized persons:</b>	0	0	0.0%	0.0%	0	0.0%
Correctional institutions	0	0	0.0%	0.0%	0	0.0%
Nursing homes	0	0	0.0%	0.0%	0	0.0%
Mental (Psychiatric) hospitals	0	0	0.0%	0.0%	0	0.0%
Juvenile institutions	0	0	0.0%	0.0%	0	0.0%
Other institutions	0	0	0.0%	0.0%	0	0.0%
<b>Non-institutionalized persons</b>	113	0	100.0%	0.0%	-113	100.0%
College dormitories	0	0	0.0%	0.0%	0	0.0%
Military quarters	0	0	0.0%	0.0%	0	0.0%
Emergency shelters for homeless	0		0.0%			
Visible in street locations	0		0.0%			
Other non-institutional group quarters	113	0	100.0%	0.0%	-113	100.0%
<b>Total persons in group quarters</b>	113	0	11.6%*	0.0%*	-113	100.0%

\* Share of total population

Housing and Households

**13. Housing Units**

Housing Units (universe: all housing units)	1990	2000	Vacancy Rate		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Housing Units</b>	306	633			327	106.9%
Occupied	294	594			300	102.0%
Vacant	12	39	3.9%	6.2%	27	225.0%

**14. Housing Units Structure**

Structure Type and Size (universe: all housing units)	1990	2000	Share of Total Housing Units		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Single-family Units</b>	279	475	90.3%	74.6%	196	70.3%
<b>Multi-family Units</b>	21	90	6.8%	14.1%	69	328.6%
2-9	21	29	6.8%	4.6%	8	38.1%
10-49	0	59	0	9.3%	59	100.0%
50 or More	0	2	0	0.3%	2	100.0%
<b>Mobile Home or Trailer</b>	5	72	1.6%	11.3%	67	1340.0%
<b>Other (Boat, RV, Van, Etc.)</b>	4	0	1.3%	0.0%	-4	-100.0%

**15. Tenure**

Tenure of Households (universe: occupied housing units) *	1990	2000	Share of Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Households</b>	294	595	100.0%	100.0%	301	201.4%
Owner occupied	220	449	74.8%	75.5%	229	104.1%
Renter occupied	74	146	25.2%	24.5%	72	97.3%

\* Occupied housing unit is the same as household

**16. Households by Race/Hispanic Origin**

Race/Hispanic Origin (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	272	541	92.5%	91.1%	269	98.9%
Black	0	0	0.0%	0.0%	0	0.0%
American Indian/Alaskan Native	1	4	0.3%	0.7%	3	300.0%
Asian/Pacific Islander	6	8	2.0%	1.3%	2	33.3%
2 or more races	0	9	0.0%	1.5%	9	100.0%
Other	0	0	0.0%	0.0%	0	0.0%
Hispanic	15	32	5.1%	5.4%	17	113.3%

## 17. Household Tenure by Race

Tenure by Race/Hispanic Origin of Householder* (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
<b>Owner occupied:</b>	220	448	<b>100.0%</b>	<b>100.0%</b>	228	103.6%
White:	208	416	94.5%	92.9%	208	100.0%
White Alone (not Hispanic)	205	405	93.2%	90.4%	200	97.6%
White Hispanic	3	11	1.4%	2.5%	8	266.7%
Black	0	0	0.0%	0.0%	0	0.0%
American Indian, Eskimo, or Aleut	1	5	0.5%	1.1%	4	400.0%
Asian or Pacific Islander	5	8	2.3%	1.8%	3	60.0%
Other Race		12		2.7%		
Two or more		7		1.6%		
All Other Race	6	19	2.7%	4.2%	13	216.7%
Hispanic Origin*	15	26	6.8%	5.8%	11	73.3%
<b>Renter occupied:</b>	74	146	<b>100.0%</b>	<b>100.0%</b>	72	97.3%
White:	69	139	93.2%	95.2%	70	101.4%
White Alone (not Hispanic)	67	136	90.5%	93.2%	69	103.0%
White Hispanic	2	3	2.7%	2.1%	1	50.0%
Black	0	0	0.0%	0.0%	0	0.0%
American Indian, Eskimo, or Aleut	0	2	0.0%	1.4%	2	100.0%
Asian or Pacific Islander	1	0	1.4%	0.0%	-1	-100.0%
Other Race		1		0.7%		
Two or more		4		2.7%		
All Other Race	4	5	5.4%	3.4%	1	25.0%
Hispanic Origin*	6	6	8.1%	4.1%	0	0.0%

\* Persons of Hispanic origin are of any race and are also included in the racial categories.

**18. Household Size**

Household Size (universe: occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
1-person household	65	152	22.1%	25.6%	87	133.8%
2-person household	76	153	25.9%	25.8%	77	101.3%
3-person household	44	108	15.0%	18.2%	64	145.5%
4-person household	61	117	20.7%	19.7%	56	91.8%
5-person household	28	40	9.5%	6.7%	12	42.9%
6-person household	14	16	4.8%	2.7%	2	14.3%
7-or-more-person household	6	8	2.0%	1.3%	2	33.3%

**19. Person Per Household**

Average Number of Persons per Household (universe: occupied housing units)	1990	2000
<b>Occupied housing</b>	2.92	2.70
Owner-occupied housing	3.00	2.89
Renter-occupied housing	2.68	2.12



**20. Overcrowding\* by Tenure**

<b>Number of occupants per room by Tenure(universe: occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Owner occupied:</b>	220	449	100.0%	100.0%	229	104.1%
0.50 or less occupants per room	130	295	59.1%	65.7%	165	126.9%
0.51 to 1.00 occupants per room	81	141	36.8%	31.4%	60	74.1%
1.01 to 1.50 occupants per room	5	8	2.3%	1.8%	3	60.0%
1.51 to 2.00 occupants per room	4	5	1.8%	1.1%	1	25.0%
2.01 or more occupants per room	0	0	0.0%	0.0%	0	0.0%
<b>Overcrowded owner occupied units</b>	9	13	4.1%	2.9%	4	44.4%
<b>Renter occupied:</b>	74	146	100.0%	100.0%	72	97.3%
0.50 or less occupants per room	39	106	52.7%	72.6%	67	171.8%
0.51 to 1.00 occupants per room	28	34	37.8%	23.3%	6	21.4%
1.01 to 1.50 occupants per room	6	4	8.1%	2.7%	-2	-33.3%
1.51 to 2.00 occupants per room	1	2	1.4%	1.4%	1	100.0%
2.01 or more occupants per room	0	0	0.0%	0.0%	0	0.0%
<b>Overcrowded renter occupied units</b>	7	6	9.5%	4.1%	-1	-14.3%

\* Overcrowding is where a household has more than one occupant per room.

**21. Household Type**

Household Type (universe: occupied housing units)	1990	2000	Share of all Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Persons living alone:</b>	65	152	22.1%*	25.6%*	87	133.8%
Male householder	24	58	8.2%*	9.8%*	34	141.7%
Female householder	41	94	13.9%*	15.8%*	53	129.3%
<b>Family households:</b>	218	423	74.1%*	71.2%*	205	94.0%
<b>Married couple family:</b>	172	349	78.9%**	82.5%**	177	102.9%
With children under 18 years	100	202	58.1%***	57.9%***	102	102.0%
No children under 18 years	72	147	41.9%***	42.1%***	75	104.2%
<b>Total single-parent households</b>	34	41	15.6%**	9.7%**	7	20.6%
Single-father family	11	11	32.4%****	26.8%****	0	0.0%
Single-mother family	23	30	67.6%****	73.2%****	7	30.4%
Other family households	12	33	5.5%**	7.8%**	21	175.0%
Non-family households	11	19	3.7%*	3.2%*	8	72.7%

\* The share of all households

\*\*The share of all family households.

\*\*\*The share of all married-couple family households

\*\*\*\*The share of single-parent family households

North Plains Overview and Tables

**22. Households by Age**

Households by Age of Householder (universe: occupied housing units)	1990	2000	Share of All Households		Absolute Change (1990- 2000)	Percent Change (1990- 2000)
			1990	2000		
15 to 24 years	10	9	3.4%	1.5%	-1	-10.0%
25 to 34 years	58	129	19.7%	21.7%	71	122.4%
35 to 44 years	82	141	27.9%	23.7%	59	72.0%
45 to 54 years	48	120	16.3%	20.2%	72	150.0%
55 to 64 years	36	71	12.2%	12.0%	35	97.2%
65 to 74 years	27	63	9.2%	10.6%	36	133.3%
75 years and over	33	61	11.2%	10.3%	28	84.8%

**23a. Households Type by Age of Householder**

<b>Family Household Type by Age of Householder (universe: occupied housing units)</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>Total Households*</b>	595	100%
<b>All Family households</b>	431	72.4%
<b>Of Family Households, the share by type**:</b>		100%
<b>Married-couple family:</b>	358	83.1%
Age 15 to 24 years	4	
Age 25 to 34 years	95	
Age 35 to 44 years	99	
Age 45 to 54 years	65	
Age 55 to 64 years	58	
Age 65 to 74 years	18	
Age 75 years and over	19	
<b>Other family:</b>	73	16.9%
<b>Male householder, no wife present:</b>	26	6.0%
Age 15 to 24 years	0	
Age 25 to 34 years	9	
Age 35 to 44 years	13	
Age 45 to 54 years	4	
Age 55 to 64 years	0	
Age 65 to 74 years	0	
Age 75 years and over	0	
<b>Female householder, no husband present:</b>	47	10.9%
Age 15 to 24 years	0	
Age 25 to 34 years	8	
Age 35 to 44 years	17	
Age 45 to 54 years	10	
Age 55 to 64 years	2	
Age 65 to 74 years	4	
Age 75 years and over	6	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

**23b. Households Type by Age of Householder**

<b>Non-family Household Type by Age of Householder (universe: households)</b>	<b>2000</b>	<b>2000 Share of Total</b>	<b>Non-family Household Type by Age of Householder</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>All Non-family households</b>	164	27.6%			
<b>Of Non-Family Households the share by type***</b>		100%			
Male householder:	73	44.5%			
Female householder:	91	55.5%			
<b>Male Householder, Living alone:</b>	66	40.2%	<b>Male Householder, Not living alone:</b>	7	4.3%
Ages 15 to 24 years	2		Ages 15 to 24 years	0	
Ages 25 to 34 years	14		Ages 25 to 34 years	5	
Ages 35 to 44 years	19		Ages 35 to 44 years	0	
Ages 45 to 54 years	11		Ages 45 to 54 years	2	
Ages 55 to 64 years	6		Ages 55 to 64 years	0	
Ages 65 to 74 years	8		Ages 65 to 74 years	0	
Ages 75 years and over	6		Ages 75 years and over	0	
<b>Female Householder, Living alone:</b>	85	51.8%	<b>Female Householder, Not living alone:</b>	6	3.7%
Ages 15 to 24 years	0		Age 15 to 24 years	0	
Ages 25 to 34 years	4		Age 25 to 34 years	3	
Ages 35 to 44 years	2		Age 35 to 44 years	0	
Ages 45 to 54 years	4		Age 45 to 54 years	0	
Ages 55 to 64 years	10		Age 55 to 64 years	3	
Ages 65 to 74 years	32		Age 65 to 74 years	0	
Ages 75 years and over	33		Ages 75 years and over	0	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

Income and Housing Costs

**24. Household Income**

<b>Household Income*</b> (universe: occupied housing units)	<b>1990 (in 1989 dollars)</b>	<b>1990 (converted to 1999 dollars)**</b>	<b>2000</b>	<b>1990 Share of All Households</b>	<b>1990 Share of All Households (1999 dollars)</b>	<b>2000 Share of All Households</b>	<b>Absolute Change 1990-2000 (in same dollars)</b>	<b>Percent Change 1990-2000 (in same dollars)</b>
Less than \$10,000	48	36	48	16.4%	12.3%	8.2%	12	33.5%
\$10,000 to \$14,999	40	22	38	13.7%	7.5%	6.5%	16	73.2%
\$15,000 to \$19,999	20	30	24	6.8%	10.2%	4.1%	-6	-19.9%
\$20,000 to \$24,999	37	15	30	12.6%	5.1%	5.1%	15	99.4%
\$25,000 to \$29,999	24	23	22	8.2%	8.0%	3.8%	-1	-6.0%
\$30,000 to \$34,999	26	25	25	8.9%	8.4%	4.3%	0	1.9%
\$35,000 to \$39,999	20	18	22	6.8%	6.1%	3.8%	4	22.4%
\$40,000 to \$44,999	24	19	53	8.2%	6.6%	9.1%	34	172.2%
\$45,000 to \$49,999	12	17	34	4.1%	5.6%	5.8%	17	105.7%
\$50,000 to \$59,999	19	34	68	6.5%	11.6%	11.6%	34	100.4%
\$60,000 to \$74,999	12	24	94	4.1%	8.2%	16.1%	70	292.0%
\$75,000 to \$99,999	8	19	79	2.7%	6.5%	13.5%	60	312.1%
\$100,000 to \$124,999	0	6	37	0.0%	2.1%	6.3%	31	513.6%
\$125,000 to \$149,999	3	2	8	1.0%	0.7%	1.4%	6	294.2%
\$150,000 or more	0	3	3	0.0%	1.0%	0.5%	0	0.0%
\$150,000 to \$199,999	0	3	3	0.0%	1.0%	0.5%	0	0.6%
\$200,000 or more	0	0	0	0.0%	0.0%	0.0%	0	-100.0%

\*Income is reported in the Census referring to the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**25. Median Household Income**

<b>Median Household Income*</b> (universe: occupied housing units)	<b>1990 Median Household Income</b> (in 1989 dollars)	<b>1990 Median Household Income</b> (converted to 1999 dollars)**	<b>2000 Median Household Income</b> (in 1999 dollars)	<b>1990-2000 Percent Change</b> (in same dollars)
Annual Income	\$25,313	\$33,784	\$49,563	46.7%

\*Income is reported in the Census for the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**26. Households by HUD Adjusted Median Family Income (HAMFI) Category**

<b>2000 HAMFI*</b>	\$53,700
30%	\$16,110
50%	\$26,850
60%	\$32,220
80%	\$42,960
95%	\$51,015
<b>Percent of HAMFI</b>	<b>Number of Households in 2000</b>
30% or less	91
31-50%	57
51-60%	25
59-80%	57
81-95%	73
Over 95%	282
<b>Total</b>	<b>585</b>

\*HUD's Adjusted 1999 Median Family Income for Portland Metropolitan Area.

**27. Persons in Poverty by Age**

Poverty By Age (Universe: Persons For Whom Poverty Status Is Determined)*	1990	2000	Poverty Rates		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Persons with household income below poverty level**	179	84	18.1%	5.3%	-95	-53.1%
Under 5 years	3	0	4.8%	0.0%	-3	-100.0%
5 years	5	0	33.3%	0.0%	-5	-100.0%
6 to 11 years	23	8	21.3%	4.8%	-15	-65.2%
12 to 17 years	5	11	5.7%	7.6%	6	120.0%
18 to 64	132	37	20.8%	4.0%	-95	-72.0%
65 to 74 years	2	10	5.0%	11.2%	8	400.0%
75 years and over	9	18	22.0%	20.5%	9	100.0%
<b>Total Persons for Whom Poverty Status is Determined (above and below poverty level)</b>	<b>988</b>	<b>1,595</b>			<b>607</b>	<b>61.4%</b>

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\*Persons living in households where the total 1999 household income was below the poverty level.



**28. Poverty Status by Household Type**

<b>Poverty Status by Household Type</b> (universe: population for whom poverty status is determined)*	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Income in 1989, 1999 at or above poverty level:</b>	809	1,511	81.9%	94.7%	702	86.8%
In married-couple families	603	1,196	61.0%	75.0%	593	98.3%
In other families:	109	173	11.0%	10.8%	64	58.7%
Male householder, no wife present	27	71	2.7%	4.5%	44	163.0%
Female householder, no husband present	82	102	8.3%	6.4%	20	24.4%
Unrelated individuals	97	142	9.8%	8.9%	45	46.4%
<b>Income in 1989, 1999 below poverty level:**</b>	179	84	18.1%	5.3%	-95	-53.1%
In married-couple families	49	45	5.0%	2.8%	-4	-8.2%
In other families:	24	18	2.4%	1.1%	-6	-25.0%
Male householder, no wife present	11	0	1.1%	0.0%	-11	-100.0%
Female householder, no husband present	13	18	1.3%	1.1%	5	38.5%
Unrelated individuals	106	21	10.7%	1.3%	-85	-80.2%
<b>Total Persons for Whom Poverty Status is Determined</b>	<b>988</b>	<b>1,595</b>	<b>100.0%</b>	<b>100.0%</b>	<b>607</b>	<b>61.4%</b>

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\* Persons living in households where the total 1999 household income is below poverty level.

**29. Poverty by Race**

<b>Poverty by Race/Hispanic Origin (universe: persons for whom poverty was determined)</b>	<b>Total number of persons for whom poverty was determined in 2000</b>	<b>Persons whose 1999 income was below poverty level</b>	<b>2000 Poverty Rates (within racial/ethnic group)</b>	<b>Share of all persons below poverty**</b>
White	1,414	84	5.9%	100.0%
Black/African American	3	0	0.0%	0.0%
American Indian/Alaskan Native	40	0	0.0%	0.0%
Asian/Pacific Islander	21	0	0.0%	0.0%
Other Race	107	0	0.0%	0.0%
Two or More Races	10	0	0.0%	0.0%
All Other Races	117	0	0.0%	0.0%
Hispanic Origin*	165	0	0.0%	0.0%

\*Persons of Hispanic origin are of any race and are also included in the racial categories.

\*\*Will sum to more than 100% due to counting Hispanics in racial groups.

North Plains Overview and Tables

**30. Rent**

Monthly Gross Rent (universe: specified renter occupied housing units)	1990	2000	Share of Total Renter Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Renter Households</b>	80	146	100.0%	100.0%	66	82.5%
Less than \$200	3	2	3.8%	1.4%	-1	-33.3%
\$200-\$349	18	4	23.0%	2.7%	-14	-78.3%
\$350-\$499	27	38	33.4%	26.0%	11	42.1%
\$500-\$799	23	55	28.5%	37.7%	32	140.8%
\$800-\$999	8	23	9.9%	15.8%	15	190.3%
\$1000 and above	0	16	0.0%	11.0%	16	100.0%
<b>No cash rent</b>	1	8	1.3%	5.5%	7	700.0%

**31. Median Gross Rent**

Median Gross Rent (universe: specified renter occupied housing units paying cash rent)	1990 (in 1989 dollars)	1990 (converted to 1999 dollars)*	2000 (in 1999 dollars)	1990-2000 Percent Change (in same dollars)
Monthly Rent	\$347	\$463	\$539	16.4%

\*Dollars were adjusted due to inflation for comparison purposes.

**32. Rent as Percentage of Household Income**

Gross rent as a Percentage of household income (universe: specified renter occupied households paying cash rent)	1990	2000	Share of Total Renter Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	26	51	32.5%	34.9%	25	96.2%
20 to 24 percent	15	15	18.8%	10.3%	0	0.0%
25 to 29 percent	11	11	13.8%	7.5%	0	0.0%
30 to 34 percent	5	29	6.3%	19.9%	24	480.0%
35 percent or more	22	30	27.5%	20.5%	8	36.4%
Not computed	1	10	1.3%	6.8%	9	900.0%
<b>Cost-burdened Renter Households*</b>	<b>27</b>	<b>59</b>	<b>34.2%</b>	<b>43.4%</b>	<b>32</b>	<b>118.5%</b>

\* Households where 30% or more of household income is spent on rent.

**33. Monthly Owner Housing Costs**

Monthly Owner Housing Costs (universe: specified owner occupied housing units)	1990	2000	Share of Total Owner Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Owner Households</b>	<b>198</b>	<b>365</b>	<b>100.0%</b>	<b>100.0%</b>	<b>167</b>	<b>84.3%</b>
Less than \$300	28	34	14.1%	9.3%	6	21.4%
\$300-\$499	44	34	22.2%	9.3%	-10	-22.7%
\$500-\$699	33	30	16.7%	8.2%	-3	-9.1%
\$700-\$999	63	73	31.8%	20.0%	10	15.9%
\$1000-\$1499	22	114	11.1%	31.2%	92	418.2%
\$1500-\$1999	5	61	2.5%	16.7%	56	1120.0%
\$2000 and over	0	19	0.0%	5.2%	19	100.0%

**34. Median Owner Housing Costs**

<b>Median Monthly Owner Housing Costs</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Monthly Housing Costs	\$601	\$802	\$1,140	42.1%

\*Dollars were adjusted due to inflation for comparison purposes.

**35. Owner Housing Costs as a Percentage of Household Income**

Monthly Owner Housing Cost as a Percentage of Household Income (universe: specified owner occupied housing units)	1990	2000	Share of Total		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	92	146	46.5%	40.0%	54	58.7%
20 to 24 percent	32	47	16.2%	12.9%	15	46.9%
25 to 29 percent	22	66	11.1%	18.1%	44	200.0%
30 to 34 percent	5	32	2.5%	8.8%	27	540.0%
35 percent or more	44	74	22.2%	20.3%	30	68.2%
Not computed	3	0	1.5%	0.0%	-3	-100.0%
<b>Cost-burdened Owner Occupied Households*</b>	49	106	25.1%	29.0%	57	116.3%

\* Households where 30% or more of household income is spent on monthly owner housing cost.

**36. Housing Value**

Value for owner occupied housing units (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total Owner Households	2000 Share of Total Owner Households	Absolute Change 1990-2000	Percent Change 1990-2000
Less than \$10,000		0		0.0%		
\$10,000 to \$14,999		0		0.0%		
<b>Less than \$15,000</b>	0	0	0.0%	0.0%	0	0.0%
\$15,000 to \$19,999	0	0	0.0%	0.0%	0	0.0%
\$20,000 to \$24,999	2	2	1.0%	0.5%	0	0.0%
\$25,000 to \$29,999	6	0	3.0%	0.0%	-6	-100.0%
\$30,000 to \$34,999	8	0	4.0%	0.0%	-8	-100.0%
\$35,000 to \$39,999	6	0	3.0%	0.0%	-6	-100.0%

North Plains Overview and Tables

Value for owner occupied housing units (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total Owner Households	2000 Share of Total Owner Households	Absolute Change 1990-2000	Percent Change 1990-2000
\$40,000 to \$44,999	11		5.6%			
\$40,000 to \$49,999	21	2	10.6%	0.5%	-19	-90.5%
\$45,000 to \$49,999	10		5.1%			
\$50,000 to \$59,999	58	7	29.3%	1.9%	-51	-87.9%
\$60,000 to \$69,999		6		1.6%		
\$60,000 to \$74,999	48		24.2%			
\$60,000 to \$99,999	83	25	41.9%	6.8%	-58	-69.9%
\$70,000 to \$79,999		4		1.1%		
\$80,000 to \$89,999		8		2.2%		
\$90,000 to \$99,999		7		1.9%		
\$75,000 to \$99,999	35		17.7%			
\$100,000 to \$124,999	9	52	4.5%	14.2%	43	477.8%
\$125,000 to \$149,999	2	82	1.0%	22.5%	80	4000.0%
\$150,000 to \$174,999	0	41	0.0%	11.2%	41	100.0%
\$175,000 to \$199,999	0	62	0.0%	17.0%	62	100.0%
\$200,000 to \$249,999	2	66	1.0%	18.1%	64	3200.0%
\$250,000 to \$299,999	1	18	0.5%	4.9%	17	1700.0%
\$300,000 to \$399,999	0	4	0.0%	1.1%	4	100.0%
\$400,000 to \$499,999	0	2	0.0%	0.5%	2	100.0%
\$500,000 or more	0	2	0.0%	0.5%	2	100.0%
\$500,000 to \$749,999		2		0.5%		
\$750,000 to \$999,999		0		0.0%		
\$1,000,000 or More		0		0.0%		

**37. Median Value of Housing Units**

<b>Median Housing Unit Value</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Value	\$59,700	\$79,679	\$157,600	97.8%

\*Dollars were adjusted due to inflation for comparison purposes.



**Portland (part in Washington County)**  
**Overview and Tables**

**Findings in Portland (WA Co. part):**

- Portland (part in Washington County) experienced moderate population growth during the 1990s with an increase of 16%.
- The proportion of the elderly dropped nearly 3% to constitute only 4.5% of the total population.
- Portland (part) is mostly composed of multi family housing.
- The vacancy rate increased by 3 percentage points reaching almost 6% in 2000.
- Of all households in Portland (part) in 2000, the proportion of one-person households, *and* the proportion of households with children, were some of the smallest county-wide (second only to King City).
- Median household income decreased during the last decade to \$29,000, significantly lower than the county average.
- The poverty rate in 2000 was 12%.
- Housing costs for homeowners increased by 73% during the 1990s.
- Despite a decrease in median income and having one of the lowest median incomes in the County, Portland (part) had the highest 2000 median housing value in all of Washington County.
- Housing cost-burden was high, with nearly 46% renters and 33% homeowners spending more than 30% of their income on housing costs.

**Summary**

Population

The portion of Portland's population in Washington County reached 1,388 in 2000, an increase of only 16 percent (191 persons) since 1990.

Portland (part) was predominantly White - 84 percent - a decrease from 92 percent in 1990. All of the ethnic minority population groups, except Native American/Alaskan Native, experienced an increase during the same period. The minority population is comprised mostly of Hispanics and Asians/Pacific Islanders who represented 6 percent and 5 percent of Portland's (part) population in 2000.

### Special Needs Population

The senior population seniors in Portland (part) decreased to only 77 persons, or 6 percent, from 1990 to 2000. All 77 persons were living at home and half were living alone. Few had disabilities.

In 2000, few persons under 65 years of age were reported to have been suffering from disabilities (six percent) in Portland (part).

### Housing and Households

Forty-two percent of all households in Portland (part) were occupied by one person in 2000. Only 27 percent of all households included children, one-third of which were single-parent households.

The number of housing units existing in Portland (part) increased from 637 to 714 during the 1990s. The housing stock in this part of Portland is mostly comprised of multi-family units (72 percent).

Renters occupied 76 percent of all occupied units, substantially more than in Washington County (40 percent). Only 7 percent of all Hispanic householders owned their homes in this area while one-third of Asians/Pacific Islanders were homeowners. The average household size in 2000 was 2.93 for owner occupied households and 1.74 for those occupied by renters.

### Income<sup>1</sup> and Poverty

The median household income of residents decreased by 4 percent from \$30,250 in 1990 to \$28,929 in 2000. Portland (part) had one of the lowest levels on median income in all of Washington County in 2000. The number of persons with income below the poverty level more than doubled to represent 12 percent of the population during this period. Of the 172 persons in poverty, none were over the age of 65, and 18 percent were under the age of 18.

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<sup>1</sup> Dollars have been adjusted for inflation and represent 1999 dollar value.

Housing Costs<sup>1</sup>

The median housing value in Portland (part) more than tripled during the 1990s, reaching a value of \$295,200, the highest median value in all of Washington County in 2000. Median monthly housing costs increased by 72 percent, but rent remained fairly stable. The proportion of cost-burdened households in Portland (part) remained high, and increased from 40 percent to reach 43 percent in 2000. Forty-six percent of all renters were cost-burdened, as were one-third of all homeowners.

Annexation

From 1990 to 2000, no persons or housing units were annexed from Washington County into the part of Portland that is located in Washington County. Annexation from Washington County accounted for none of Portland's population and housing growth during the period.

Population

**1. Total Population**

Population (universe: persons)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Population</b>	1,197	1,388			191	16.0%
Male	572	706	47.8%	50.9%	134	23.4%
Female	625	682	52.2%	49.1%	57	9.1%

**2. Population by Race/Hispanic Origin**

Race/Hispanic Origin (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	1,105	1,171	92.3%	84.4%	66	6.0%
Black	11	16	0.9%	1.2%	5	45.5%
American Indian/Alaskan Native	9	7	0.8%	0.5%	-2	-22.2%
Asian/Pacific Islander	36	72	3.0%	5.2%	36	100.0%
2 and more races		34		2.4%		
Other	2	5	0.2%	0.4%	3	150.0%
Hispanic	34	83	2.8%	6.0%	49	144.1%

Portland (Washington County part) Overview and Tables

**3. Population by Age**

Population by Age (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
0 -17	220	299	18.4%	21.5%	79	35.9%
under 5	96	109	8.0%	7.9%	13	13.5%
5-9	66	97	5.5%	7.0%	31	47.0%
10-14	32	62	2.7%	4.5%	30	93.8%
15-17	26	31	2.2%	2.2%	5	19.2%
18-19	37	37	3.1%	2.7%	0	0.0%
20-24	160	154	13.4%	11.1%	-6	-3.8%
25-40	463	481	38.7%	34.7%	18	3.9%
41-64	229	354	19.1%	25.5%	125	54.6%
65-84	86	60	7.2%	4.3%	-26	-30.2%
85 and over	2	3	0.2%	0.2%	1	50.0%

Special Needs Population Groups

**4. Elderly Population**

Elderly Population by Age (universe: persons ages 62 and over)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
62 and over	108	77	9.0%	5.6%	-31	-28.7%
65 and over	88	63	7.4%	4.5%	-25	-28.4%
62-64	20	14	1.7%	1.0%	-6	-30.0%
65-74	51	39	4.3%	2.8%	-12	-23.5%
75-84	35	21	2.9%	1.5%	-14	-40.0%
85 and over	2	3	0.2%	0.2%	1	50.0%

**5. Living Situations of the Elderly (2000)**

Elderly Residing at Home or in Group Quarters	Persons 65 and over	Share
Living at home	63	100%*
Living alone	39	61.9%**
Living in group quarters	0	0%*
Institutionalized	0	0%***
Non-institutionalized	0	0%***

\* Share of all persons 65 and over

\*\* Share of all persons 65 and over living at home

\*\*\* Share of all persons 65 and over living in group quarters

**6. Persons with Disabilities by Type of Disability 2000**

Type of Disability (universe: Persons ages 5 years and over)	2000	2000 Share of Total	Percent of Persons ages 5 years and over*
<b>Total disabilities tallied</b>	318	100%	
Sensory disability	4	1.3%	0.3%
Physical disability	88	27.7%	6.9%
Mental disability	45	14.2%	3.5%
Self-care disability	22	6.9%	1.7%
Go-outside-home disability	77	24.2%	6.0%
Employment disability	82	25.8%	6.4%

\* See technical notes in Report.

**7a. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5 years and over *	1990	1990 Share	2000	2000 Share of Total	1990-2000 Absolute Change	1990-2000 Percent Change
<b>Total disabilities tallied</b>			318	100%		
Sensory disability			4	1.3%		
Physical disability			88	27.7%		
Mental disability			45	14.2%		
Self-care disability			22	6.9%		
Go-outside-home disability			77	24.2%		
Employment disability			82	25.8%		

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.



**7b. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5-15 years *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>			5	1.6%		
Sensory disability			0	0.0%		
Physical disability			0	0.0%		
Mental disability			5	1.6%		
Self-care disability			0	0.0%		
Go-outside-home disability						
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7c. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 16 and over *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	47	100%	313	100.0%		
Sensory disability			4	1.3%		
Physical disability			88	28.1%		
Mental disability			40	12.8%		
Self-care disability	0	0.0%	22	7.0%	22	100.0%
Go-outside-home disability	12	25.5%	77	24.6%	65	541.7%
Employment disability	35	74.5%	82	26.2%	47	134.3%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7d. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 16 to 64 years *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	35	74.5%	271	86.6%	236	674.3%
Sensory disability			4	1.5%		
Physical disability			67	24.7%		
Mental disability			40	14.8%		
Self-care disability	0	0.0%	22	8.1%	22	100.0%
Go-outside-home disability	0	0.0%	56	20.7%	56	100.0%
Employment disability	35	100.0%	82	30.3%	47	134.3%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7e. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 65 years and over *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	12	25.5%	42	13.4%	30	250.0%
Sensory disability			0	0.0%		
Physical disability			21	50.0%		
Mental disability			0	0.0%		
Self-care disability	0	0.0%	0	0.0%	0	0.0%
Go-outside-home disability	12	100.0%	21	50.0%	9	75.0%
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**8a. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\***

<b>White</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	275	0	81	35	22	72	65
Ages 5 - 15	5	0	0	5	0		
Ages 16 - 64	228	0	60	30	22	51	65
Ages 65 and over	42	0	21	0	0	21	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8b. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Black/African Americans</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	0	0	0	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	0	0	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8c. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>American Indian/Alaska Native</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities:</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	7	0	0	7	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	7	0	0	7	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8d. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Asian/Native Hawaiian/Pacific Islander</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	10	0	0	0	0	5	5
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	10	0	0	0	0	5	5
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8e. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Other Race/Two or more races</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	26	4	7	3	0	0	12
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	26	4	7	3	0	0	12
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8f. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Hispanic/Latino origin**</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	43	4	10	13	7	0	9
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	43	4	10	13	7	0	9
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\*Hispanics are of any race and are counted in the race categories above, too.

**9. AIDS Population \***

<b>Year</b>	<b># AIDS Cases Reported</b>	<b>Cumulative Total</b>
1986	0	0
1987	0	0
1988	0	0
1989	0	0
1990	0	0
1991	0	0
1992	0	0
1993	0	0
1994	0	0
1995	0	0
1996	0	0
1997	0	0
1998	0	0
1999	0	0
2000	0	0
2001	0	0
<b>Total Cases Reported</b>	0	

\* Source: Oregon Department of Human Services, HIV/AIDS Program, HIV/AIDS Reporting System, 2001

**10. Other Special Needs Population**

<b>Estimated Persons in Need of Alcohol or Other Drug Treatment (universe: persons ages 10 and over)</b>	<b>2000</b>	<b>% Population*</b>
<b>Persons</b>	111	9.4%**

\*Estimated using the percentage of the population in Washington County estimated to have treatment needs Washington County.

\*\* The percentage of persons in Washington County 10 years and over that are estimated to have a need for treatment; calculated by Oregon's Department of Human Services, Office of Mental Health and Addiction Services.

**11a. Agricultural Employment**

<b>Workers by Employer's Type of Business (Industry)</b> (universe: employed persons ages 16 and over)	<b>1990 Industry:</b> <b>Agriculture, forestry, and fisheries</b>	<b>2000 Industry:</b> <b>Agriculture, forestry, and fisheries</b>
Persons Employed by Employer's Type of Business	0	0

**11b. Agricultural Employment (2000 only)**

<b>Workers by Type of Work (Occupation)</b> (universe: employed persons ages 16 and over)	<b>2000 Occupation:</b> <b>Farmers and farm managers</b>	<b>2000 Occupation:</b> <b>Farming, fishing, and forestry occupations</b>
Persons Employed by Type of Work They Do	0	0

**12. Persons Residing in Group Quarters**

<b>Persons in Group Quarters</b> (universe: all persons)	<b>1990</b>	<b>2000</b>	<b>Share of all persons in group quarters</b>		<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
			<b>1990</b>	<b>2000</b>		
<b>Institutionalized persons:</b>	0	0	0.0%	0.0%	0	0.0%
Correctional institutions	0	0	0.0%	0.0%	0	0.0%
Nursing homes	0	0	0.0%	0.0%	0	0.0%
Mental (Psychiatric) hospitals	0	0	0.0%	0.0%	0	0.0%
Juvenile institutions	0	0	0.0%	0.0%	0	0.0%
Other institutions	0	0	0.0%	0.0%	0	0.0%
<b>Non-institutionalized persons</b>	0	0	0.0%	0.0%	0	0.0%
College dormitories	0	0	0.0%	0.0%	0	0.0%
Military quarters	0	0	0.0%	0.0%	0	0.0%
Emergency shelters for homeless	0		0.0%			
Visible in street locations	0		0.0%			
Other non-institutional group quarters	0	0	0.0%	0.0%	0	0.0%
<b>Total persons in group quarters</b>	0	0	0.0%*	0.0%*	0	0.0%

\* Share of total population



Housing and Households

**13. Housing Units**

Housing Units (universe: all housing units)	1990	2000	Vacancy Rate		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Housing Units</b>	637	714			77	12.1%
Occupied	620	673			53	8.5%
Vacant	17	41	2.7%	5.7%	24	141.2%

**14. Housing Units Structure**

Structure Type and Size (universe: all housing units)	1990	2000	Share of Total Housing Units		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Single-family Units</b>	153	202	24.7%	27.8%	49	32.0%
<b>Multi-family Units</b>	460	525	74.3%	72.2%	65	14.1%
2-9	181	180	29.2%	24.8%	-1	-0.6%
10-49	279	272	45.1%	37.4%	-7	-2.5%
50 or More	0	73		10.0%	73	
<b>Mobile Home or Trailer</b>	0	0				
<b>Other (Boat, RV, Van, Etc.)</b>	6	0	1.0%	0.0%	-6	-100.0%

**15. Tenure**

Tenure of Households (universe: occupied housing units) *	1990	2000	Share of Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Households</b>	620	678	100.0%	100.0%	58	32.8%
Owner occupied	127	163	20.5%	24.0%	36	28.3%
Renter occupied	493	515	79.5%	76.0%	22	4.5%

\* Occupied housing unit is the same as household

**16. Households by Race/Hispanic Origin**

Race/Hispanic Origin (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	578	576	93.2%	85.6%	-2	-0.3%
Black	6	12	1.0%	1.8%	6	100.0%
American Indian/Alaskan Native	7	5	1.1%	0.7%	-2	-28.6%
Asian/Pacific Islander	19	32	3.1%	4.8%	13	68.4%
2 or more races	0	14	0.0%	2.1%	14	100.0%
Other	1	2	0.2%	0.3%	1	100.0%
Hispanic	9	32	1.5%	4.8%	23	255.6%

**17. Household Tenure by Race**

Tenure by Race/Hispanic Origin of Householder* (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
<b>Owner occupied:</b>	127	182	<b>100.0%</b>	<b>100.0%</b>	55	43.3%
White:	121	171	95.3%	94.0%	50	41.3%
White Alone (not Hispanic)	120	170	94.5%	93.4%	50	41.7%
White Hispanic	1	1	0.8%	0.5%	0	0.0%
Black	2	1	1.6%	0.5%	-1	-50.0%
American Indian, Eskimo, or Aleut	0	0	0.0%	0.0%	0	0.0%
Asian or Pacific Islander	3	8	2.4%	4.4%	5	166.7%
Other Race		1		0.5%		
Two or more		1		0.5%		
All Other Race	1	2	0.8%	1.1%	1	100.0%
Hispanic Origin*	9	2	7.1%	1.1%	-7	-77.8%
<b>Renter occupied:</b>	493	491	<b>100.0%</b>	<b>100.0%</b>	-2	-0.4%
White:	462	425	93.7%	86.6%	-37	-8.0%
White Alone (not Hispanic)	458	406	92.9%	82.7%	-52	-11.4%
White Hispanic	4	19	0.8%	3.9%	15	375.0%
Black	4	11	0.8%	2.2%	7	175.0%
American Indian, Eskimo, or Aleut	7	6	1.4%	1.2%	-1	-14.3%
Asian or Pacific Islander	16	24	3.2%	4.9%	8	50.0%
Other Race		10		2.0%		
Two or more		15		3.1%		
All Other Race	4	25	0.8%	5.1%	21	525.0%
Hispanic Origin*	8	30	1.6%	6.1%	22	275.0%

\* Persons of Hispanic origin are of any race and are also included in the racial categories.

**18. Household Size**

Household Size (universe: occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
1-person household	281	282	45.3%	41.9%	1	0.4%
2-person household	188	189	30.3%	28.1%	1	0.5%
3-person household	83	114	13.4%	16.9%	31	37.3%
4-person household	49	62	7.9%	9.2%	13	26.5%
5-person household	19	19	3.1%	2.8%	0	0.0%
6-person household	0	6	0.0%	0.9%	6	100.0%
7-or-more-person household	0	1	0.0%	0.1%	1	100.0%

**19. Person Per Household**

Average Number of Persons per Household (universe: occupied housing units)	1990	2000
<b>Occupied housing</b>	1.93	2.06
Owner-occupied housing	2.74	2.93
Renter-occupied housing	1.72	1.74

**20. Overcrowding\* by Tenure**

Number of occupants per room by Tenure(universe: occupied housing units)	1990	2000	1990 Share of Total	2000 Share of Total	Absolute Change 1990-2000	Percent Change 1990-2000
<b>Owner occupied:</b>	127	163	<b>100.0%</b>	<b>100.0%</b>	36	28.3%
0.50 or less occupants per room	104	111	81.9%	68.1%	7	6.7%
0.51 to 1.00 occupants per room	22	46	17.3%	28.2%	24	109.1%
1.01 to 1.50 occupants per room	0	6	0.0%	3.7%	6	100.0%
1.51 to 2.00 occupants per room	1	0	0.8%	0.0%	-1	-100.0%
2.01 or more occupants per room	0	0	0.0%	0.0%	0	0.0%
<b>Overcrowded owner occupied units</b>	1	6	0.8%	3.7%	5	500.0%
<b>Renter occupied:</b>	493	515	<b>100.0%</b>	<b>100.0%</b>	22	4.5%
0.50 or less occupants per room	348	348	70.6%	67.6%	0	0.0%
0.51 to 1.00 occupants per room	127	147	25.8%	28.5%	20	15.7%
1.01 to 1.50 occupants per room	11	17	2.2%	3.3%	6	54.5%
1.51 to 2.00 occupants per room	7	3	1.4%	0.6%	-4	-57.1%
2.01 or more occupants per room	0	0	0.0%	0.0%	0	0.0%
<b>Overcrowded renter occupied units</b>	18	20	3.7%	3.9%	2	11.1%

\* Overcrowding is where a household has more than one occupant per room.

**21. Household Type**

Household Type (universe: occupied housing units)	1990	2000	Share of all Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Persons living alone:</b>	281	282	45.3%*	41.9%*	1	0.4%
Male householder	121	135	19.5%*	20.1%*	14	11.6%
Female householder	160	147	25.8%*	21.8%*	-13	-8.1%
<b>Family households:</b>	256	311	41.3%*	46.2%*	55	21.5%
Married couple family:	195	219	76.2%**	70.4%**	24	12.3%
With children under 18 years	96	126	49.2%***	57.5%***	30	31.3%
No children under 18 years	99	93	50.8%***	42.5%***	-6	-6.1%
<b>Total single-parent households</b>	38	54	14.8%**	17.4%**	16	42.1%
Single-father family	5	14	13.2%****	25.9%****	9	180.0%
Single-mother family	33	40	86.8%****	74.1%****	7	21.2%
Other family households	23	38	9.0%**	12.2%**	15	65.2%
<b>Non-family households</b>	83	80	13.4%*	11.9%*	-3	-3.6%

\*The share of all households

\*\*The share of all family households.

\*\*\*The share of all married-couple family households

\*\*\*\*The share of single-parent family households

**22. Households by Age**

Households by Age of Householder (universe: occupied housing units)	1990	2000	Share of All Households		Absolute Change (1990- 2000)	Percent Change (1990- 2000)
			1990	2000		
15 to 24 years	102	88	16.5%	13.1%	-14	-13.7%
25 to 34 years	210	208	33.9%	30.9%	-2	-1.0%
35 to 44 years	130	154	21.0%	22.9%	24	18.5%
45 to 54 years	69	124	11.1%	18.4%	55	79.7%
55 to 64 years	44	51	7.1%	7.6%	7	15.9%
65 to 74 years	35	30	5.6%	4.5%	-5	-14.3%
75 years and over	30	18	4.8%	2.7%	-12	-40.0%

**23a. Households Type by Age of Householder**

<b>Family Household Type by Age of Householder (universe: occupied housing units)</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>Total Households*</b>	678	100%
<b>All Family households</b>	298	44.0%
<b>Of Family Households, the share by type**:</b>		100%
<b>Married-couple family:</b>	193	64.8%
Age 15 to 24 years	6	
Age 25 to 34 years	54	
Age 35 to 44 years	80	
Age 45 to 54 years	38	
Age 55 to 64 years	15	
Age 65 to 74 years	0	
Age 75 years and over	0	
<b>Other family:</b>	105	35.2%
<b>Male householder, no wife present:</b>	19	6.4%
Age 15 to 24 years	0	
Age 25 to 34 years	0	
Age 35 to 44 years	15	
Age 45 to 54 years	0	
Age 55 to 64 years	0	
Age 65 to 74 years	4	
Age 75 years and over	0	
<b>Female householder, no husband present:</b>	86	28.9%
Age 15 to 24 years	6	
Age 25 to 34 years	29	
Age 35 to 44 years	33	
Age 45 to 54 years	4	
Age 55 to 64 years	6	
Age 65 to 74 years	0	
Age 75 years and over	8	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households



**23b. Households Type by Age of Householder**

<b>Non-family Household Type by Age of Householder (universe: households)</b>	<b>2000</b>	<b>2000 Share of Total</b>	<b>Non-family Household Type by Age of Householder</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>All Non-family households</b>	380	56.0%			
<b>Of Non-Family Households, the share by type***</b>		100%			
Male householder:	171	45.0%			
Female householder:	209	55.0%			
<b>Male Householder, Living alone:</b>	114	30.0%	<b>Male Householder, Not living alone:</b>	57	15.0%
Ages 15 to 24 years	24		Ages 15 to 24 years	18	
Ages 25 to 34 years	26		Ages 25 to 34 years	27	
Ages 35 to 44 years	26		Ages 35 to 44 years	5	
Ages 45 to 54 years	23		Ages 45 to 54 years	7	
Ages 55 to 64 years	0		Ages 55 to 64 years	0	
Ages 65 to 74 years	7		Ages 65 to 74 years	0	
Ages 75 years and over	8		Ages 75 years and over	0	
<b>Female Householder, Living alone:</b>	174	45.8%	<b>Female Householder, Not living alone:</b>	35	9.2%
Ages 15 to 24 years	35		Age 15 to 24 years	13	
Ages 25 to 34 years	54		Age 25 to 34 years	19	
Ages 35 to 44 years	26		Age 35 to 44 years	3	
Ages 45 to 54 years	7		Age 45 to 54 years	0	
Ages 55 to 64 years	28		Age 55 to 64 years	0	
Ages 65 to 74 years	24		Age 65 to 74 years	0	
Ages 75 years and over	0		Ages 75 years and over	0	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

Income and Housing Costs

**24. Household Income**

<b>Household Income*</b> (universe: occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)**	<b>2000</b>	<b>1990 Share of All Households</b>	<b>1990 Share of All Households</b> (1999 dollars)	<b>2000 Share of All Households</b>	<b>Absolute Change 1990-2000</b> (in same dollars)	<b>Percent Change 1990-2000</b> (in same dollars)
Less than \$10,000	63	47	63	10.3%	7.8%	8.7%	16	33.5%
\$10,000 to \$14,999	86	37	33	14.1%	6.1%	4.6%	-4	-11.1%
\$15,000 to \$19,999	117	64	80	19.2%	10.6%	11.1%	16	24.1%
\$20,000 to \$24,999	88	88	114	14.4%	14.4%	15.8%	26	30.2%
\$25,000 to \$29,999	55	73	83	9.0%	12.0%	11.5%	10	13.2%
\$30,000 to \$34,999	49	58	64	8.0%	9.5%	8.9%	6	10.6%
\$35,000 to \$39,999	24	41	44	3.9%	6.8%	6.1%	3	6.8%
\$40,000 to \$44,999	11	37	38	1.8%	6.0%	5.3%	1	3.4%
\$45,000 to \$49,999	10	24	11	1.6%	4.0%	1.5%	-13	-54.9%
\$50,000 to \$59,999	47	23	26	7.7%	3.8%	3.6%	3	12.6%
\$60,000 to \$74,999	20	39	48	3.3%	6.4%	6.6%	9	22.4%
\$75,000 to \$99,999	22	38	17	3.6%	6.2%	2.4%	-21	-55.0%
\$100,000 to \$124,999	12	17	41	2.0%	2.7%	5.7%	24	148.2%
\$125,000 to \$149,999	5	12	26	0.8%	1.9%	3.6%	14	125.5%
\$150,000 or more	0	11	34	0.0%	1.8%	4.7%	23	207.6%
\$150,000 to \$199,999	0	11	6	0.0%	1.8%	0.8%	-5	-45.6%
\$200,000 or more	0	0	28	0.0%	0.0%	3.9%	28	100.0%

\*Income is reported in the Census referring to the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**25. Median Household Income**

<b>Median Household Income*</b> (universe: occupied housing units)	<b>1990 Median Household Income</b> (in 1989 dollars)	<b>1990 Median Household Income</b> (converted to 1999 dollars)**	<b>2000 Median Household Income</b> (in 1999 dollars)	<b>1990-2000 Percent Change</b> (in same dollars)
Annual Income	\$22,665	\$30,250	\$28,929	-4.4%

\*Income is reported in the Census for the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**26. Households by HUD Adjusted Median Family Income (HAMFI) Category**

<b>2000 HAMFI*</b>	\$53,700
30%	\$16,110
50%	\$26,850
60%	\$32,220
80%	\$42,960
95%	\$51,015
<b>Percent of HAMFI</b>	<b>Number of Households in 2000</b>
30% or less	114
31-50%	207
51-60%	81
59-80%	94
81-95%	37
Over 95%	189
<b>Total</b>	<b>722</b>

\*HUD's Adjusted 1999 Median Family Income for Portland Metropolitan Area.

Portland (Washington County part) Overview and Tables

**27. Persons in Poverty by Age**

Poverty By Age (Universe: Persons For Whom Poverty Status Is Determined)*	1990	2000	Poverty Rates		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Persons with household income below poverty level**	78	172	6.5%	11.7%	94	120.5%
Under 5 years	6	14	4.4%	9.0%	8	133.3%
5 years	0	6	0.0%	13.3%	6	100.0%
6 to 11 years	21	11	32.3%	18.0%	-10	-47.6%
12 to 17 years	5	0	9.6%	0.0%	-5	-100.0%
18 to 64	46	141	5.7%	12.7%	95	206.5%
65 to 74 years	0	0	0.0%	0.0%	0	0.0%
75 years and over	0	0	0.0%	0.0%	0	0.0%
<b>Total Persons for Whom Poverty Status is Determined (above and below poverty level)</b>	<b>1,196</b>	<b>1,475</b>			<b>279</b>	<b>23.3%</b>

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\*Persons living in households where the total 1999 household income was below the poverty level.

**28. Poverty Status by Household Type**

<b>Poverty Status by Household Type</b> (universe: population for whom poverty status is determined)*	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Income in 1989, 1999 at or above poverty level:</b>	1,118	1,303	93.5%	88.3%	185	16.5%
In married-couple families	608	602	50.8%	40.8%	-6	-1.0%
In other families:	76	269	6.4%	18.2%	193	253.9%
Male householder, no wife present	12	46	1.0%	3.1%	34	283.3%
Female householder, no husband present	64	223	5.4%	15.1%	159	248.4%
Unrelated individuals	434	432	36.3%	29.3%	-2	-0.5%
<b>Income in 1989, 1999 Below poverty level:**</b>	78	172	6.5%	11.7%	94	120.5%
In married-couple families	20	62	1.7%	4.2%	42	210.0%
In other families:	33	41	2.8%	2.8%	8	24.2%
Male householder, no wife present	0	9	0.0%	0.6%	9	0.0%
Female householder, no husband present	33	32	2.8%	2.2%	-1	-3.0%
Unrelated individuals	25	69	2.1%	4.7%	44	176.0%
<b>Total Persons for Whom Poverty Status is Determined</b>	<b>1,196</b>	<b>1,475</b>	<b>100.0%</b>	<b>100.0%</b>	<b>279</b>	<b>23.3%</b>

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\* Persons living in households where the total 1999 household income is below poverty level.

**29. Poverty by Race**

<b>Poverty by Race/Hispanic Origin</b> (universe: persons for whom poverty was determined)	<b>Total number of persons for whom poverty was determined in 2000</b>	<b>Persons whose 1999 income was below poverty level</b>	<b>2000 Poverty Rates (within racial/ethnic group)</b>	<b>Share of all persons below poverty**</b>
White	1,294	138	10.7%	80.2%
Black/African American	0	0	0.0%	0.0%
American Indian/Alaskan Native	37	0	0.0%	0.0%
Asian/Pacific Islander	63	34	54.0%	19.8%
Other Race	20	0	0.0%	0.0%
Two or More Races	61	0	0.0%	0.0%
All Other Races	81	0	0.0%	0.0%
Hispanic Origin*	148	0	0.0%	0.0%

\*Persons of Hispanic origin are of any race and are also included in the racial categories.

\*\*Will sum to more than 100% due to counting Hispanics in racial groups.

**30. Rent**

Monthly Gross Rent (universe: specified renter occupied housing units)	1990	2000	Share of Total Renter Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Renter Households</b>	471	515	100.0%	100.0%	44	9.3%
Less than \$200	0	0	0.0%	0.0%	0	0.0%
\$200-\$349	1	0	0.3%	0.0%	-1	-100.0%
\$350-\$499	105	118	22.4%	22.9%	13	11.9%
\$500-\$799	337	347	71.6%	67.4%	10	2.9%
\$800-\$999	16	16	3.4%	3.1%	0	0.8%
\$1000 and above	11	34	2.3%	6.6%	23	209.1%
<b>No cash rent</b>	0	0	0.0%	0.0%	0	0.0%

**31. Median Gross Rent**

Median Gross Rent (universe: specified renter occupied housing units paying cash rent)	1990 (in 1989 dollars)	1990 (converted to 1999 dollars)*	2000 (in 1999 dollars)	1990-2000 Percent Change (in same dollars)
Monthly Rent	\$428	\$571	\$598	4.7%

\*Dollars were adjusted due to inflation for comparison purposes.

**32. Rent as Percentage of Household Income**

Gross rent as a Percentage of household income (universe: specified renter occupied households paying cash rent)	1990	2000	Share of Total Renter Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	149	108	31.6%	21.0%	-41	-27.5%
20 to 24 percent	58	104	12.3%	20.2%	46	79.3%
25 to 29 percent	72	65	15.3%	12.6%	-7	-9.7%
30 to 34 percent	53	49	11.3%	9.5%	-4	-7.5%
35 percent or more	139	185	29.5%	35.9%	46	33.1%
Not computed	0	4	0.0%	0.8%	4	100.0%
<b>Cost-burdened Renter Households*</b>	192	234	40.8%	45.8%	42	21.9%

\* Households where 30% or more of household income is spent on rent.

**33. Monthly Owner Housing Costs**

Monthly Owner Housing Costs (universe: specified owner occupied housing units)	1990	2000	Share of Total Owner Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Owner Households</b>	106	154	100.0%	100.0%	48	45.3%
Less than \$300	1	0	0.9%	0.0%	-1	-100.0%
\$300-\$499	5	0	4.7%	0.0%	-5	-100.0%
\$500-\$699	2	0	1.9%	0.0%	-2	-100.0%
\$700-\$999	21	4	19.8%	2.6%	-17	-81.0%
\$1000-\$1499	54	52	50.9%	33.8%	-2	-3.7%
\$1500-\$1999	23	14	21.7%	9.1%	-9	-39.1%
\$2000 and over	0	84	0.0%	54.5%	84	100.0%



**34. Median Owner Housing Costs**

<b>Median Monthly Owner Housing Costs</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Monthly Housing Costs	\$900	\$1,201	\$2,076	72.9%

\*Dollars were adjusted due to inflation for comparison purposes.

**35. Owner Housing Costs as a Percentage of Household Income**

Monthly Owner Housing Cost as a Percentage of Household Income (universe: specified owner occupied housing units)	1990	2000	Share of Total		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	44	74	41.5%	48.1%	30	68.2%
20 to 24 percent	19	21	17.9%	13.6%	2	10.5%
25 to 29 percent	7	9	6.6%	5.8%	2	28.6%
30 to 34 percent	6	25	5.7%	16.2%	19	316.7%
35 percent or more	30	25	28.3%	16.2%	-5	-16.7%
Not computed	0	0	0.0%	0.0%	0	0.0%
<b>Cost-burdened Owner Occupied Households*</b>	36	50	34.0%	32.5%	14	38.9%

\* Households where 30% or more of household income is spent on monthly owner housing cost.

**36. Housing Value**

Value for owner occupied housing units (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total Owner Households	2000 Share of Total Owner Households	Absolute Change 1990-2000	Percent Change 1990-2000
Less than \$10,000		0		0.0%		
\$10,000 to \$14,999		0		0.0%		
<b>Less than \$15,000</b>	0	0	0.0%	0.0%	0	0.0%
\$15,000 to \$19,999	0	0	0.0%	0.0%	0	0.0%
\$20,000 to \$24,999	0	0	0.0%	0.0%	0	0.0%
\$25,000 to \$29,999	0	0	0.0%	0.0%	0	0.0%
\$30,000 to \$34,999	0	0	0.0%	0.0%	0	0.0%
\$35,000 to \$39,999	0	0	0.0%	0.0%	0	0.0%

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<b>Value for owner occupied housing units (universe: specified owner occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total Owner Households</b>	<b>2000 Share of Total Owner Households</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
\$40,000 to \$44,999	0		0.0%			
\$40,000 to \$49,999	0	0	0.0%	0.0%	0	0.0%
\$45,000 to \$49,999	0		0.0%		0	
\$50,000 to \$59,999	7	0	6.6%	0.0%	-7	-100.0%
\$60,000 to \$69,999		0		0.0%		
\$60,000 to \$74,999	17		16.0%			
\$60,000 to \$99,999	53	0	50.0%	0.0%	-53	-100.0%
\$70,000 to \$79,999		0		0.0%		
\$80,000 to \$89,999		0		0.0%		
\$90,000 to \$99,999		0		0.0%		
\$75,000 to \$99,999	36		34.0%			
\$100,000 to \$124,999	17	0	16.0%	0.0%	-17	-100.0%
\$125,000 to \$149,999	18	0	17.0%	0.0%	-18	-100.0%
\$150,000 to \$174,999	0	17	0.0%	11.0%	17	0.0%
\$175,000 to \$199,999	0	32	0.0%	20.8%	32	0.0%
\$200,000 to \$249,999	11	9	10.4%	5.8%	-2	-18.2%
\$250,000 to \$299,999	0	21	0.0%	13.6%	21	0.0%
\$300,000 to \$399,999	0	53	0.0%	34.4%	53	0.0%
\$400,000 to \$499,999	0	14	0.0%	9.1%	14	0.0%
<b>\$500,000 or more</b>	0	8	0.0%	5.2%	8	0.0%
\$500,000 to \$749,999		8		5.2%		
\$750,000 to \$999,999		0		0.0%		
\$1,000,000 or More		0		0.0%		

**37. Median Value of Housing Units**

<b>Median Housing Unit Value</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Value	\$95,100	\$126,925	\$295,200	132.6%

\*Dollars were adjusted due to inflation for comparison purposes.

**Sherwood**  
**Overview and Tables**

## Sherwood Overview and Tables

### **Findings in Sherwood:**

- Sherwood's population experienced a 281% increase during the 1990s, reaching 11,791 in 2000. This was the highest growth rate in Washington County.
- The White proportion of the population decreased from 95% to 90% from 1990 to 2000.
- Although Sherwood is home to only a modest share of Washington County's ethnic minority population, their share in Sherwood increased from 5% in 1990 to 10% in 2000.
- The Hispanic share of the minority population decreased by almost 20 percentage points during the last decade.
- Four percent of the population had an employment disability, which is extremely low.
- Seventeen percent of all households have only one occupant.
- The number of housing units more than tripled since 1990 from 1,239 to 4,412.
- The share of multi-family units decreased by 10 percentage points to 17% in 2000.
- Owners occupy more than two-thirds of all housing units.
- Sherwood has a high percentage of households with children – the highest in the County.
- The poverty rate dropped almost 14 percentage points between 1990 and 2000.
- Thirty-eight percent of renter households and 31% of owner occupied households were cost-burdened in 2000.

### **Summary**

#### Population

Sherwood's population reached 11,791 in 2000. The increase from 1990 was 281 percent a much higher rate than Washington County (43%).

Sherwood is comprised mostly of persons that are White. The proportion of Whites decreased from 1990 to 2000 (95% to 90%). The predominant minority population is of Hispanic origin (5%). The Hispanic population increased from 103 to 557 during the

same period, but its share of the ethnic population decreased by about 20 percentage points. The Asian/Pacific Islander population grew at more than 4 times the rate of the Hispanic population. However, in 2000, Asian/Pacific Islanders still only represented 2 percent of Sherwood's population and were 259 in number.

#### Special Needs Population

Of the elderly living at home in 2000 (610 persons), 246 lived alone. Nineteen elderly citizens resided in a non-institutionalized group quarters setting.

In Sherwood, 5 percent of the population over 5 years of age had a physical disability, which has the greatest share of all types of disabilities in 2000.

There were 7 AIDS cases reported in Sherwood during the past decade, which represents 2.6 percent of all the cases reported in Washington County.

#### Housing and Households

About 17 percent of all households in Sherwood were single-person households in 2000. Forty-six percent of all households include children. The share of 1 person households decreased and the share of family households increased during the 1990s.

The number of housing units in Sherwood increased from 1,239 to 4,412 during the 1990s. The number of units tripled and represents a much higher rate than the rate for Washington County (44%). The rate of housing growth was lower than the rate for population growth. However, the vacancy rate increased slightly from 3.3% to 3.6%. Sherwood is composed mainly of single-family units (77% of all housing), and the share of single-family units increased 60 percent from 1990. Correspondingly, the proportion of multi-family units decreased from 27 percent to 17 percent.

## Sherwood Overview and Tables

Another change in housing occurred to dwellings that were mobile homes and trailers. In 1990, there were 163 units this type (13.2% of all housing units). The number increased to 258, but only represented 5.8 percent of all housing units in 2000 with a decrease in share by 7 percentage points.

Seventy-nine percent of all occupied housing units in Sherwood were occupied by owners in 2000. This was the highest share of owners in all of Washington County. The average number of person per households for owners was higher than for renters - 2.85 and 2.47, respectively. Only 2 percent of all households in Sherwood were overcrowded in 2000. This share has stayed relatively constant since 1990, and is one of the lowest rates in the County.

### Income<sup>1</sup> and Poverty

The median income of residents in Sherwood increased by 75 percent from \$35,815 to \$62,518 during the 1990s. There was a 14 percent increase of those with income below the poverty level leaving 322 impoverished persons in 2000. The poverty rate amongst the elderly was 12% (74 persons) in 2000.

### Housing Costs**Error! Bookmark not defined.**

The median housing value in Sherwood grew by 109 percent since 1990 from \$89,555 to \$187,500. Median rent increased by 36 percent (\$733 in 2000), and median owner housing costs by 87 percent (\$1,482 in 2000). Twenty-eight percent of all households were cost-burdened.

### Annexation

From 1990 to 2000, no persons or housing units were annexed from the County into Sherwood. Annexation accounted for none of Sherwood's population and housing growth during the period.

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<sup>1</sup> Dollars have been adjusted for inflation and represent 1999-dollar value.



Population

**1. Total Population**

Population (universe: persons)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Population</b>	3,093	11,791			8,698	281.2%
Male	1,491	5,758	48.2%	48.8%	4,267	286.2%
Female	1,602	6,033	51.8%	51.2%	4,431	276.6%

**2. Population by Race/Hispanic Origin**

Race/Hispanic Origin (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	2,940	10,626	95.1%	90.1%	7,686	261.4%
Black	16	47	0.5%	0.4%	31	193.8%
American Indian/Alaskan Native	20	52	0.6%	0.4%	32	160.0%
Asian/Pacific Islander	12	259	0.4%	2.2%	247	2058.3%
2 and more races		243		2.1%		
Other	2	7	0.1%	0.1%	5	250.0%
Hispanic	103	557	3.3%	4.7%	454	440.8%

**3. Population by Age**

Population by Age (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
0 -17	888	3,734	28.7%	31.7%	2,846	320.5%
under 5	237	1,351	7.7%	11.5%	1,114	470.0%
5-9	267	1,134	8.6%	9.6%	867	324.7%
10-14	242	838	7.8%	7.1%	596	246.3%
15-17	142	411	4.6%	3.5%	269	189.4%
18-19	73	177	2.4%	1.5%	104	142.5%
20-24	182	467	5.9%	4.0%	285	156.6%
25-40	831	3,921	26.9%	33.3%	3,090	371.8%
41-64	767	2,869	24.8%	24.3%	2,102	274.1%
65-84	318	567	10.3%	4.8%	249	78.3%
85 and over	34	56	1.1%	0.5%	22	64.7%

Special Needs Population Groups

**4. Elderly Population**

Elderly Population by Age (universe: persons ages 62 and over)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
62 and over	404	773	13.1%	6.6%	369	91.3%
65 and over	352	623	11.4%	5.3%	271	77.0%
62-64	52	150	1.7%	1.3%	98	188.5%
65-74	213	350	6.9%	3.0%	137	64.3%
75-84	105	217	3.4%	1.8%	112	106.7%
85 and over	34	56	1.1%	0.5%	22	64.7%

**5. Living Situations of the Elderly (2000)**

Elderly Residing at Home or in Group Quarters	Persons 65 and over	Share
Living at home	610	97.9%*
Living alone	246	40.3%**
Living in group quarters	13	2.1%*
Institutionalized	0	0%***
Non-institutionalized	13	100%***

\* Share of all persons 65 and over

\*\* Share of all persons 65 and over living at home

\*\*\* Share of all persons 65 and over living in group quarters

**6. Persons with Disabilities by Type of Disability 2000**

<b>TYPE OF DISABILITY</b> (universe: Persons ages 5 years and over)	<b>2000</b>	<b>2000 Share of Total</b>	<b>Percent of Persons ages 5 years and over*</b>
<b>Total disabilities tallied</b>	1,937	100%	
Sensory disability	270	13.9%	2.6%
Physical disability	493	25.5%	4.7%
Mental disability	382	19.7%	3.7%
Self-care disability	124	6.4%	1.2%
Go-outside-home disability	229	11.8%	2.2%
Employment disability	439	22.7%	4.2%

\* See technical notes in Report

**7a. Persons with Disabilities by Age and Type of Disability**

<b>Disabilities tallied for persons ages 5 years and over *</b>	<b>1990</b>	<b>1990 Share</b>	<b>2000</b>	<b>2000 Share</b>	<b>Absolute Change (1990-2000)</b>	<b>Percent Change (1990-2000)</b>
<b>Total disabilities tallied</b>			1,937	100%		
Sensory disability			270	13.9%		
Physical disability			493	25.5%		
Mental disability			382	19.7%		
Self-care disability			124	6.4%		
Go-outside-home disability			229	11.8%		
Employment disability			439	22.7%		

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7b. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5-15 years *	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>			165	8.5%		
Sensory disability			5	0.3%		
Physical disability			33	1.7%		
Mental disability			107	5.5%		
Self-care disability			20	1.0%		
Go-outside-home disability						
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7c. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 16 and over *	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	264	100%	1,772	100.0%		
Sensory disability			265	15.0%		
Physical disability			460	26.0%		
Mental disability			275	15.5%		
Self-care disability	89	33.7%	104	5.9%	15	17%
Go-outside-home disability	44	16.7%	229	12.9%	185	420%
Employment disability	131	49.6%	439	24.8%	308	235%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7d. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 16 to 64 years *	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	221	83.7%	1,286	72.6%		
Sensory disability			148	11.5%		
Physical disability			303	23.6%		
Mental disability			201	15.6%		
Self-care disability	75	33.9%	60	4.7%	-15	-20%
Go-outside-home disability	15	6.8%	135	10.5%	120	800%
Employment disability	131	59.3%	439	34.1%	308	235%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7e. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 65 years and over *	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	43	16.3%	486	27.4%		
Sensory disability			117	24.1%		
Physical disability			157	32.3%		
Mental disability			74	15.2%		
Self-care disability	14	32.6%	44	9.1%	30	214%
Go-outside-home disability	29	67.4%	94	19.3%	65	224%
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**8a. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\***

<b>White</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	1,847	259	469	382	124	213	400
Ages 5 - 15	158	5	26	107	20		
Ages 16 - 64	1,203	137	286	201	60	119	400
Ages 65 and over	486	117	157	74	44	94	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8b. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Black/African Americans</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	28	11	7	0	0	5	5
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	28	11	7	0	0	5	5
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8c. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>American Indian/Alaska Native</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	16	0	0	0	0	0	16
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	16	0	0	0	0	0	16
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8d. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Asian/Native Hawaiian/Pacific Islander</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	19	0	4	0	0	5	10
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	19	0	4	0	0	5	10
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.



**8e. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Other Race/Two or more races</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	27	0	13	0	0	6	8
Ages 5 - 15	7	0	7	0	0		
Ages 16 - 64	20	0	6	0	0	6	8
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8f. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Hispanic/Latino origin**</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	61	0	34	0	0	6	21
Ages 5 - 15	7	0	7	0	0		
Ages 16 - 64	54	0	27	0	0	6	21
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\*Hispanics are of any race and are counted in the race categories above, too.

**9. AIDS Population \***

<b>Year</b>	<b># AIDS Cases Reported</b>	<b>Cumulative Total</b>
1986	0	0
1987	0	0
1988	0	0
1989	0	0
1990	0	0
1991	0	0
1992	1	1
1993	0	1
1994	2	3
1995	1	4
1996	0	4
1997	0	4
1998	0	4
1999	1	5
2000	1	6
2001	1	7
<b>Total Cases Reported</b>	<b>7</b>	

\* Source: Oregon Department of Human Services, HIV/AIDS Program, HIV/AIDS Reporting System, 2001

**10. Other Special Needs Population**

<b>Estimated Persons in Need of Alcohol or Other Drug Treatment (universe: persons ages 10 and over)</b>	<b>2000</b>	<b>% Population*</b>
<b>Persons</b>	<b>875</b>	<b>9.4%**</b>

\*Estimated using the percentage of the population in Washington County estimated to have treatment needs Washington County.

\*\* The percentage of persons in Washington County 10 years and over that are estimated to have a need for treatment; calculated by Oregon's Department of Human Services, Office of Mental Health and Addiction Services.

**11a. Agricultural Employment**

<b>Workers by Employer's Type of Business (Industry)</b> (universe: employed persons ages 16 and over)	<b>1990 Industry:</b> Agriculture, forestry, and fisheries	<b>2000 Industry:</b> Agriculture, forestry, and fisheries
Persons Employed by Employer's Type of Business	31	27

**11b. Agricultural Employment (2000 only)**

<b>Workers by Type of Work (Occupation)</b> (universe: employed persons ages 16 and over)	<b>2000 Occupation:</b> Farmers and farm managers	<b>2000 Occupation:</b> Farming, fishing, and forestry occupations
Persons Employed by Type of Work They Do	16	19

**12. Persons Residing in Group Quarters**

Persons in Group Quarters (universe: all persons)	1990	2000	Share of all persons in group quarters		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Institutionalized persons:</b>	0	0	0.0%	0.0%	0	0.0%
Correctional institutions	0	0	0.0%	0.0%	0	0.0%
Nursing homes	0	0	0.0%	0.0%	0	0.0%
Mental (Psychiatric) hospitals	0	0	0.0%	0.0%	0	0.0%
Juvenile institutions	0	0	0.0%	0.0%	0	0.0%
Other institutions	0	0	0.0%	0.0%	0	0.0%
<b>Non-institutionalized persons</b>	0	19	0.0%	100.0%	19	100.0%
College dormitories	0	0	0.0%	0.0%	0	0.0%
Military quarters	0	0	0.0%	0.0%	0	0.0%
Emergency shelters for homeless	0		0.0%			
Visible in street locations	0		0.0%			
Other non-institutional group quarters	0	19	0.0%	100.0%	19	100.0%
<b>Total persons in group quarters</b>	0	19	0.0%*	0.2%*	19	100.0%

\* Share of total population

Housing and Households

**13. Housing Units**

Housing Units (universe: all housing units)	1990	2000	Vacancy Rate		Absolute Change 1990-2000	Percent Change 1990- 2000
			1990	2000		
<b>Total Housing Units</b>	1,239	4,412			3,173	256.1%
Occupied	1,198	4,253			3,055	255.0%
Vacant	41	159	3.3%	3.6%	118	287.8%

**14. Housing Units Structure**

Structure Type and Size (universe: all housing units)	1990	2000	Share of Total Housing Units		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Single-family Units</b>	744	3,445	60.0%	77.3%	2,701	363.0%
<b>Multi-family Units</b>	332	753	26.8%	16.9%	421	126.8%
2-9	236	537	19.0%	12.1%	301	127.5%
10-49	96	118	7.7%	2.6%	22	22.9%
50 or More	0	98	0.0%	2.2%	98	100.0%
<b>Mobile Home or Trailer</b>	163	258	13.2%	5.8%	95	58.3%
<b>Other (Boat, RV, Van, Etc.)</b>	0	0	0.0%	0.0%	0	0.0%

**15. Tenure**

Tenure of Households (universe: occupied housing units) *	1990	2000	Share of Households		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Total Households</b>	1,198	4,293	100.0%	100.0%	3,095	453.0%
Owner occupied	743	3,410	62.0%	79.4%	2,667	359.0%
Renter occupied	455	883	38.0%	20.6%	428	94.1%

\* Occupied housing unit is the same as household

**16. Households by Race/Hispanic Origin**

<b>Race/Hispanic Origin</b> (universe: all occupied housing units)	<b>1990</b>	<b>2000</b>	<b>Share of Households</b>		<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
			<b>1990</b>	<b>2000</b>		
White	1,154	3,942	96.3%	92.7%	2,788	241.6%
Black	4	15	0.3%	0.4%	11	275.0%
American Indian/Alaskan Native	10	16	0.8%	0.4%	6	60.0%
Asian/Pacific Islander	3	93	0.3%	2.2%	90	3000.0%
2 or more races	0	50	0.0%	1.2%	50	100.0%
Other	0	1	0.0%	0.0%	1	100.0%
Hispanic	27	136	2.3%	3.2%	109	403.7%

**17. Household Tenure by Race**

Tenure by Race/Hispanic Origin of Householder* (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
<b>Owner occupied:</b>	743	3,350	<b>100.0%</b>	<b>100.0%</b>	2,607	350.9%
White:	732	3,177	98.5%	94.8%	2,445	334.0%
White Alone (not Hispanic)	725	3,137	97.6%	93.6%	2,412	332.7%
White Hispanic	7	40	0.9%	1.2%	33	471.4%
Black	0	12	0.0%	30.0%	12	#DIV/0!
American Indian, Eskimo, or Aleut	4	8	0.5%	0.2%	4	100.0%
Asian or Pacific Islander	2	81	0.3%	2.4%	79	3950.0%
Other Race		31				
Two or more		41				
All Other Race	5	72	0.7%	2.1%	67	1340.0%
Hispanic Origin*	27	82	3.6%	2.4%	55	203.7%
<b>Renter occupied:</b>	455	903	<b>100.0%</b>	<b>100.0%</b>	448	98.5%
White:	439	826	96.5%	91.5%	387	88.2%
White Alone (not Hispanic)	429	805	94.3%	89.1%	376	87.6%
White Hispanic	10	21	2.2%	2.3%	11	110.0%
Black	4	4	0.9%	0.4%	0	0.0%
American Indian, Eskimo, or Aleut	7	11	1.5%	1.2%	4	57.1%
Asian or Pacific Islander	1	16	0.2%	1.8%	15	1500.0%
Other Race		27				
Two or more		19				
All Other Race	4	46	0.9%	5.1%	42	1050.0%
Hispanic Origin*	14	54	3.1%	6.0%	40	285.7%

\* Persons of Hispanic origin are of any race and are also included in the racial categories.

**18. Household Size**

Household Size (universe: occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
1-person household	293	725	24.5%	17.0%	432	147.4%
2-person household	385	1,411	32.1%	33.2%	1,026	266.5%
3-person household	201	865	16.8%	20.3%	664	330.3%
4-person household	209	832	17.4%	19.6%	623	298.1%
5-person household	78	286	6.5%	6.7%	208	266.7%
6-person household	26	98	2.2%	2.3%	72	276.9%
7-or-more-person household	6	36	0.5%	0.8%	30	500.0%

**19. Person Per Household**

Average Number of Persons per Household (universe: occupied housing units)	1990	2000
<b>Occupied housing</b>	2.58	2.77
Owner-occupied housing	2.68	2.85
Renter-occupied housing	2.42	2.47

**20. Overcrowding\* by Tenure**

Tenure by occupants per room (universe: occupied housing units)	1990	2000	1990 Share of Total	2000 Share of Total	Absolute Change 1990- 2000	Percent Change 1990- 2000
<b>Owner occupied:</b>	743	3,410	100.0%	100.0%	2,667	359.0%
0.50 or less occupants per room	532	2,544	71.6%	74.6%	2,012	378.2%
0.51 to 1.00 occupants per room	199	821	26.8%	24.1%	622	312.6%
1.01 to 1.50 occupants per room	11	38	1.5%	1.1%	27	245.5%
1.51 to 2.00 occupants per room	1	7	0.1%	0.2%	6	600.0%
2.01 or more occupants per room	0	0	0.0%	0.0%	0	0.0%
<b>Overcrowded owner occupied units</b>	12	45	1.6%	1.3%	33	275.0%
<b>Renter occupied:</b>	455	883	100.0%	100.0%	428	94.1%
0.50 or less occupants per room	282	539	62.0%	61.0%	257	91.1%
0.51 to 1.00 occupants per room	158	317	34.7%	35.9%	159	100.6%
1.01 to 1.50 occupants per room	10	0	2.2%	0.0%	-10	-100.0%
1.51 to 2.00 occupants per room	4	10	0.9%	1.1%	6	150.0%
2.01 or more occupants per room	1	17	0.2%	1.9%	16	1600.0%
<b>Overcrowded renter occupied units</b>	15	27	3.3%	3.1%	12	80.0%

\* Overcrowding is where a household has more than one occupant per room.



**21. Household Type**

<b>Household Type (universe: occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of all Households</b>	<b>2000 Share of all Households</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Person living alone:</b>	293	725	24.5%*	17.0%*	432	147.4%
Male householder	106	285	8.8%*	6.7%*	179	168.9%
Female householder	187	440	15.6%*	10.3%*	253	135.3%
<b>Family households:</b>	850	3,299	71.0%*	77.6%*	7,418	76.8%
<b>Married couple family:</b>	667	2,796	78.5%**	84.8%**	5,921	75.9%
With children under 18 years	348	1,636	52.2%***	58.5%***	3,022	69.8%
No children under 18 years	319	1,160	47.8%***	41.5%***	2,899	83.5%
<b>Total single-parent households</b>	133	335	15.6%**	10.2%**	202	151.9%
Single father family	24	81	18.0%****	24.2%****	57	237.5%
Single mother family	109	254	82.0%****	75.8%****	145	133.0%
Other family households	50	168	5.9%**	5.1%**	118	236%
<b>Non-family households</b>	55	229	4.6%*	5.4%*	174	316.4%

\* The share of all households

\*\*The share of all family households.

\*\*\*The share of all married-couple family households

\*\*\*\*The share of single-parent family households

**22. Households by Age**

<b>Households by Age of Householder (universe: occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total Households</b>	<b>2000 Share of Total Households</b>	<b>Absolute Change (1990- 2000)</b>	<b>Percent Change (1990- 2000)</b>
15 to 24 years	1,198	4,253	4.0%	3.5%	3,055	255.0%
25 to 34 years	48	148	24.7%	29.4%	100	208.3%
35 to 44 years	296	1,252	22.8%	29.7%	956	323.0%
45 to 54 years	273	1,265	15.3%	17.7%	992	363.4%
55 to 64 years	183	751	11.9%	9.6%	568	310.4%
65 to 74 years	143	409	11.9%	5.5%	266	186.0%
75 years and over	143	234	9.3%	4.6%	91	63.6%

**23a. Households Type by Age of Householder**

<b>Family Household Type by Age of Householder (universe: occupied housing units)</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>Total Households*</b>	4,293	100%
<b>All Family households</b>	3,367	78.4%
<b>Of Family Households, the share by type**:</b>		100%
<b>Married-couple family:</b>	2,925	86.9%
Age 15 to 24 years	34	
Age 25 to 34 years	936	
Age 35 to 44 years	996	
Age 45 to 54 years	487	
Age 55 to 64 years	306	
Age 65 to 74 years	95	
Age 75 years and over	71	
<b>Other family:</b>	442	13.1%
<b>Male householder, no wife present:</b>	148	4.4%
Age 15 to 24 years	0	
Age 25 to 34 years	49	
Age 35 to 44 years	54	
Age 45 to 54 years	38	
Age 55 to 64 years	7	
Age 65 to 74 years	0	
Age 75 years and over	0	
<b>Female householder, no husband present:</b>	294	8.7%
Age 15 to 24 years	5	
Age 25 to 34 years	89	
Age 35 to 44 years	81	
Age 45 to 54 years	60	
Age 55 to 64 years	28	
Age 65 to 74 years	18	
Age 75 years and over	13	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

**23b. Households Type by Age of Householder**

<b>Non-family Household Type by Age of Householder</b> (universe: households)	<b>2000</b>	<b>2000 Share of Total</b>	<b>Non-family Household Type by Age of Householder</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>All Non-family households</b>	926	21.6%			
<b>Of Non-Family Households the share by type***</b>		100%			
Male householder:	428	46.2%			
Female householder:	498	53.8%			
<b>Male Householder, Living alone:</b>	240	25.9%	<b>Male Householder, Not living alone:</b>	188	20.3%
Ages 15 to 24 years	8		Ages 15 to 24 years	30	
Ages 25 to 34 years	40		Ages 25 to 34 years	64	
Ages 35 to 44 years	71		Ages 35 to 44 years	37	
Ages 45 to 54 years	46		Ages 45 to 54 years	57	
Ages 55 to 64 years	25		Ages 55 to 64 years	0	
Ages 65 to 74 years	28		Ages 65 to 74 years	0	
Ages 75 years and over	22		Ages 75 years and over	0	
<b>Female Householder, Living alone:</b>	442	47.7%	<b>Female Householder, Not living alone:</b>	56	6.0%
Ages 15 to 24 years	6		Age 15 to 24 years	14	
Ages 25 to 34 years	65		Age 25 to 34 years	5	
Ages 35 to 44 years	39		Age 35 to 44 years	0	
Ages 45 to 54 years	82		Age 45 to 54 years	8	
Ages 55 to 64 years	54		Age 55 to 64 years	29	
Ages 65 to 74 years	81		Age 65 to 74 years	0	
Ages 75 years and over	115		Ages 75 years and over	0	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

Income and Housing Costs

**24. Household Income**

<b>Household Income*</b> (universe: occupied housing units)	<b>1990 (in 1989 dollars)</b>	<b>1990 (converted to 1999 dollars)**</b>	<b>2000</b>	<b>1990 Share of All Households</b>	<b>1990 Share of All Households (1999 dollars)</b>	<b>2000 Share of All Households</b>	<b>Absolute Change 1990-2000 (in same dollars)</b>	<b>Percent Change 1990-2000 (in same dollars)</b>
Less than \$10,000	177	133	175	15.2%	11.4%	4.0%	42	32.0%
\$10,000 to \$14,999	87	66	69	7.5%	5.7%	1.6%	3	4.6%
\$15,000 to \$19,999	102	65	171	8.8%	5.6%	3.9%	106	162.3%
\$20,000 to \$24,999	171	76	145	14.7%	6.6%	3.3%	69	89.8%
\$25,000 to \$29,999	112	111	203	9.6%	9.5%	4.7%	92	83.5%
\$30,000 to \$34,999	99	114	174	8.5%	9.8%	4.0%	60	53.1%
\$35,000 to \$39,999	109	84	188	9.4%	7.2%	4.3%	104	124.1%
\$40,000 to \$44,999	62	74	209	5.3%	6.4%	4.8%	135	181.5%
\$45,000 to \$49,999	46	79	163	3.9%	6.8%	3.8%	84	106.1%
\$50,000 to \$59,999	116	117	593	10.0%	10.0%	13.7%	476	407.9%
\$60,000 to \$74,999	65	118	577	5.6%	10.2%	13.3%	459	387.3%
\$75,000 to \$99,999	19	109	793	1.6%	9.3%	18.3%	684	628.7%
\$100,000 to \$124,999	0	15	460	0.0%	1.2%	10.6%	445	3072.2%
\$125,000 to \$149,999	0	5	168	0.0%	0.4%	3.9%	163	3385.2%
\$150,000 or more	0	0	252	0.0%	0.0%	5.8%	252	0.0%
\$150,000 to \$199,999	0	0	167	0.0%	0.0%	3.8%	167	0.0%
\$200,000 or more	0	0	85	0.0%	0.0%	2.0%	85	0.0%

\*Income is reported in the Census referring to the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**25. Median Household Income**

<b>Median Household Income*</b> (universe: occupied housing units)	<b>1990 Median Household Income</b> (in 1989 dollars)	<b>1990 Median Household Income</b> (converted to 1999 dollars)**	<b>2000 Median Household Income</b> (in 1999 dollars)	<b>1990-2000 Percent Change</b> (in same dollars)
Annual Income	\$26,835	\$35,815	\$62,518	74.6%

\*Income is reported in the Census for the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**26. Households by HUD Adjusted Median Family Income (HAMFI) Category**

<b>2000 HAMFI*</b>	\$53,700
30%	\$16,110
50%	\$26,850
60%	\$32,220
80%	\$42,960
95%	\$51,015
<b>Percent of HAMFI</b>	<b>Number of Households in 2000</b>
30% or less	282
31-50%	353
51-60%	205
59-80%	367
81-95%	350
Over 95%	2,783
<b>Total</b>	<b>4,340</b>

\*HUD's Adjusted 1999 Median Family Income for Portland Metropolitan Area.

**27. Persons in Poverty by Age**

Poverty By Age (Universe: Persons For Whom Poverty Status Is Determined)*	1990	2000	Poverty Rates		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Persons with household income <b>below poverty level**</b>	283	322	9.1%	2.7%	39	13.8%
Under 5 years	40	33	16.9%	2.6%	-7	-17.5%
5 years	6	0	23.1%	0.0%	-6	-100.0%
6 to 11 years	34	21	10.2%	1.8%	-13	-38.2%
12 to 17 years	19	20	6.2%	2.2%	1	5.3%
18 to 64	140	174	7.6%	2.3%	34	24.3%
65 to 74 years	20	21	9.4%	6.8%	1	5.0%
75 years and over	24	53	17.3%	16.2%	29	120.8%
<b>Total Persons</b> for Whom Poverty Status is Determined (above and below poverty level)	3,093	11,945			8,852	286.2%

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\*Persons living in households where the total 1999 household income is below poverty level.

**28. Poverty Status by Household Type**

<b>Poverty Status by Household Type</b> (universe: population for whom poverty status is determined)*	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Income in 1989, 1999 at or above poverty level:</b>	2,810	11,623	90.9%	97.3%	8,813	313.6%
In married-couple families	2,111	9,476	68.3%	79.3%	7,365	348.9%
In other families:	342	1,085	11.1%	9.1%	743	217.3%
Male householder, no wife present	56	391	1.8%	3.3%	335	598.2%
Female householder, no husband present	286	694	9.2%	5.8%	408	142.7%
Unrelated individuals	357	1,062	11.5%	8.9%	705	197.5%
<b>Income in 1989, 1999 below poverty level:**</b>	283	322	9.1%	2.7%	39	13.8%
In married-couple families	60	50	1.9%	0.4%	-10	-16.7%
In other families:	141	115	4.6%	1.0%	-26	-18.4%
Male householder, no wife present	37	25	1.2%	0.2%	-12	-32.4%
Female householder, no husband present	104	90	3.4%	0.8%	-14	-13.5%
Unrelated individuals	82	157	2.7%	1.3%	75	91.5%
<b>Total Persons for Whom Poverty Status is Determined</b>	<b>3,093</b>	<b>11,945</b>	<b>100.0%</b>	<b>100.0%</b>	<b>8,852</b>	<b>286.2%</b>

\*Poverty status is not determined for persons under 15 years of age, or those residing in institutional, military, or college group quarters.

\*\* Persons living in households where the total 1999 household income is below poverty level.



**29. Poverty by Race**

<b>Poverty by Race/Hispanic Origin (universe: persons for whom poverty was determined)</b>	<b>Total number of persons for whom poverty was determined in 2000</b>	<b>Persons whose 1999 income was below poverty level</b>	<b>2000 Poverty Rates (within racial/ethnic group)</b>	<b>Share of all persons below poverty**</b>
White	11,053	242	2.2%	75.2%
Black/African American	43	7	16.3%	2.2%
American Indian/Alaskan Native	29	0	0.0%	0.0%
Asian/Pacific Islander	248	0	0.0%	0.0%
Other Race	189	47	24.9%	14.6%
Two or More Races	383	26	6.8%	8.1%
All Other Races	572	73	12.8%	22.7%
Hispanic Origin*	510	47	9.2%	14.6%

\*Persons of Hispanic origin are of any race and are also included in the racial categories.

\*\*Will sum to more than 100% due to counting Hispanics in racial groups.

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**30. Rent**

<b>Monthly Gross Rent</b> (universe: specified renter occupied housing units)	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total Renter Households</b>	<b>2000 Share of Total Renter Households</b>	<b>Absolute Change 1990- 2000</b>	<b>Percent Change 1990- 2000</b>
<b>Renter Households</b>	437	877	100.0%	100.0%	440	100.7%
Less than \$200	50	37	11.4%	4.2%	-13	-25.7%
\$200-\$349	45	15	10.2%	1.7%	-30	-66.4%
\$350-\$499	85	69	19.5%	7.9%	-16	-19.0%
\$500-\$799	169	349	38.8%	39.8%	180	106.1%
\$800-\$999	53	161	12.1%	18.4%	108	204.2%
\$1000 and above	23	214	5.3%	24.4%	191	830.4%
<b>No cash rent</b>	12	32	2.7%	3.6%	20	166.7%

**31. Median Gross Rent**

<b>Median Gross Rent</b> (universe: specified renter occupied housing units paying cash rent)	<b>1990 (in 1989 dollars)</b>	<b>1990 (converted to 1999 dollars)*</b>	<b>2000 (in 1999 dollars)</b>	<b>1999-2000 Percent Change (in same dollars)</b>
<b>Monthly Rent</b>	\$403	\$538	\$733	36.3%

\*Dollars were adjusted due to inflation for comparison purposes.

**32. Rent as Percentage of Household Income**

<b>Gross rent as a Percentage of household income (universe: specified renter occupied households paying cash rent)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total Renter Households</b>	<b>2000 Share of Total Renter Households</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
Less than 20 percent	158	252	36.2%	28.7%	94	59.5%
20 to 24 percent	73	137	16.7%	15.6%	64	87.7%
25 to 29 percent	114	117	26.1%	13.3%	3	2.6%
30 to 34 percent	0	77	0.0%	8.8%	77	100.0%
35 percent or more	80	234	18.3%	26.7%	154	192.5%
Not computed	12	60	2.7%	6.8%	48	400.0%
<b>Cost-burdened Renter Households*</b>	<b>80</b>	<b>311</b>	<b>18.8%</b>	<b>38.1%</b>	<b>231</b>	<b>288.8%</b>

\* Households where 30% or more of household income is spent on rent.

**33. Monthly Owner Housing Cost**

<b>Monthly Owner Housing Cost (universe: specified owner occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total Owner Households</b>	<b>2000 Share of Total Owner Households</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Owner Households</b>	<b>519</b>	<b>3,011</b>	<b>100.0%</b>	<b>100.0%</b>	<b>2,492</b>	<b>480.2%</b>
Less than \$300	46	81	8.9%	2.7%	35	76.1%
\$300-\$499	93	173	17.9%	5.7%	80	86.0%
\$500-\$699	112	75	21.6%	2.5%	-37	-33.0%
\$700-\$999	146	246	28.1%	8.2%	100	68.5%
\$1000-\$1499	107	1,100	20.6%	36.5%	993	928.0%
\$1500-\$1999	14	1,014	2.7%	33.7%	1,000	7142.9%
\$2000 and over	0	322	0.0%	10.7%	322	100.0%

**34. Median Owner Housing Costs**

<b>Median Monthly Owner Housing Costs</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Monthly Housing Costs	\$595	\$794	\$1,482	86.6%

\*Dollars were adjusted due to inflation for comparison purposes.

**35. Owner Housing Cost as a Percentage of Household Income**

<b>Monthly Owner Housing Cost as a Percentage of Household Income (universe: specified owner occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
Less than 20 percent	259	1,093	49.9%	36.3%	834	322.0%
20 to 24 percent	140	573	27.0%	19.0%	433	309.3%
25 to 29 percent	43	417	8.3%	13.8%	374	869.8%
30 to 34 percent	29	361	5.6%	12.0%	332	1144.8%
35 percent or more	48	562	9.2%	18.7%	514	1070.8%
Not computed	0	5	0.0%	0.2%	5	100.0%
<b>Cost-burdened Owner Occupied Households*</b>	<b>77</b>	<b>923</b>	<b>14.8%</b>	<b>30.7%</b>	<b>846</b>	<b>1098.7%</b>

\* Households where 30% or more of household income is spent on monthly owner housing cost.

**36. Housing Value**

<b>Value for owner occupied housing units (universe: specified owner occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total Owner Households</b>	<b>2000 Share of Total Owner Households</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
Less than \$10,000		9		0.3%		
\$10,000 to \$14,999		0		0.0%		
<b>Less than \$15,000</b>	<b>0</b>	<b>9</b>	<b>0.0%</b>	<b>0.3%</b>	<b>9</b>	<b>100.0%</b>
\$15,000 to \$19,999	0	0	0.0%	0.0%	0	0.0%
\$20,000 to \$24,999	0	0	0.0%	0.0%	0	0.0%
\$25,000 to \$29,999	0	0	0.0%	0.0%	0	0.0%
\$30,000 to \$34,999	6	0	1.2%	0.0%	-6	-100.0%
\$35,000 to \$39,999	26	0	5.0%	0.0%	-26	-100.0%
\$40,000 to \$44,999	5		1.0%			
\$40,000 to \$49,999	68	0	13.1%	0.0%	-68	-100.0%
\$45,000 to \$49,999	63		12.1%			
\$50,000 to \$59,999	89	7	17.1%	0.2%	-82	-92.1%

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Value for owner occupied housing units (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total Owner Households	2000 Share of Total Owner Households	Absolute Change 1990-2000	Percent Change 1990-2000
\$60,000 to \$69,999		6		0.2%		
\$60,000 to \$74,999	150		28.9%			
\$60,000 to \$99,999	290	23	55.9%	0.8%	-267	-92.1%
\$70,000 to \$79,999		0		0.0%		
\$80,000 to \$89,999		17		0.6%		
\$90,000 to \$99,999		0		0.0%		
\$75,000 to \$99,999	140		27.0%			
\$100,000 to \$124,999	31	22	6.0%	0.7%	-9	-29.0%
\$125,000 to \$149,999	9	292	1.7%	9.7%	283	3144.4%
\$150,000 to \$174,999	0	812	0.0%	27.0%	812	100.0%
\$175,000 to \$199,999	0	681	0.0%	22.6%	681	100.0%
\$200,000 to \$249,999	0	707	0.0%	23.5%	707	100.0%
\$250,000 to \$299,999	0	364	0.0%	12.1%	364	100.0%
\$300,000 to \$399,999	0	75	0.0%	2.5%	75	100.0%
\$400,000 to \$499,999	0	6	0.0%	0.2%	6	100.0%
<b>\$500,000 or more</b>	0	13	0.0%	0.4%	13	100.0%
\$500,000 to \$749,999		8		0.3%		
\$750,000 to \$999,999		0		0.0%		
\$1,000,000 or More		5		0.2%		

**37. Median Housing Unit Value**

<b>Median Housing Unit Value</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>Percent Change</b> (in same dollars)
Median Value	\$67,100	\$89,555	\$187,500	109.4%

\*Dollars were adjusted due to inflation for comparison purposes.

**Tigard**  
**Overview and Tables**



**Findings in Tigard:**

- Tigard experienced a 40 percent growth in population from 1990 to 2000.
- Nearly 81% residents were Whites, a substantial decrease from 93% in 1990.
- The leading minority group is Hispanic, comprising about 9% of the population in 2000.
- Seniors (ages 65 years and older) accounted for about 10% of the 2000 population and one-third of them were living alone.
- Twenty-three percent of the population had an employment disability and/or a physical disability.
- Persons residing in group quarters increased by 68% during the 1990s.
- Among all housing units, nearly 62% were single-family units.
- Tigard had the second largest number of multi-family housing units of all cities in Washington County.
- Nine percent of renter occupied units were overcrowded, up from 4% in 1990.
- Tigard is home to a small, impoverished elderly population.
- Median rent remained stable during the 1990s.
- The number of cost-burdened households more than doubled since 1990.

**Summary**

Population

Tigard's population reached 41,223 in 2000, an increase of 41 percent since 1990. The increase is over twice the rate of Oregon's population growth during the same period (20%), and is higher than Washington County's population growth rate (43%).

Tigard is predominantly White, however, the proportion of White persons in Tigard decreased from 93 percent in 1990 to 81 percent in 2000. The majority of the ethnic minority population is of Hispanic (9%) and Asians/Pacific Islander (6%).

Special Needs Population

Persons residing in Tigard have a higher rate of disabilities than most cities in the County. The majority of disabilities (37%) experienced by persons between 16 and 64

## Tigard Overview and Tables

were employment disabilities. Among the 436 children ages 5 to 15 with a disability, almost 70 percent had a mental disability. About one-third disabled seniors had a physical disability, and 26 percent had a go-outside-home disability.

In Tigard, there have been 37 reported cases of AIDS since 1986, which represents about 14 percent of all the cases reported in Washington County between 1986 and 2001.

Almost 3,300 persons are estimated to have been in need of alcohol or drug treatment in 2000.

### Housing and Households

There were 17,369 housing units in Tigard, an increase of 38 percent since 1990.

Tigard's housing stock is composed mainly of single-family units (62%) and a large portion (38%) of multi-family units. Although 5 percent of the units were vacant in 2000, the majority of the households were occupied by owners (58.5%). From 1990 to 2000, the proportion of homes owned by Whites decreased, while it increased amongst all ethnic minority groups except Hispanic. Hispanics occupied 11% of all rental units in Tigard, a significant increase from only 2.6% a decade earlier. The number of overcrowded households increased from 4 percent to 9 percent in rental units. Overcrowded conditions remained stable in owner-occupied housing units.

Approximately 27 percent of occupied housing units in Tigard only had one occupant in 2000. Although 65 percent of households were composed of families, only about one-third of Tigard's households had children.

## Tigard Overview and Tables

### Income<sup>1</sup> and Poverty

The median household income in Tigard increased by over 8% to reach \$51,581 in 2000, which was \$11,000 higher than the median income for Washington County.

About 7 percent of the population was living in households where income was below the poverty level, a slight increase from 1990. While only 3.6% of elderly were impoverished in 2000, over 7 percent of children between ages 5 and 17 were living below the poverty level.

### Housing Costs<sup>1</sup>

The median owner-occupied housing value in Tigard more than doubled since 1990 to \$188,600. Forty-one percent of renter households (2,775) were cost-burdened, an increase of 6 percentage points from 1990. Twenty-three percent of all owner-occupied housing units were spending 30% or more of their household incomes on housing costs in 2000.

### Annexation

From 1990 to 2000, 1,205 persons and 843 housing units were annexed from the County into Tigard. Annexation accounted for 10 percent of Tigard's population growth, and 18 percent of its housing growth during the period.<sup>2</sup>

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<sup>1</sup> Dollars have been adjusted for inflation and represent 1999-dollar value.

<sup>2</sup> To be taken into consideration when examining growth trends from 1990 to 2000.

Population**1. Total Population**

Population (universe: persons)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Population</b>	29,344	41,223			11,879	40.5%
Male	14,099	20,195	48.1%	49.0%	6,096	43.2%
Female	15,245	21,028	52.0%	51.0%	5,783	37.9%

**2. Population by Race/Hispanic Origin**

Race/Hispanic Origin (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	27,268	33,317	92.9%	80.8%	6,049	22.2%
Black	213	443	0.7%	1.1%	230	108.0%
American Indian/Alaskan Native	176	217	0.6%	0.5%	41	23.3%
Asian/Pacific Islander	981	2,487	3.3%	6.0%	1,506	153.5%
2 and more races		1,004		2.4%		
Other	16	69	0.1%	0.2%	53	331.3%
Hispanic	690	3,686	2.4%	8.9%	2,996	434.2%

**3. Population by Age**

Population by Age (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
0-17	7,140	10,531	24.3%	25.6%	3,391	47.5%
under 5	2,359	3,189	8.0%	7.7%	830	35.2%
5-9	2,059	2,982	7.0%	7.2%	923	44.8%
10-14	1,727	2,750	5.9%	6.7%	1,023	59.2%
15-17	995	1,610	3.4%	3.9%	615	61.8%
18-19	642	934	2.2%	2.3%	292	45.5%
20-24	1,933	2,765	6.6%	6.7%	832	43.0%
25-40	9,052	10,479	30.9%	25.4%	1,427	15.8%
41-64	7,222	12,377	24.6%	30.0%	5,155	71.4%
65-84	3,017	3,574	10.3%	8.7%	557	18.5%
85 and over	338	563	1.2%	1.4%	225	66.6%

Special Needs Population Groups**4. Elderly Population**

Elderly Population by Age (universe: persons ages 62 and over)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
62 and over	3,938	4,802	13.4%	11.7%	864	21.9%
65 and over	3,355	4,137	11.4%	10.0%	782	23.3%
62-64	583	665	2.0%	1.6%	82	14.1%
65-74	1,863	1,844	6.4%	4.5%	-19	-1.0%
75-84	1,154	1,730	3.9%	4.2%	576	49.9%
85 and over	338	563	1.2%	1.4%	225	66.6%

**5. Living Situations of the Elderly (2000)**

Elderly Residing at Home or in Group Quarters	Persons 65 and over	Share
Living at home	4,017	97.1%*
Living alone	1,251	31.1%**
Living in group quarters	120	2.9%*
Institutionalized	91	75.8%***
Non-institutionalized	29	24.2%***

\* Share of all persons 65 and over

\*\* Share of all persons 65 and over living at home.

\*\*\* Share of all persons 65 and over living in group quarters

**6. Persons with Disabilities by Type of Disability 2000**

<b>TYPE OF DISABILITY</b> (universe: Persons ages 5 years and over)	<b>2000</b>	<b>2000 Share of Total</b>	<b>Percent of Persons ages 5 years and over*</b>
<b>Total disabilities tallied</b>	9,400	100%	
Sensory disability	1,043	11.1%	2.7%
Physical disability	2,135	22.7%	5.6%
Mental disability	1,518	16.1%	4.0%
Self-care disability	683	7.3%	1.8%
Go-outside-home disability	1,858	19.8%	4.9%
Employment disability	2,163	23.0%	5.7%

\* See technical notes in Report

**7a. Persons with Disabilities by Age and Type of Disability**

<b>Disabilities tallied for persons ages 5 years and over *</b>	<b>1990</b>	<b>1990 Share</b>	<b>2000</b>	<b>2000 Share</b>	<b>Absolute Change (1990-2000)</b>	<b>Percent Change (1990-2000)</b>
<b>Total disabilities tallied</b>			9,400	100%		
Sensory disability			1,043	11.1%		
Physical disability			2,135	22.7%		
Mental disability			1,518	16.1%		
Self-care disability			683	7.3%		
Go-outside-home disability			1,858	19.8%		
Employment disability			2,163	23.0%		

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7b. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5-15 years *	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>			436	4.6%		
Sensory disability			32	0.3%		
Physical disability			43	0.5%		
Mental disability			305	3.2%		
Self-care disability			56	0.6%		
Go-outside-home disability						
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7c. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 16 and over *	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	1,910	100%	8,964	100%		
Sensory disability			1,011	11.3%		
Physical disability			2,092	23.3%		
Mental disability			1,213	13.5%		
Self-care disability	347	18.2%	627	7.0%	280	81%
Go-outside-home disability	346	18.1%	1,858	20.7%	1,512	437%
Employment disability	1,217	63.7%	2,163	24.1%	946	78%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.



**7d. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 16 to 64 years *	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	1,580	82.7%	5,794	64.6%		
Sensory disability			467	8.1%		
Physical disability			1,094	18.9%		
Mental disability			708	12.2%		
Self-care disability	228	14.4%	319	5.5%	91	40%
Go-outside-home disability	135	8.5%	1,043	18.0%	908	673%
Employment disability	1,217	77.0%	2,163	37.3%	946	78%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7e. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 65 years and over *	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	330	17.3%	3,170	35.4%		
Sensory disability			544	17.2%		
Physical disability			998	31.5%		
Mental disability			505	15.9%		
Self-care disability	119	36.1%	308	9.7%	189	159%
Go-outside-home disability	211	63.9%	815	25.7%	604	286%
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**8a. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\***

<b>White</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	8,087	921	1,929	1,280	622	1,641	1,694
Ages 5 - 15	351	16	25	270	40		
Ages 16 - 64	4,838	426	978	569	290	881	1,694
Ages 65 and over	2,898	479	926	441	292	760	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\*Hispanics are of any race and are counted in the race categories above, too.

**8b. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Black/African Americans</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	134	0	27	45	8	19	35
Ages 5 - 15	9	0	0	9	0		
Ages 16 - 64	125	0	27	36	8	19	35
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\*Hispanics are of any race and are counted in the race categories above, too.

**8c. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>American Indian/Alaska Native</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	51	7	20	17	0	0	7
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	51	7	20	17	0	0	7
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8d. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Asian/Native Hawaiian/Pacific Islander</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	585	73	72	102	29	123	186
Ages 5 - 15	34	13	7	7	7		
Ages 16 - 64	381	19	28	58	11	79	186
Ages 65 and over	170	41	37	37	11	44	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8e. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

Other Race/Two or more races	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
Total disabilities tallied for persons Ages 5 years and over	543	42	87	74	24	75	241
Ages 5 - 15	42	3	11	19	9		
Ages 16 - 64	399	15	41	28	10	64	241
Ages 65 and over	102	24	35	27	5	11	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8f. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

Hispanic/Latino origin**	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
Total disabilities tallied for persons Ages 5 years and over	545	10	34	27	10	128	336
Ages 5 - 15	22	5	11	6	0		
Ages 16 - 64	503	0	18	16	5	128	336
Ages 65 and over	20	5	5	5	5	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\*Hispanics are of any race and are counted in the race categories above, too.

**9. AIDS Population \***

Year	# AIDS Cases Reported	Cumulative Total
1986	0	0
1987	0	0
1988	2	2
1989	1	3
1990	4	7
1991	4	11
1992	5	16
1993	1	17
1994	3	20
1995	4	24
1996	1	25
1997	2	27
1998	1	28
1999	4	32
2000	2	34
2001	3	37
<b>Total Cases Reported</b>	<b>37</b>	

\* Source: Oregon Department of Human Services, HIV/AIDS Program, HIV/AIDS Reporting System, 2001

**10. Other Special Needs Population**

Estimated Persons in Need of Alcohol or Other Drug Treatment (universe: persons ages 10 and over)	2000	% Population*
<b>Persons</b>	3,295	904%**

\*Estimated using the percentage of the population in Washington County estimated to have treatment needs Washington County.

\*\* The percentage of persons in Washington County 10 years and over that are estimated to have a need for treatment, calculated by Oregon's Department of Human Services, Office of Mental Health and Addiction Services.

### 11a. Agricultural Employment

<b>Workers by Employer's Type of Business (Industry)</b> (universe: employed persons ages 16 and over)	<b>1990 Industry:</b> Agriculture, forestry, and fisheries	<b>2000 Industry:</b> Agriculture, forestry, and fisheries
Persons Employed by Employer's Type of Business	303	96

### 11b. Agricultural Employment (2000 only)

<b>Workers by Type of Work (Occupation)</b> (universe: employed persons ages 16 and over)	<b>2000 Occupation:</b> Farmers and farm managers	<b>2000 Occupation:</b> Farming, fishing, and forestry occupations
Persons Employed by Type of Work They Do	12	54

### 12. Persons Residing in Group Quarters

Persons in Group Quarters (universe: all persons)	1990	2000	Share of all persons in group quarters		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Institutionalized persons:</b>	20	107	15.2%	48.4%	87	435.0%
Correctional institutions	0	0	0.0%	0.0%	0	0.0%
Nursing homes	8	107	6.1%	48.4%	99	1237.5%
Mental (Psychiatric) hospitals	12	0	9.1%	0.0%	-12	100.0%
Juvenile institutions	0	0	0.0%	0.0%	0	0.0%
Other institutions	0	0	0.0%	0.0%	0	0.0%
<b>Non-institutionalized persons</b>	112	114	84.8%	51.6%	2	1.8%
College dormitories	0	0	0.0%	0.0%	0	0.0%
Military quarters	0	0	0.0%	0.0%	0	0.0%
Emergency shelters for homeless	16		12.1%			
Visible in street locations	0		0.0%			
Other non-institutional group quarters	96	114	72.7%	51.6%	18	18.8%
<b>Total persons in group quarters</b>	132	221	0.4%*	0.5%*	89	67.4%

\* Share of total population

## Housing and Households

## 13. Housing Units

Housing Units (universe: all housing units)	1990	2000	Vacancy Rate		Absolute Change 1990-2000	Percent Change 1990- 2000
			1990	2000		
<b>Total Housing Units</b>	12,599	17,369			4,770	37.9%
Occupied	12,055	16,507			4,452	36.9%
Vacant	544	862	4.3%	5.0%	318	58.5%

## 14. Housing Units Structure

Structure Type and Size (universe: all housing units)	1990	2000	Share of Total Housing Units		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Single-family Units</b>	7,904	10,752	62.7%	61.8%	2,848	36.0%
<b>Multi-family Units</b>	4,604	6,562	36.5%	37.7%	1,958	42.5%
2-9	2,191	3,026	17.4%	17.4%	835	38.1%
10-49	2,086	2,227	16.6%	12.8%	141	6.8%
50 or More	327	1,309	2.6%	7.5%	982	300.3%
<b>Mobile Home or Trailer</b>	14	72	0.1%	0.4%	58	414.3%
<b>Other (Boat, RV, Van, Etc.)</b>	77	0	0.6%	0.0%	-77	-100.0%

## 15. Tenure

Tenure of Households (universe: occupied housing units) *	1990	2000	Share of Households		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Total Households</b>	12,055	16,511	100.0%	100.0%	4,456	73.3%
Owner occupied	6,966	9,654	57.8%	58.5%	2,688	38.6%
Renter occupied	5,089	6,857	42.2%	41.5%	1,768	34.7%

\* Occupied housing unit is the same as household

**16. Households by Race/Hispanic Origin**

Race/Hispanic Origin (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	11,427	14,265	94.8%	86.4%	2,838	24.8%
Black	80	165	0.7%	1.0%	85	106.3%
American Indian/Alaskan Native	56	97	0.5%	0.6%	41	73.2%
Asian/Pacific Islander	282	756	2.3%	4.6%	474	168.1%
2 or more races	0	277	0.0%	1.7%	277	100.0%
Other	3	11	0.0%	0.1%	8	266.7%
Hispanic	207	936	1.7%	5.7%	729	352.2%



**17. Household Tenure by Race**

Tenure by Race/Hispanic Origin of Householder* (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
<b>Owner occupied:</b>	6,966	9,627	<b>100.0%</b>	<b>100.0%</b>	2,661	38.2%
White:	6,746	8,869	96.8%	92.1%	2,123	31.5%
White Alone (not Hispanic)	6,694	8,767	96.1%	91.1%	2,073	31.0%
White Hispanic	52	102	0.7%	1.1%	50	96.2%
Black	24	51	0.3%	0.5%	27	112.5%
American Indian, Eskimo, or Aleut	30	26	0.4%	0.3%	-4	-13.3%
Asian or Pacific Islander	150	479	2.2%	5.0%	329	219.3%
Other Race		65				
Two or more		137				
All Other Race	16	202	0.2%	2.1%	186	1162.5%
Hispanic Origin*	207	178	3.0%	1.8%	-29	-14.0%
<b>Renter occupied:</b>	5,089	6,880	<b>100.0%</b>	<b>100.0%</b>	1,791	35.2%
White:	4,803	5,876	94.4%	85.4%	1,073	22.3%
White Alone (not Hispanic)	4,733	5,498	93.0%	79.9%	765	16.2%
White Hispanic	70	378	1.4%	5.5%	308	440.0%
Black	57	119	1.1%	1.7%	62	108.8%
American Indian, Eskimo, or Aleut	30	79	0.6%	1.1%	49	163.3%
Asian or Pacific Islander	139	286	2.7%	4.2%	147	105.8%
Other Race		324				
Two or more		196				
All Other Race	60	520	1.2%	7.6%	460	766.7%
Hispanic Origin*	132	758	2.6%	11.0%	626	474.2%

\* Persons of Hispanic origin are of any race and are also included in the racial categories.

**18. Household Size**

Household Size (universe: occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
1-person household	3,136	4,413	26.0%	26.7%	1,277	40.7%
2-person household	4,396	5,686	36.5%	34.4%	1,290	29.3%
3-person household	2,000	2,625	16.6%	15.9%	625	31.3%
4-person household	1,708	2,371	14.2%	14.4%	663	38.8%
5-person household	568	931	4.7%	5.6%	363	63.9%
6-person household	162	286	1.3%	1.7%	124	76.5%
7-or-more-person household	85	195	0.7%	1.2%	110	129.4%

**19. Person Per Household**

Average Number of Persons per Household (universe: occupied housing units)	1990	2000
<b>Occupied housing</b>	2.42	2.48
Owner-occupied housing	2.69	2.66
Renter-occupied housing	2.06	2.24

**20. Overcrowding\* by Tenure**

Tenure by occupants per room (universe: occupied housing units)	1990	2000	1990 Share of Total	2000 Share of Total	Absolute Change 1990- 2000	Percent Change 1990- 2000
<b>Owner occupied:</b>	6,966	9,654	<b>100.0%</b>	<b>100.0%</b>	2,688	38.6%
0.50 or less occupants per room	5,444	7,638	78.2%	79.1%	2,194	40.3%
0.51 to 1.00 occupants per room	1,458	1,951	20.9%	20.2%	493	33.8%
1.01 to 1.50 occupants per room	51	39	0.7%	0.4%	-12	-23.5%
1.51 to 2.00 occupants per room	8	20	0.1%	0.2%	12	150.0%
2.01 or more occupants per room	5	6	0.1%	0.1%	1	20.0%
<b>Overcrowded owner occupied units</b>	<b>64</b>	<b>65</b>	<b>0.9%</b>	<b>0.7%</b>	<b>1</b>	<b>1.6%</b>
<b>Renter occupied:</b>	5,089	6,857	<b>100.0%</b>	<b>100.0%</b>	1,768	34.7%
0.50 or less occupants per room	3,401	4,272	66.8%	62.3%	871	25.6%
0.51 to 1.00 occupants per room	1,507	1,971	29.6%	28.7%	464	30.8%
1.01 to 1.50 occupants per room	107	347	2.1%	5.1%	240	224.3%
1.51 to 2.00 occupants per room	67	186	1.3%	2.7%	119	177.6%
2.01 or more occupants per room	7	81	0.1%	1.2%	74	1057.1%
<b>Overcrowded renter occupied units</b>	<b>181</b>	<b>614</b>	<b>3.6%</b>	<b>9.0%</b>	<b>433</b>	<b>239.2%</b>

\* Overcrowding is where a household has more than one occupant per room.

**21. Household Type**

Household Type (universe: occupied housing units)	1990	2000	1990 Share of all Households	2000 Share of all Households	Absolute Change 1990-2000	Percent Change 1990-2000
<b>Person living alone:</b>	3,136	4,413	26.0%*	26.7%*	1,277	40.7%
Male householder	1,211	1,773	10.0%*	10.8%*	562	46.4%
Female householder	1,925	2,640	16.0%*	16.0%*	715	37.1%
<b>Family households:</b>	8,047	10,739	66.8%*	65.1%*	2,692	33.5%
Married couple family:	6,701	8,590	82.3%**	80.0%**	1,889	28.2%
With children under 18 years	3,142	4,163	46.9%***	48.5%***	1,021	32.5%
No children under 18 years	3,559	4,427	53.1%***	51.5%***	868	24.4%
<b>Total single-parent households</b>	855	1,369	10.6%**	12.7%**	514	60.1%
Single father family	164	331	19.2%****	2.4%****	167	101.8%
Single mother family	691	1,038	80.8%****	97.6%****	347	50.2%
Other family households	491	780	6.1%**	7.3%**	289	58.9%
<b>Non-family households</b>	872	1,355	7.2%*	8.2%*	483	55.4%

\* The share of all households

\*\*The share of all family households.

\*\*\*The share of all married-couple family households

\*\*\*\*The share of single-parent family households

**22. Households by Age**

<b>Households by Age of Householder (universe: occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total Households</b>	<b>2000 Share of Total Households</b>	<b>Absolute Change (1990- 2000)</b>	<b>Percent Change (1990- 2000)</b>
15 to 24 years	12,055	16,507	5.9%	6.8%	4,452	36.9%
25 to 34 years	712	1,129	26.7%	20.2%	417	58.6%
35 to 44 years	3,218	3,334	25.4%	24.6%	116	3.6%
45 to 54 years	3,061	4,054	14.6%	21.2%	993	32.4%
55 to 64 years	1,756	3,496	9.3%	11.1%	1,740	99.1%
65 to 74 years	1,126	1,830	9.9%	7.1%	704	62.5%
75 years and over	1,194	1,169	8.2%	9.1%	-25	-2.1%

**23a. Households Type by Age of Householder?**

<b>Family Household Type by Age of Householder (universe: occupied housing units)</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>Total Households*</b>	16,511	100%
<b>All Family households</b>	10,890	66.0%
<b>Of Family Households, the share by type**:</b>		100%
<b>Married-couple family:</b>	8,862	81.4%
Age 15 to 24 years	232	
Age 25 to 34 years	1,714	
Age 35 to 44 years	2,466	
Age 45 to 54 years	1,920	
Age 55 to 64 years	1,290	
Age 65 to 74 years	618	
Age 75 years and over	622	
<b>Other family:</b>	2,028	18.6%
<b>Male householder, no wife present:</b>	614	5.6%
Age 15 to 24 years	80	
Age 25 to 34 years	222	
Age 35 to 44 years	126	
Age 45 to 54 years	123	
Age 55 to 64 years	52	
Age 65 to 74 years	11	
Age 75 years and over	0	
<b>Female householder, no husband present:</b>	1,414	13.0%
Age 15 to 24 years	160	
Age 25 to 34 years	378	
Age 35 to 44 years	405	
Age 45 to 54 years	255	
Age 55 to 64 years	138	
Age 65 to 74 years	32	
Age 75 years and over	46	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

**23b. Households Type by Age of Householder**

Non-family Household Type by Age of Householder (universe: households)	2000	2000 Share of Total	Non-family Household Type by Age of Householder	2000	2000 Share of Total
<b>All Non-family households</b>	5,621	34.0%			
<b>Of Non-Family Households the share by type***</b>		100%			
Male householder:	2,395	42.6%			
Female householder:	3,226	57.4%			
<b>Male Householder, Living alone:</b>	1,754	31.2%	<b>Male Householder, Not living alone:</b>	641	11.4%
Ages 15 to 24 years	99		Ages 15 to 24 years	130	
Ages 25 to 34 years	389		Ages 25 to 34 years	278	
Ages 35 to 44 years	397		Ages 35 to 44 years	128	
Ages 45 to 54 years	394		Ages 45 to 54 years	38	
Ages 55 to 64 years	187		Ages 55 to 64 years	36	
Ages 65 to 74 years	101		Ages 65 to 74 years	31	
Ages 75 years and over	187		Ages 75 years and over	0	
<b>Female Householder, Living alone:</b>	2,693	47.9%	<b>Female Householder, Not living alone:</b>	533	9.5%
Ages 15 to 24 years	193		Age 15 to 24 years	127	
Ages 25 to 34 years	352		Age 25 to 34 years	179	
Ages 35 to 44 years	425		Age 35 to 44 years	67	
Ages 45 to 54 years	437		Age 45 to 54 years	80	
Ages 55 to 64 years	323		Age 55 to 64 years	51	
Ages 65 to 74 years	326		Age 65 to 74 years	6	
Ages 75 years and over	637		Ages 75 years and over	23	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

Income and Housing Costs**24. Household Income**

<b>Household Income*</b> (universe: occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)**	<b>2000</b>	<b>1990 Share of All Households</b>	<b>1990 Share of All Households</b> (1999 dollars)	<b>2000 Share of All Households</b>	<b>Absolute Change 1990-2000</b> (in same dollars)	<b>Percent Change 1990-2000</b> (in same dollars)
Less than \$10,000	898	673	682	7.4%	5.6%	4.1%	9	1.4%
\$10,000 to \$14,999	755	412	772	6.2%	3.4%	4.7%	360	87.3%
\$15,000 to \$19,999	860	566	916	7.1%	4.7%	5.6%	350	61.9%
\$20,000 to \$24,999	1,075	644	992	8.9%	5.3%	6.0%	348	54.0%
\$25,000 to \$29,999	1,144	751	905	9.5%	6.2%	5.5%	154	20.5%
\$30,000 to \$34,999	1,200	822	971	9.9%	6.8%	5.9%	149	18.1%
\$35,000 to \$39,999	849	857	969	7.0%	7.1%	5.9%	112	13.1%
\$40,000 to \$44,999	919	899	959	7.6%	7.4%	5.8%	60	6.7%
\$45,000 to \$49,999	829	726	756	6.9%	6.0%	4.6%	30	4.1%
\$50,000 to \$59,999	1,334	1,342	1,701	11.0%	11.1%	10.3%	359	26.8%
\$60,000 to \$74,999	1,110	1,663	1,877	9.2%	13.8%	11.4%	214	12.8%
\$75,000 to \$99,999	743	1,612	2,397	6.1%	13.3%	14.5%	785	48.7%
\$100,000 to \$124,999	207	560	1,174	1.7%	4.6%	7.1%	614	109.6%
\$125,000 to \$149,999	53	291	575	0.4%	2.4%	3.5%	284	97.5%
\$150,000 or more	108	265	853	0.9%	2.2%	5.2%	588	221.4%
\$150,000 to \$199,999	0	157	551	0.0%	1.3%	3.3%	394	250.7%
\$200,000 or more	0	108	302	0.0%	0.9%	1.8%	194	178.8%

\*Income is reported in the Census referring to the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.



**25. Median Household Income**

<b>Median Household Income*</b> (universe: occupied housing units)	<b>1990 Median Household Income</b> (in 1989 dollars)	<b>1990 Median Household Income</b> (converted to 1999 dollars)**	<b>2000 Median Household Income</b> (in 1999 dollars)	<b>1990-2000 Percent Change</b> (in same dollars)
Annual Income	\$35,669	\$47,606	\$51,581	8.4%

\*Income is reported in the Census for the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**26. Households by HUD Adjusted Median Family Income (HAMFI) Category**

<b>2000 HAMFI*</b>	\$53,700
30%	\$16,110
50%	\$26,850
60%	\$32,220
80%	\$42,960
95%	\$51,015
<b>Percent of HAMFI</b>	<b>Number of Households in 2000</b>
30% or less	1,657
31-50%	2,039
51-60%	1,001
59-80%	1,885
81-95%	1,512
Over 95%	8,404
<b>Total</b>	<b>16,499</b>

\*HUD's Adjusted 1999 Median Family Income for Portland Metropolitan Area.

**27. Persons in Poverty by Age**

Poverty By Age (Universe: Persons For Whom Poverty Status Is Determined)*	1990	2000	Poverty Rates		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Persons with household income below poverty level**	1,389	2,730	4.8%	6.6%	1,341	96.5%
Under 5 years	73	355	3.1%	11.1%	282	386.3%
5 years	28	59	5.9%	8.9%	31	110.7%
6 to 11 years	114	246	5.2%	7.4%	132	115.8%
12 to 17 years	142	207	6.8%	6.5%	65	45.8%
18 to 64	912	1,712	4.8%	6.5%	800	87.7%
65 to 74 years	34	41	1.9%	2.1%	7	20.6%
75 years and over	86	110	5.8%	4.8%	24	27.9%
<b>Total Persons for Whom Poverty Status is Determined (above and below poverty level)</b>	<b>29,219</b>	<b>41,066</b>			<b>11,847</b>	<b>40.5%</b>

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\*Persons living in households where the total 1999 household income is below poverty level.

**28. Poverty Status by Household Type**

<b>Poverty Status by Household Type</b> (universe: population for whom poverty status is determined)*	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Income in 1989, 1999 at or above poverty level:</b>	27,830	38,336	95.2%	93.4%	10,506	37.8%
In married-couple families	20,156	27,054	69.0%	65.9%	6,898	34.2%
In other families:	2,927	4,930	10.0%	12.0%	2,003	68.4%
Male householder, no wife present	536	1,801	1.8%	4.4%	1,265	236.0%
Female householder, no husband present	2,391	3,129	8.2%	7.6%	738	30.9%
Unrelated individuals	4,747	6,352	16.2%	15.5%	1,605	33.8%
<b>Income in 1989, 1999 below poverty level:**</b>	1,389	2,730	4.8%	6.6%	1,341	96.5%
In married-couple families	377	782	1.3%	1.9%	405	107.4%
In other families:	408	1,196	1.4%	2.9%	788	193.1%
Male householder, no wife present	31	362	0.1%	0.9%	331	1067.7%
Female householder, no husband present	377	834	1.3%	2.0%	457	121.2%
Unrelated individuals	604	752	2.1%	1.8%	148	24.5%
<b>Total Persons for Whom Poverty Status is Determined</b>	<b>29,219</b>	<b>41,066</b>	<b>100.0%</b>	<b>100.0%</b>	<b>11,847</b>	<b>40.5%</b>

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\* Persons living in households where the total 1999 household income is below poverty level.

**29. Poverty by Race**

<b>Poverty by Race/Hispanic Origin</b> (universe: persons for whom poverty was determined)	<b>Total number of persons for whom poverty was determined in 2000</b>	<b>Persons whose 1999 income was below poverty level</b>	<b>2000 Poverty Rates (within racial/ethnic group)</b>	<b>Share of all persons below poverty**</b>
White	34,669	1,883	5.4%	69.0%
Black/African American	530	66	12.5%	2.4%
American Indian/Alaskan Native	290	27	9.3%	1.0%
Asian/Pacific Islander	2,700	173	6.4%	6.3%
Other Race	1,638	399	24.4%	14.6%
Two or More Races	1,239	182	14.7%	6.7%
All Other Races	2,877	581	20.2%	21.3%
Hispanic Origin*	3,642	813	22.3%	29.8%

\*Persons of Hispanic origin are of any race and are also included in the racial categories.

\*\*Will sum to more than 100% due to counting Hispanics in racial groups.

**30. Rent**

Monthly Gross Rent (universe: specified renter occupied housing units)	1990	2000	1990 Share of Total Renter Households	2000 Share of Total Renter Households	Absolute Change 1990- 2000	Percent Change 1990- 2000
<b>Renter Households</b>	5,064	6,857	1158.8%	781.9%	1,793	35.4%
Less than \$200	11	65	2.5%	7.4%	54	492.8%
\$200-\$349	82	99	18.7%	11.3%	17	21.3%
\$350-\$499	569	316	130.2%	36.0%	-253	-44.5%
\$500-\$799	3,097	4,525	708.7%	516.0%	1,428	46.1%
\$800-\$999	805	937	184.3%	106.8%	132	16.3%
\$1000 and above	410	859	93.8%	97.9%	449	109.5%
<b>No cash rent</b>	88	56	20.1%	6.4%	-32	-36.4%

**31. Median Gross Rent**

Median Gross Rent (universe: specified renter occupied housing units paying cash rent)	1990 (in 1989 dollars)	1990 (converted to 1999 dollars)*	2000 (in 1999 dollars)	1990-2000 Percent Change (in same dollars)
Monthly Rent	\$403	\$538	\$733	36.3%

\*Dollars were adjusted due to inflation for comparison purposes.

**32. Rent as Percentage of Household Income**

<b>Gross rent as a Percentage of household income (universe: specified renter occupied households paying cash rent)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total Renter Households</b>	<b>2000 Share of Total Renter Households</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
Less than 20 percent	1,793	2,128	35.4%	31.0%	335	18.7%
20 to 24 percent	823	908	16.3%	13.2%	85	10.3%
25 to 29 percent	599	912	11.8%	13.3%	313	52.3%
30 to 34 percent	403	680	8.0%	9.9%	277	68.7%
35 percent or more	1,323	2,095	26.1%	30.6%	772	58.4%
Not computed	123	134	2.4%	2.0%	11	8.9%
<b>Cost-burdened Renter Households*</b>	<b>1,726</b>	<b>2,775</b>	<b>34.9%</b>	<b>41.3%</b>	<b>1,049</b>	<b>60.8%</b>

\* Households where 30% or more of household income is spent on rent.

**33. Monthly Owner Housing Cost**

<b>Monthly Owner Housing Cost (universe: specified owner occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total Owner Households</b>	<b>2000 Share of Total Owner Households</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Owner Households</b>	<b>6,423</b>	<b>8,813</b>	<b>100.0%</b>	<b>100.0%</b>	<b>2,390</b>	<b>37.2%</b>
Less than \$300	350	506	5.4%	5.7%	156	44.6%
\$300-\$499	854	1,029	13.3%	11.7%	175	20.5%
\$500-\$699	534	428	8.3%	4.9%	-106	-19.9%
\$700-\$999	1,489	1,098	23.2%	12.5%	-391	-26.3%
\$1000-\$1499	2,307	2,989	35.9%	33.9%	682	29.6%
\$1500-\$1999	703	1,611	10.9%	18.3%	908	129.2%
\$2000 and over	122	1,152	1.9%	13.1%	1,030	844.3%

**34. Median Owner Housing Costs**

<b>Median Monthly Owner Housing Costs</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Monthly Housing Costs	\$814	\$1,086	\$1,361	25.3%

\*Dollars were adjusted due to inflation for comparison purposes.

**35. Owner Housing Cost as a Percentage of Household Income**

Monthly Owner Housing Cost as a Percentage of Household Income (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total	2000 Share of Total	Absolute Change 1990-2000	Percent Change 1990-2000
Less than 20 percent	3,290	4,212	51.2%	47.8%	922	28.0%
20 to 24 percent	1,095	1,524	17.0%	17.3%	429	39.2%
25 to 29 percent	870	999	13.5%	11.3%	129	14.8%
30 to 34 percent	465	834	7.2%	9.5%	369	79.4%
35 percent or more	694	1,196	10.8%	13.6%	502	72.3%
Not computed	9	48	0.1%	0.5%	39	433.3%
<b>Cost-burdened Owner Occupied Households*</b>	<b>1,159</b>	<b>2,030</b>	<b>18.1%</b>	<b>23.2%</b>	<b>871</b>	<b>75.2%</b>

\* Households where 30% or more of household income is spent on monthly owner housing cost.

**36. Housing Value**

Value for owner occupied housing units (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total Owner Households	2000 Share of Total Owner Households	Absolute Change 1990-2000	Percent Change 1990-2000
Less than \$10,000		0		0.0%		
\$10,000 to \$14,999		0		0.0%		
<b>Less than \$15,000</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>
\$15,000 to \$19,999	0	5	0.0%	0.1%	5	100.0%
\$20,000 to \$24,999	0	9	0.0%	0.1%	9	100.0%
\$25,000 to \$29,999	13	0	0.2%	0.0%	-13	-100.0%
\$30,000 to \$34,999	0	8	0.0%	0.1%	8	100.0%
\$35,000 to \$39,999	0	9	0.0%	0.1%	9	100.0%
\$40,000 to \$44,999	42		0.7%			
\$40,000 to \$49,999	107	10	1.7%	0.1%	-97	-90.7%
\$45,000 to \$49,999	65		1.0%			
\$50,000 to \$59,999	388	0	6.0%	0.0%	-388	-100.0%



Tigard Overview and Tables

Value for owner occupied housing units (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total Owner Households	2000 Share of Total Owner Households	Absolute Change 1990-2000	Percent Change 1990-2000
\$60,000 to \$69,999		16		0.2%		
\$60,000 to \$74,999	1,126		17.5%			
\$60,000 to \$99,999	3,693	111	57.5%	1.3%	-3,582	-97.0%
\$70,000 to \$79,999		0		0.0%		
\$80,000 to \$89,999		32		0.4%		
\$90,000 to \$99,999		63		0.7%		
\$75,000 to \$99,999	2,567		40.0%			
\$100,000 to \$124,999	1,294	241	20.1%	2.7%	-1,053	-81.4%
\$125,000 to \$149,999	586	1,167	9.1%	13.2%	581	99.1%
\$150,000 to \$174,999	169	1,792	2.6%	20.3%	1,623	960.4%
\$175,000 to \$199,999	83	1,936	1.3%	22.0%	1,853	2232.5%
\$200,000 to \$249,999	47	1,743	0.7%	19.8%	1,696	3608.5%
\$250,000 to \$299,999	22	721	0.3%	8.2%	699	3177.3%
\$300,000 to \$399,999	21	770	0.3%	8.7%	749	3566.7%
\$400,000 to \$499,999	0	198	0.0%	2.2%	198	100.0%
<b>\$500,000 or more</b>	0	93	0.0%	1.1%	93	100.0%
\$500,000 to \$749,999		75		0.9%		
\$750,000 to \$999,999		10		0.1%		
\$1,000,000 or More		8		0.1%		

**37. Median Housing Unit Value**

<b>Median Housing Unit Value</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>Percent Change</b> (in same dollars)
Median Value	\$90,400	\$120,652	\$188,600	56.3%

\*Dollars were adjusted due to inflation for comparison purposes.

# **Tualatin (part in Washington County)**

## **Overview and Tables**

**Findings in Tualatin (part):**

- Tualatin (part) experienced a 52% increase in population from 1990 to 2000 (from 13,257 to 20,127).
- The highest rate of increase of ethnic minority population and of Hispanics in Washington County occurred in Tualatin (part).
- The majority of persons with a disability in 2000 had an employment disability – 1,211 persons ages 16 years and older.
- One-third of seniors 65 years and older had a physical disability.
- Only 91% of seniors were living at home in 2000, lower than the share for the County.
- Almost half of all housing units are in multi-family structures.
- The vacancy rate increased from 3.9% to 6.1% during the last decade.
- In twenty-five percent of all households in Tualatin (part), the householder lives alone.
- Overcrowded renter households accounted for 11% of all renter-occupied housing units (372 units) in 2000.
- About 6% of the population in 2000 had income below the poverty level.
- Twenty-six percent of all households were cost-burdened in 2000.
- Tualatin (part) had the lowest rate of cost-burdened renter households in 2000 – 29%.

**Summary**

Population

Tualatin (part)'s population grew by 6,870 persons from 1990 to 2000, an increase of 52 percent and reaching 20,127 in 2000. This increase is over twice the rate of the Oregon population change during the same period (20 percent) and higher than Washington County's growth rate (43 percent).

The population composition by race/ethnicity in 2000 was 79 percent White, and 13 percent Hispanic, only 4 percent Asian, and the remaining 4 percent is represented by the

Black, American Native, and "other race" minority groups. The number of Whites decreased from 94 percent in 1990 and Hispanics increased by almost 11 percent.

Tualatin (part) had a slightly larger proportion of children and young to middle-age adults than Washington County, but a smaller share of persons ages 65 years and older.

#### Special Needs Population

In 2000, there was a higher proportion of persons with a disability suffering from a mental disorder than in most of the other areas in Washington County. The number of persons reported to have an employment disability was over 1,200. Four hundred twelve seniors were inflicted with a physical disability, or 36 percent of the senior population, one of the highest rates in Washington County.

One hundred persons in the senior population were residing in group quarters, all non-institutionalized. Twenty-seven percent of seniors that are living at home are living alone (273).

No AIDS cases have been reported in Tualatin (part) during the past decade.

Sixteen hundred persons are estimated to have had alcohol or other drug treatment needs in Tualatin (part) in 2000.

### Housing and Households

The number of housing units Tualatin (part) grew by 57 percent from 1990 to 2000, which is higher than its population growth (52 percent). Five percent of all housing units in Washington County are in Tualatin (part). The housing vacancy rate has increased since 1990 from 3.9 percent, to 6.1 percent. Construction of multi-family structures occurred at a slightly faster rate than single-family dwellings in Tualatin (part), and mobile homes and other types of dwellings accounted for 4 percent, or 346, of Tualatin's (part) housing stock.

Although 13 percent of Tualatin (part) residents are Hispanic, they occupy only 8 percent of all households. The opposite is true for Whites who represent 79 percent of the population and occupy 86 percent of all households.

The numbers of owner occupied and renter occupied households in Tualatin (part) are almost equal and their proportions have remained the about the same during the past decade. Owners occupy 54 percent of the community's housing units. Homeownership increased amongst the White population and decreased amongst the Hispanic. The proportion that Hispanic renters represent of all renters, increased from 3 percent to 15 percent from 1990 to 2000, while the proportion of homeowners they represent decreased from 4 percent to 2 percent.

One and 2-person households grew faster than households of any other size. The average number of persons per household for owners decreased and for renters, increased. Still, the average number of persons per household was greater for owners than for renters in 2000 (2.73 and 2.46, respectively). From 1990 to 2000 the numbers of all households that are overcrowded increased, as did their share of all households. In 2000, however, there were only 87 overcrowded owner-occupied units, which represented 2 percent of all units occupied by owners. The number of overcrowded renter-occupied households was over 4 times higher, with 372 overcrowded units.

### Income<sup>1</sup> and Poverty

The median household income of in Tualatin (part) increased slightly from 1989 (\$51,176) to 1999 (\$53,506), reaching approximately the same as HUD's adjusted median family income (\$53,700 in 1999). About 6 percent of the population had income below the poverty level, an increase of two percent since 1990.

### Housing Costs Error! Bookmark not defined.

The median housing value increased 50 percent since 1990 to a level of almost \$189,100, while median income only increased by 5 percent. Owner housing costs increased by 20 percent, and median rent increased by 10 percent. Twenty-six percent of all households are cost-burdened in Tualatin (part). Twenty-nine percent of all renter households and 23 percent of all owner-occupied households were cost-burdened

### Annexation

From 1990 to 2000, 101 persons and 52 housing units were annexed from Washington County into Tualatin. Annexation accounted for less than 2 percent of Tualatin's population and housing growth during the period.<sup>2</sup>

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<sup>1</sup> Dollars have been adjusted for inflation and represent 1999 dollar value.

<sup>2</sup> To be taken into consideration when examining growth trends from 1990 to 2000.

Population

**1. Total Population**

Population (universe: persons)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Total Population	13,257	20,127			6,870	51.8%
Male	6,583	10,081	49.7%	50.1%	3,498	53.1%
Female	6,674	10,046	50.3%	49.9%	3,372	50.5%

**2. Population by Race/Hispanic Origin**

Race/Hispanic Origin (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	12,505	15,984	94.3%	79.4%	3,479	27.8%
Black	70	166	0.5%	0.8%	96	137.1%
American Indian/Alaskan Native	66	121	0.5%	0.6%	55	83.3%
Asian/Pacific Islander	272	777	2.1%	3.9%	505	185.7%
2 and more races		420		2.1%		
Other	3	8	0.0%	0.0%	5	166.7%
Hispanic	341	2,651	2.6%	13.2%	2,310	677.4%



**3. Population by Age**

Population by Age (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
0-17	3,919	5,548	29.6%	27.6%	1,629	41.6%
under 5	1,147	1,570	8.7%	7.8%	423	36.9%
5-9	1,223	1,546	9.2%	7.7%	323	26.4%
10-14	1,053	1,514	7.9%	7.5%	461	43.8%
15-17	496	918	3.7%	4.6%	422	85.1%
18-19	319	544	2.4%	2.7%	225	70.5%
20-24	947	1,460	7.1%	7.3%	513	54.2%
25-40	4,246	5,465	32.0%	27.2%	1,219	28.7%
41-64	3,194	5,979	24.1%	29.7%	2,785	87.2%
65-84	589	966	4.4%	4.8%	377	64.0%
85 and over	43	165	0.3%	0.8%	122	283.7%

Special Needs Population Groups

**4. Elderly Population**

Elderly Population by Age (universe: persons ages 62 and over)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
62 and over	808	1,346	6.1%	6.7%	538	66.6%
65 and over	632	1,131	4.8%	5.6%	499	79.0%
62-64	176	215	1.3%	1.1%	39	22.2%
65-74	427	552	3.2%	2.7%	125	29.3%
75-84	162	414	1.2%	2.1%	252	155.6%
85 and over	43	165	0.3%	0.8%	122	283.7%

**5. Living Situations of the Elderly (2000)**

Elderly Residing at Home or in Group Quarters	Persons 65 and over	Share
Living at home	1,031	91.2%*
Living alone	273	26.5%**
Living in group quarters	100	8.8%*
Institutionalized	0	0%***
Non-institutionalized	100	100%***

\* Share of all persons 65 and over

\*\* Share of all persons 65 and over living at home

\*\*\* Share of all persons 65 and over living in group quarters

**6. Persons with Disabilities by Type of Disability 2000**

Type of Disability (universe: Persons ages 5 years and over)	2000	2000 Share of Total	Percent of Persons ages 5 years and over*
<b>Total disabilities tallied</b>	4,522	100%	
Sensory disability	414	9.2%	2.2%
Physical disability	927	20.5%	5.0%
Mental disability	784	17.3%	4.2%
Self-care disability	371	8.2%	2.0%
Go-outside-home disability	815	18.0%	4.4%
Employment disability	1,211	26.8%	6.5%

\* See technical notes in Report

**7a. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5 years and over*	1990	1990 Share	2000	2000 Share of Total	1990-2000 Absolute Change	1990-2000 Percent Change
<b>Total disabilities tallied</b>			4,522	100%		
Sensory disability			414	9.2%		
Physical disability			927	20.5%		
Mental disability			784	17.3%		
Self-care disability			371	8.2%		
Go-outside-home disability			815	18.0%		
Employment disability			1,211	26.8%		

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7b. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5-15 years *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>			196	4.3%		
Sensory disability			13	0.3%		
Physical disability			8	0.2%		
Mental disability			169	3.7%		
Self-care disability			6	0.1%		
Go-outside-home disability						
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7c. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 16 and over *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	667	100%	4,326	100.0%		
Sensory disability			401	9.3%		
Physical disability			919	21.2%		
Mental disability			615	14.2%		
Self-care disability	39	5.8%	365	8.4%	326	836%
Go-outside-home disability	73	10.9%	815	18.8%	742	1016%
Employment disability	555	83.2%	1,211	28.0%	656	118%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7d. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 16 to 64 years *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	581	87.1%	3,030	70.0%		
Sensory disability			252	8.3%		
Physical disability			507	16.7%		
Mental disability			421	13.9%		
Self-care disability	16	2.8%	152	5.0%	136	850%
Go-outside-home disability	10	1.7%	487	16.1%	477	4770%
Employment disability	555	95.5%	1,211	40.0%	656	118%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7e. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 65 years and over *	1990	1990 Share	2000	2000 Share of Total	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	86	12.9%	1,296	30.0%		
Sensory disability			149	11.5%		
Physical disability			412	31.8%		
-Mental disability			194	15.0%		
Self-care disability	23	26.7%	213	16.4%	190	826%
Go-outside-home disability	63	73.3%	328	25.3%	265	421%
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**8a. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\***

<b>White:</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	3,914	317	857	712	353	666	1,009
Ages 5 - 15	143	9	8	120	6		
Ages 16 - 64	2,579	190	471	408	144	357	1,009
Ages 65 and over	1,192	118	378	184	203	309	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8b. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Black/African Americans</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	65	0	9	9	0	19	28
Ages 5 - 15	9	0	0	9	0		
Ages 16 - 64	56	0	9	0	0	19	28
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8c. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

American Indian/Alaska Native	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
Total disabilities tallied for persons Ages 5 years and over	63	13	0	16	0	0	34
Ages 5 - 15	16	0	0	16	0		
Ages 16 - 64	47	13	0	0	0	0	34
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type,

\*\* Persons of Hispanic origin also included in the racial categories.

**8d. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

Asian/Native Hawaiian/Pacific Islander	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
Total disabilities tallied for persons Ages 5 years and over	103	44	19	0	0	30	10
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	76	35	10	0	0	21	10
Ages 65 and over	27	9	9	0	0	9	

\*Disabilities are tallied for persons with each of one or more disability type,

\*\* Persons of Hispanic origin also included in the racial categories.



**8e. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

Other Race/Two or more races	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
<b>Total disabilities tallied for persons Ages 5 years and over</b>	377	40	42	47	18	100	130
Ages 5 - 15	28	4	0	24	0		
Ages 16 - 64	272	14	17	13	8	90	130
Ages 65 and over	77	22	25	10	10	10	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8f. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

Hispanic/Latino origin**	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
<b>Total disabilities tallied for persons Ages 5 years and over</b>	658	56	49	49	21	174	309
Ages 5 - 15	32	9	0	23	0		
Ages 16 - 64	564	25	39	16	11	164	309
Ages 65 and over	62	22	10	10	10	10	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\*Hispanics are of any race and are counted in the race categories above, too.

**9. AIDS Population \***

<b>Year</b>	<b># AIDS Cases Reported</b>	<b>Cumulative Total</b>
1986	0	0
1987	0	0
1988	0	0
1989	0	0
1990	0	0
1991	0	0
1992	0	0
1993	0	0
1994	0	0
1995	0	0
1996	0	0
1997	0	0
1998	0	0
1999	0	0
2000	0	0
2001	0	0
<b>Total Cases Reported</b>	0	

\* Source: Oregon Department of Human Services, HIV/AIDS Program, HIV/AIDS Reporting System, 2001

**10. Other Special Needs Population**

<b>Estimated Persons in Need of Alcohol or Other Drug Treatment (universe: persons ages 10 and over)</b>	<b>2000</b>	<b>% Population*</b>
<b>Persons</b>	1,599	9.4%**

\*Estimated using the percentage of the population in Washington County estimated to have treatment needs Washington County.

\*\* The percentage of persons in Washington County 10 years and over that are estimated to have a need for treatment; calculated by Oregon's Department of Human Services, Office of Mental Health and Addiction Services.

**11a. Agricultural Employment**

<b>Workers by Employer's Type of Business (Industry)</b> (universe: employed persons ages 16 and over)	<b>1990 Industry:</b> Agriculture, forestry, and fisheries	<b>2000 Industry:</b> Agriculture, forestry, and fisheries
Persons Employed by Employer's Type of Business	109	60

**11b. Agricultural Employment (2000 only)**

<b>Workers by Type of Work (Occupation)</b> (universe: employed persons ages 16 and over)	<b>2000 Occupation:</b> Farmers and farm managers	<b>2000 Occupation:</b> Farming, fishing, and forestry occupations
Persons Employed by Type of Work They Do	8	31

**12. Persons Residing in Group Quarters**

Persons in Group Quarters (universe: all persons)	1990	2000	Share of all persons in group quarters		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Institutionalized persons:</b>	0	0	0.0%	0.0%	0	0.0%
Correctional institutions	0	0	0.0%	0.0%	0	0.0%
Nursing homes	0	0	0.0%	0.0%	0	0.0%
Mental (Psychiatric) hospitals	0	0	0.0%	0.0%	0	0.0%
Juvenile institutions	0	0	0.0%	0.0%	0	0.0%
Other institutions	0	0	0.0%	0.0%	0	0.0%
<b>Non-institutionalized persons</b>	2	125	100.0%	100.0%	123	6150.0%
College dormitories	0	0	0.0%	0.0%	0	0.0%
Military quarters	0	0	0.0%	0.0%	0	0.0%
Emergency shelters for homeless	2		100.0%			
Visible in street locations	0		0.0%			
Other non-institutional group quarters	0	125	0.0%	100.0%	125	100.0%
<b>Total persons in group quarters</b>	2	125	0.0%*	0.6%*	123	6150.0%

\* Share of total population

Housing and Households**13. Housing Units**

Housing Units (universe: all housing units)	1990	2000	Vacancy Rate		Absolute Change 1990-2000	Percent Change 1990- 2000
			1990	2000		
<b>Total Housing Units</b>	5,201	8,168			2,967	57.0%
Occupied	4,997	7,671			2,674	53.5%
Vacant	204	497	3.9%	6.1%	293	143.6%

**14. Housing Units Structure**

Structure Type and Size (universe: all housing units)	1990	2000	Share of Total Housing Units		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Single-family Units</b>	2,762	4,347	53.1%	53.4%	1,585	57.4%
<b>Multi-family Units</b>	2,075	3,454	39.9%	42.4%	1,379	66.5%
2-9	1,267	1,900	24.4%	23.3%	633	50.0%
10-49	536	728	10.3%	8.9%	192	35.8%
50 or More	272	826	5.2%	10.1%	554	203.7%
<b>Mobile Home or Trailer</b>	323	287	6.2%	3.5%	-36	-11.1%
<b>Other (Boat, RV, Van, Etc.)</b>	43	59	0.8%	0.7%	16	37.2%

**15. Tenure**

Tenure of Households (universe: occupied housing units) *	1990	2000	Share of Households		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Total Households</b>	4,997	7,638	100.0%	100.0%	2,641	105.6%
Owner occupied	2,656	4,085	53.2%	53.5%	1,429	53.8%
Renter occupied	2,341	3,553	46.8%	46.5%	1,212	51.8%

\* Occupied housing unit is the same as household

**16. Households by Race/Hispanic Origin**

Race/Hispanic Origin (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	4,774	6,571	95.5%	85.7%	1,797	37.6%
Black	29	69	0.6%	0.9%	40	137.9%
American Indian/Alaskan Native	18	47	0.4%	0.6%	29	161.1%
Asian/Pacific Islander	82	257	1.6%	3.4%	175	213.4%
2 or more races	0	105	0.0%	1.4%	105	
Other	0	2	0.0%	0.0%	2	
Hispanic	94	620	1.9%	8.1%	526	559.6%

## 17. Household Tenure by Race

Tenure by Race/Hispanic Origin of Householder* (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
<b>Owner occupied:</b>	2,656	4,115	<b>100.0%</b>	<b>100.0%</b>	1,459	54.9%
White:	2,589	3,874	97.5%	94.1%	1,285	49.6%
White Alone (not Hispanic)	2,568	3,824	96.7%	92.9%	1,256	48.9%
White Hispanic	21	50	0.8%	1.2%	29	138.1%
Black	12	20	0.5%	0.5%	8	66.7%
American Indian, Eskimo, or Aleut	6	16	0.2%	0.4%	10	166.7%
Asian or Pacific Islander	41	129	1.5%	3.1%	88	214.6%
Other Race		38		0.9%		
Two or more		38		0.9%		
All Other Race	8	76	0.3%	1.8%	68	850.0%
Hispanic Origin*	94	90	3.5%	2.2%	-4	-4.3%
<b>Renter occupied:</b>	2,341	3,556	<b>100.0%</b>	<b>100.0%</b>	1,215	51.9%
White:	2,233	3,007	95.4%	84.6%	774	34.7%
White Alone (not Hispanic)	2,206	2,747	94.2%	77.2%	541	24.5%
White Hispanic	27	260	1.2%	7.3%	233	863.0%
Black	17	51	0.7%	1.4%	34	200.0%
American Indian, Eskimo, or Aleut	12	37	0.5%	1.0%	25	208.3%
Asian or Pacific Islander	42	133	1.8%	3.7%	91	216.7%
Other Race		225		6.3%		
Two or more		103		2.9%		
All Other Race	37	328	1.6%	9.2%	291	786.5%
Hispanic Origin*	65	530	2.8%	14.9%	465	715.4%

\* Persons of Hispanic origin are of any race and are also included in the racial categories.

**18. Household Size**

Household Size (universe: occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
1-person household	1,001	1,883	20.0%	24.5%	882	88.1%
2-person household	1,674	2,461	33.5%	32.1%	787	47.0%
3-person household	955	1,325	19.1%	17.3%	370	38.7%
4-person household	939	1,249	18.8%	16.3%	310	33.0%
5-person household	321	469	6.4%	6.1%	148	46.1%
6-person household	77	186	1.5%	2.4%	109	141.6%
7-or-more-person household	30	98	0.6%	1.3%	68	226.7%

**19. Person Per Household**

Average Number of Persons per Household (universe: occupied housing units)	1990	2000
<b>Occupied housing</b>	2.65	2.61
Owner-occupied housing	2.93	2.73
Renter-occupied housing	2.34	2.46

**20. Overcrowding\* by Tenure**

<b>Number of occupants per room by Tenure</b> (universe: occupied housing units)	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Owner occupied:</b>	2,656	4,085	<b>100.0%</b>	<b>100.0%</b>	1,429	53.8%
0.50 or less occupants per room	1,884	3,212	70.9%	78.6%	1,328	70.5%
0.51 to 1.00 occupants per room	729	786	27.4%	19.2%	57	7.8%
1.01 to 1.50 occupants per room	20	65	0.8%	1.6%	45	225.0%
1.51 to 2.00 occupants per room	19	22	0.7%	0.5%	3	15.8%
2.01 or more occupants per room	4	0	0.2%	0.0%	-4	-100.0%
<b>Overcrowded owner occupied units</b>	<b>43</b>	<b>87</b>	<b>1.6%</b>	<b>2.1%</b>	<b>44</b>	<b>102.3%</b>
<b>Renter occupied:</b>	2,341	3,553	<b>100.0%</b>	<b>100.0%</b>	1,212	51.8%
0.50 or less occupants per room	1,302	1,929	55.6%	54.3%	627	48.2%
0.51 to 1.00 occupants per room	917	1,252	39.2%	35.2%	335	36.5%
1.01 to 1.50 occupants per room	73	211	3.1%	5.9%	138	189.0%
1.51 to 2.00 occupants per room	41	97	1.8%	2.7%	56	136.6%
2.01 or more occupants per room	8	64	0.3%	1.8%	56	700.0%
<b>Overcrowded renter occupied units</b>	<b>122</b>	<b>372</b>	<b>5.2%</b>	<b>10.5%</b>	<b>250</b>	<b>204.9%</b>

\* Overcrowding is where a household has more than one occupant per room.



**21. Household Type**

Household Type (universe: occupied housing units)	1990	2000	Share of all Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Persons living alone:</b>	1,001	1,883	20.0%*	24.5%*	882	88.1%
Male householder	502	937	10.0%*	12.2%*	435	86.7%
Female householder	499	946	10.0%*	12.3%*	447	89.6%
<b>Family households:</b>	3,586	5,107	71.8%*	66.6%*	1,521	42.4%
Married couple family:	2,979	4,037	83.1%**	79.0%**	1,058	35.5%
With children under 18 years	1,722	2,206	57.8%***	54.6%***	484	28.1%
No children under 18 years	1,257	1,831	42.2%***	45.4%***	574	45.7%
<b>Total single-parent households</b>	433	719	12.1%**	14.1%**	286	66.1%
Single-father family	79	192	18.2%****	26.7%****	113	143.0%
Single-mother family	354	527	81.8%****	73.3%****	173	48.9%
Other family households	174	351	4.9%**	6.9%**	177	101.7%
Non-family households	410	681	8.2%*	8.9%*	271	66.1%

\* The share of all households

\*\*The share of all family households.

\*\*\*The share of all married-couple family households

\*\*\*\*The share of single-parent family households

**22. Households by Age**

<b>Households by Age of Householder (universe: occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>Share of All Households</b>		<b>Absolute Change (1990- 2000)</b>	<b>Percent Change (1990- 2000)</b>
			<b>1990</b>	<b>2000</b>		
15 to 24 years	376	562	7.5%	7.3%	186	49.5%
25 to 34 years	1,383	1,899	27.7%	24.8%	516	37.3%
35 to 44 years	1,667	2,013	33.4%	26.2%	346	20.8%
45 to 54 years	784	1,733	15.7%	22.6%	949	121.0%
55 to 64 years	397	808	7.9%	10.5%	411	103.5%
65 to 74 years	262	343	5.2%	4.5%	81	30.9%
75 years and over	128	313	2.6%	4.1%	185	144.5%

## 23a. Households Type by Age of Householder

Family Household Type by Age of Householder (universe: occupied housing units)	2000	2000 Share of Total
<b>Total Households*</b>	7,638	100%
<b>All Family households</b>	5,099	66.8%
<b>Of Family Households, the share by type**:</b>		100%
<b>Married-couple family:</b>	4,111	80.6%
Age 15 to 24 years	130	
Age 25 to 34 years	1,045	
Age 35 to 44 years	1,198	
Age 45 to 54 years	962	
Age 55 to 64 years	471	
Age 65 to 74 years	207	
Age 75 years and over	98	
<b>Other family:</b>	988	19.4%
<b>Male householder, no wife present:</b>	296	5.8%
Age 15 to 24 years	43	
Age 25 to 34 years	82	
Age 35 to 44 years	110	
Age 45 to 54 years	49	
Age 55 to 64 years	12	
Age 65 to 74 years	0	
Age 75 years and over	0	
<b>Female householder, no husband present:</b>	692	13.6%
Age 15 to 24 years	28	
Age 25 to 34 years	176	
Age 35 to 44 years	210	
Age 45 to 54 years	189	
Age 55 to 64 years	27	
Age 65 to 74 years	45	
Age 75 years and over	17	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

**23b. Households Type by Age of Householder**

Non-family Household Type by Age of Householder (universe: households)	2000	2000 Share of Total	Non-family Household Type by Age of Householder	2000	2000 Share of Total
<b>All Non-family households</b>	2,539	33.2%			
<b>Of Non-Family Households the share by type***</b>		100%			
Male householder:	1,388	54.7%			
Female householder:	1,151	45.3%			
<b>Male Householder, Living alone:</b>	966	38.0%	<b>Male Householder, Not living alone:</b>	422	16.6%
Ages 15 to 24 years	55		Ages 15 to 24 years	92	
Ages 25 to 34 years	236		Ages 25 to 34 years	224	
Ages 35 to 44 years	316		Ages 35 to 44 years	46	
Ages 45 to 54 years	183		Ages 45 to 54 years	25	
Ages 55 to 64 years	106		Ages 55 to 64 years	35	
Ages 65 to 74 years	37		Ages 65 to 74 years	0	
Ages 75 years and over	33		Ages 75 years and over	0	
<b>Female Householder, Living alone:</b>	918	36.2%	<b>Female Householder, Not living alone:</b>	233	9.2%
Ages 15 to 24 years	30		Age 15 to 24 years	94	
Ages 25 to 34 years	178		Age 25 to 34 years	57	
Ages 35 to 44 years	151		Age 35 to 44 years	15	
Ages 45 to 54 years	175		Age 45 to 54 years	40	
Ages 55 to 64 years	181		Age 55 to 64 years	20	
Ages 65 to 74 years	92		Age 65 to 74 years	7	
Ages 75 years and over	111		Ages 75 years and over	0	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

Income and Housing Costs

**24. Household Income**

<b>Household Income*</b> (universe: occupied housing units)	<b>1990 (in 1989 dollars)</b>	<b>1990 (converted to 1999 dollars)**</b>	<b>2000</b>	<b>1990 Share of All Households</b>	<b>1990 Share of All Households (1999 dollars)</b>	<b>2000 Share of All Households</b>	<b>Absolute Change 1990-2000 (in same dollars)</b>	<b>Percent Change 1990-2000 (in same dollars)</b>
Less than \$10,000	235	176	270	4.7%	3.5%	3.5%	94	53.3%
\$10,000 to \$14,999	250	121	233	5.0%	2.4%	3.0%	112	92.8%
\$15,000 to \$19,999	335	187	212	6.7%	3.8%	2.8%	25	13.2%
\$20,000 to \$24,999	351	251	424	7.0%	5.0%	5.5%	173	69.1%
\$25,000 to \$29,999	561	259	436	11.3%	5.2%	5.7%	177	68.4%
\$30,000 to \$34,999	448	314	628	9.0%	6.3%	8.2%	314	99.7%
\$35,000 to \$39,999	437	420	347	8.8%	8.4%	4.5%	-73	-17.4%
\$40,000 to \$44,999	316	336	423	6.3%	6.7%	5.5%	87	25.8%
\$45,000 to \$49,999	301	330	474	6.0%	6.6%	6.2%	144	43.5%
\$50,000 to \$59,999	642	535	880	12.9%	10.7%	11.5%	345	64.5%
\$60,000 to \$74,999	558	701	899	11.2%	14.1%	11.7%	198	28.2%
\$75,000 to \$99,999	440	800	1,121	8.8%	16.0%	14.6%	321	40.2%
\$100,000 to \$124,999	55	331	640	1.1%	6.6%	8.3%	309	93.3%
\$125,000 to \$149,999	47	139	274	0.9%	2.8%	3.6%	135	97.3%
\$150,000 or more	9	84	407	0.2%	1.7%	5.3%	323	386.0%
\$150,000 to \$199,999	0	74	217	0.0%	1.5%	2.8%	143	191.4%
\$200,000 or more	0	9	190	0.0%	0.2%	2.5%	181	1947.7%

\*Income is reported in the Census referring to the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**25. Median Household Income**

<b>Median Household Income*</b> (universe: occupied housing units)	<b>1990 Median Household Income</b> (in 1989 dollars)	<b>1990 Median Household Income</b> (converted to 1999 dollars)**	<b>2000 Median Household Income</b> (in 1999 dollars)	<b>1990-2000 Percent Change</b> (in same dollars)
Annual Income	\$38,344	\$51,176	\$53,506	4.6%

\*Income is reported in the Census for the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation for comparison purposes.

**26. Households by HUD Adjusted Median Family Income (HAMFI) Category**

<b>2000 HAMFI*</b>	\$53,700
30%	\$16,110
50%	\$26,850
60%	\$32,220
80%	\$42,960
95%	\$51,015
<b>Percent of HAMFI</b>	<b>Number of Households in 2000</b>
30% or less	550
31-50%	750
51-60%	554
59-80%	862
81-95%	821
Over 95%	4,132
<b>Total</b>	<b>7,668</b>

\*HUD's Adjusted 1999 Median Family Income for Portland Metropolitan Area.

**27. Persons in Poverty by Age**

Poverty By Age (Universe: Persons For Whom Poverty Status Is Determined)*	1990	2000	Poverty Rates		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Persons with household income below poverty level**	611	1,215	4.6%	6.1%	604	98.9%
Under 5 years	93	97	8.1%	6.4%	4	4.3%
5 years	30	29	14.0%	8.1%	-1	-3.3%
6 to 11 years	56	90	3.7%	5.2%	34	60.7%
12 to 17 years	22	112	2.1%	6.3%	90	409.1%
18 to 64	387	845	4.4%	6.3%	458	118.3%
65 to 74 years	23	14	5.7%	2.2%	-9	-39.1%
75 years and over	0	28	0.0%	5.3%	28	100.0%
<b>Total Persons for Whom Poverty Status is Determined (above and below poverty level)</b>	13,255	19,972			6,717	50.7%

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\*Persons living in households where the total 1999 household income was below the poverty level.

**28. Poverty Status by Household Type**

<b>Poverty Status by Household Type (universe: population for whom poverty status is determined)*</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Income in 1989, 1999 at or above poverty level:</b>	12,644	18,757	95.4%	93.9%	6,113	48.3%
In married-couple families	9,538	13,215	72.0%	66.2%	3,677	38.6%
In other families:	1,332	2,461	10.0%	12.3%	1,129	84.8%
Male householder, no wife present	410	816	3.1%	4.1%	406	99.0%
Female householder, no husband present	922	1,645	7.0%	8.2%	723	78.4%
Unrelated individuals	1,774	3,081	13.4%	15.4%	1,307	73.7%
<b>Income in 1989, 1999 below poverty level:**</b>	611	1,215	4.6%	6.1%	604	98.9%
In married-couple families	284	396	2.1%	2.0%	112	39.4%
In other families:	123	422	0.9%	2.1%	299	243.1%
Male householder, no wife present	0	125	0.0%	0.6%	125	0.0%
Female householder, no husband present	123	297	0.9%	1.5%	174	141.5%
Unrelated individuals	204	397	1.5%	2.0%	193	94.6%
<b>Total Persons for Whom Poverty Status is Determined</b>	13,255	19,972	100.0%	100.0%	6,717	50.7%

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\* Persons living in households where the total 1999 household income is below poverty level.



**29. Poverty by Race**

<b>Poverty by Race/Hispanic Origin</b> (universe: persons for whom poverty was determined)	<b>Total number of persons for whom poverty was determined in 2000</b>	<b>Persons whose 1999 income was below poverty level</b>	<b>2000 Poverty Rates (within racial/ethnic group)</b>	<b>Share of all persons below poverty**</b>
White	17,025	1,022	6.0%	84.1%
Black/African American	102	11	10.8%	0.9%
American Indian/Alaskan Native	184	16	8.7%	1.3%
Asian/Pacific Islander	798	53	6.6%	4.4%
Other Race	1,040	43	4.1%	3.5%
Two or More Races	823	70	8.5%	5.8%
All Other Races	1,863 <sup>1</sup>	113	6.1%	9.3%
Hispanic Origin*	2,643	324	12.3%	26.7%

\*Persons of Hispanic origin are of any race and are also included in the racial categories.

\*\*Will sum to more than 100% due to counting Hispanics in racial groups.

**30. Rent**

Monthly Gross Rent (universe: specified renter occupied housing units)	1990	2000	Share of Total Renter Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Renter Households</b>	2,326	3,545	100.0%	100.0%	1,219	52.4%
Less than \$200	0	8	0.0%	0.2%	8	100.0%
\$200-\$349	23	19	1.0%	0.5%	-4	-17.4%
\$350-\$499	109	171	4.7%	4.8%	62	57.2%
\$500-\$799	1,542	1,848	66.3%	52.1%	306	19.9%
\$800-\$999	433	886	18.6%	25.0%	453	104.5%
\$1000 and above	181	569	7.8%	16.1%	388	214.4%
<b>No cash rent</b>	37	44	1.6%	1.2%	7	18.9%

**31. Median Gross Rent**

Median Gross Rent (universe: specified renter occupied housing units paying cash rent)	1990 (in 1989 dollars)	1990 (converted to 1999 dollars)*	2000 (in 1999 dollars)	1990-2000 Percent Change (in same dollars)
Monthly Rent	\$519	\$693	\$762	10.0%

\*Dollars were adjusted due to inflation for comparison purposes.

**32. Rent as Percentage of Household Income**

Gross rent as a Percentage of household income (universe: specified renter occupied households paying cash rent)	1990	2000	Share of Total Renter Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	760	1,380	32.7%	38.9%	620	81.6%
20 to 24 percent	501	604	21.5%	17.0%	103	20.6%
25 to 29 percent	378	495	16.3%	14.0%	117	31.0%
30 to 34 percent	186	294	8.0%	8.3%	108	58.1%
35 percent or more	451	704	19.4%	19.9%	253	56.1%
Not computed	50	68	2.1%	1.9%	18	36.0%
<b>Cost-burdened Renter Households*</b>	<b>637</b>	<b>998</b>	<b>28.0%</b>	<b>28.7%</b>	<b>361</b>	<b>56.7%</b>

\* Households where 30% or more of household income is spent on rent.

**33. Monthly Owner Housing Costs**

Monthly Owner Housing Costs (universe: specified owner occupied housing units)	1990	2000	Share of Total Owner Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Owner Households</b>	<b>2,258</b>	<b>3,541</b>	<b>100.0%</b>	<b>100.0%</b>	<b>1,283</b>	<b>56.8%</b>
Less than \$300	35	96	1.6%	2.7%	61	174.3%
\$300-\$499	143	334	6.3%	9.4%	191	133.6%
\$500-\$699	87	169	3.9%	4.8%	82	94.3%
\$700-\$999	460	347	20.4%	9.8%	-113	-24.6%
\$1000-\$1499	1,094	1,234	48.4%	34.8%	140	12.8%
\$1500-\$1999	382	947	16.9%	26.7%	565	147.9%
\$2000 and over	47	414	2.1%	11.7%	367	780.9%

**34. Median Owner Housing Costs**

<b>Median Monthly Owner Housing Costs</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Monthly Housing Costs	\$889	\$1,187	\$1,421	19.7%

\*Dollars were adjusted due to inflation for comparison purposes.

**35. Owner Housing Costs as a Percentage of Household Income**

Monthly Owner Housing Cost as a Percentage of Household Income (universe: specified owner occupied housing units)	1990	2000	Share of Total		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Less than 20 percent	1,059	1,713	46.9%	48.4%	654	61.8%
20 to 24 percent	609	624	27.0%	17.6%	15	2.5%
25 to 29 percent	325	370	14.4%	10.4%	45	13.8%
30 to 34 percent	134	245	5.9%	6.9%	111	82.8%
35 percent or more	131	575	5.8%	16.2%	444	338.9%
Not computed	0	14	0.0%	0.4%	14	
<b>Cost-burdened Owner Occupied Households*</b>	265	820	11.7%	23.2%	555	209.4%

\* Households where 30% or more of household income is spent on monthly owner housing cost.

**36. Housing Value**

Value for owner occupied housing units (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total Owner Households	2000 Share of Total Owner Households	Absolute Change 1990-2000	Percent Change 1990-2000
Less than \$10,000		0		0.0%		
\$10,000 to \$14,999		0		0.0%		
<b>Less than \$15,000</b>	0	0	0.0%	0.0%	0	0.0%
\$15,000 to \$19,999	0	0	0.0%	0.0%	0	0.0%
\$20,000 to \$24,999	0	0	0.0%	0.0%	0	0.0%
\$25,000 to \$29,999	0	0	0.0%	0.0%	0	0.0%
\$30,000 to \$34,999	11	0	0.5%	0.0%	-11	-100.0%

Tualatin (Washington County part) Overview and Tables

<b>Value for owner occupied housing units (universe: specified owner occupied housing units)</b>	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total Owner Households</b>	<b>2000 Share of Total Owner Households</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
\$35,000 to \$39,999	0	0	0.0%	0.0%	0	0.0%
\$40,000 to \$44,999	0		0.0%			
\$40,000 to \$49,999	0	0	0.0%	0.0%	0	0.0%
\$45,000 to \$49,999	0		0.0%			
\$50,000 to \$59,999	47	8	2.1%	0.2%	-39	-83.0%
\$60,000 to \$69,999		0		0.0%		
\$60,000 to \$74,999	306		13.6%			
\$60,000 to \$99,999	1,431	74	63.4%	2.1%	-1,357	-94.8%
\$70,000 to \$79,999		10		0.3%		
\$80,000 to \$89,999		7		0.2%		
\$90,000 to \$99,999		57		1.6%		
\$75,000 to \$99,999	1,125		49.8%			
\$100,000 to \$124,999	477	95	21.1%	2.7%	-382	-80.1%
\$125,000 to \$149,999	168	282	7.4%	8.0%	114	67.9%
\$150,000 to \$174,999	80	861	3.5%	24.3%	781	976.3%
\$175,000 to \$199,999	20	798	0.9%	22.5%	778	3890.0%
\$200,000 to \$249,999	22	703	1.0%	19.9%	681	3095.5%
\$250,000 to \$299,999	0	272	0.0%	7.7%	272	100.0%
\$300,000 to \$399,999	0	314	0.0%	8.9%	314	100.0%
\$400,000 to \$499,999	0	99	0.0%	2.8%	99	100.0%
<b>\$500,000 or more</b>	<b>2</b>	<b>35</b>	<b>0.1%</b>	<b>1.0%</b>	<b>33</b>	<b>1650.0%</b>
\$500,000 to \$749,999		26		0.7%		
\$750,000 to \$999,999		9		0.3%		
\$1,000,000 or More		0		0.0%		

**37. Median Value of Housing Units**

<b>Median Housing Unit Value</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Value	\$92,000	\$122,788	\$189,100	54.0%

\*Dollars were adjusted due to inflation for comparison purposes.

**Unincorporated Area  
of  
Washington County  
Overview and Tables**



**Findings in Unincorporated Washington County:**

- The Unincorporated area of Washington County is the most populous area in Washington County (43 percent of the County's population).
- A 28% increase in population was experienced in the Unincorporated area during the 1990s, reaching 190,260 persons in 2000.
- The largest number of ethnic minorities in Washington County resided in the Unincorporated area in 2000 and represented 19% of the total population.
- Asian/Pacific Islander and Hispanics captured about the same share of the population (7.5 and 7.4 respectively); The Asian/Pacific Islander population was slightly higher than the Hispanic population by 280 persons in 2000.
- The White share of the total population decreased from 91 percent to 81 percent, one of the highest rate changes in the County.
- Those ages 65 and older increased to 40 percent of the total population.
- In 2000, 98 percent of the senior population ages 65 and older lived at home. Of those, almost a quarter, or 4,137 persons, was living alone.
- There were 11,164 persons ages 16 years and older reported to have employment disabilities in 2000.
- The majority of the 795 persons living in group quarters were living in other non-institutionalized group quarters.
- There were more renters than owners in all ethnic minority groups, except Asian/Pacific Islanders, whose homeownership increased by over 3%.
- The vacancy rate increased from 3.7% to 4.9% during the last decade, but continues to have a lower rate than the County.
- Household size increased; the greatest increase was in the number of households with 5 or more occupants.
- Approximately 2,700 households have overcrowded living conditions, two-thirds of which were renter occupied households.
- Poverty among the elderly decreased during the past decade, but the number of the impoverished elderly was 16,500 in 2000.
- Thirty-six percent of those who were cost-burdened were renters and 24 percent were homeowners.

## **Summary**

### **Population**

The population in Washington County's unincorporated area grew from 149,177 in 1990 to 190,260 in 2000, an increase of 28 percent. This increase is slightly higher than the rate of Oregon's population growth during the same period (20 percent), and significantly lower than that for Washington County (43 percent).

The population in all racial/ethnic groups experienced an increase from 1990 to 2000, with the smallest growth experienced by Whites. In addition, the share that Whites represent of the total population decreased from 91 percent to 81 percent.

Minorities represented 19 percent of the total population in 2000. Thirty-nine percent were of Hispanic origin (13,991). The Asian/Pacific Islander population captured almost 40 percent of the minority share, with 14,271 persons. The Hispanic population experienced the greatest increase (over 9,000 persons), though the number of Asian/Pacific Islanders grew by 7,800 persons. The increase in the Black population was 1,000, and to represented 1 percent of the unincorporated area's total population in 2000.

The distribution of persons by age during the 1990s remained fairly stable. The largest increase was experienced by the elderly population, ages 65 and older; their population increased to 40 percent of the total population.

### **Special Needs Population**

In 2000, ninety-eight percent of the senior population ages 65 and older lived at home. Of those, almost a quarter, or 4,137 persons, was living alone.

The majority of disabilities experienced by persons ages 16 years and older were reported to be employment disabilities. In 2000, 6 percent of the working-age population had an employment disability (11,164), followed by a physical disability (9,620). Twenty-three percent of seniors ages 65 years and older had a physical disability (4,032).

Almost one-quarter of the AIDS cases reported in Washington County from 1986 to 2001 were in the unincorporated area. There were 66 cases reported during the period.

Over 15,000 persons are estimated to have had alcohol or other drug treatment needs in the unincorporated area in 2000.

In 2000, 800 persons were residing in group quarters, which represented less than 1 percent of the unincorporated area's population. This is a 39 percent decrease from 1990. The majority of persons in group quarters were residing in a non-institutionalized group living situation.

#### Housing and Households

The number of housing units in the unincorporated area grew by 30 percent (almost 18,000 units) from 1990 to 2000. Although the number of occupied units increased by over 18,000, the housing vacancy rate also increased (from 3.7% to 4.9%). Seven thousand more single-family units were added than multi-family units, bringing its share to represent 70 percent of all housing units.

In 2000, of all households, over two-thirds were owner occupied. There were more renters than owners in all ethnic minority groups, except Asian/Pacific Islanders. Twice as many Hispanics were renters than homeowners, and there were twice as many Asian owners than renters. Homeownership among Hispanics remained stable during the 1990s, while there was a significant increase in the number and proportion of Hispanic renters.

The majority of all households in unincorporated Washington County were occupied by 1 or 2 persons, and those households experienced the greatest increase in number. The average number of persons per owner-occupied household decreased and the average number of persons in renter-occupied households increased. There were approximately 2,800 households with overcrowded living conditions, two-thirds of which were renter households.

Seventy-one percent of households are composed of families, and less than half include children. The proportion of households with families, including single-mother households decreased.

#### Income<sup>1</sup> and Poverty

The median household income of in the unincorporated area increased by 9 percent from 1989 (\$51,550) to 1999 (\$56,619). There were over 12,000 households with income that was 50 percent or lower than the 1999 HUD adjusted median family income in 2000.

Persons with income below the poverty level increased by 28 percent since 1990, reaching over 189,962 in 2000. The poverty rate for children under 5 years of age was 7.8 percent. Poverty among the elderly was only 4.3 percent decreasing by over 5 percent from 1990.

Poverty rates for the Hispanic population and those identified as "other race" were around 17 percent in 2000. They were the highest rates of those for all racial/ethnic groups.

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<sup>1</sup> Dollars have been adjusted for inflation and represent 1999-dollar value.

Housing Costs<sup>1</sup>

The median housing value increased by 18 percent since 1990 to \$138,987 in unincorporated Washington County. The median owner housing cost was over \$900 in 2000 and had increased by only 2 percent. Median rent increased by 10 percent. Over 16,000 households were cost-burdened. Thirty-six percent of renter households were cost-burdened, as were 24 percent of owner-occupied households.

Annexation

Annexation influenced the Unincorporated area's growth rates during the 1990s. Over 4,500 persons and 2,300 housing units were subtracted from the Unincorporated area's share and were distributed amongst into several cities in Washington County. The Unincorporated area's growth rates of population and housing were restrained somewhat due to annexation.<sup>2</sup>

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<sup>2</sup> To be taken into consideration when examining growth trends from 1990 to 2000.

Population

**1. Total Population**

Population (universe: persons)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Total Population</b>	149,177	190,260			41,083	27.5%
Male	73,739	94,850	49.4%	49.9%	21,111	28.6%
Female	75,438	95,410	50.6%	50.2%	19,972	26.5%

**2. Population by Race/Hispanic Origin**

Race/Hispanic Origin (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	136,283	154,298	91.4%	81.1%	18,015	13.2%
Black	903	1,965	0.6%	1.0%	1,062	117.6%
American Indian/Alaskan Native	664	879	0.4%	0.5%	215	32.4%
Asian/Pacific Islander	6,564	14,271	4.4%	7.5%	7,707	117.4%
2 and more races		4,543		2.4%		
Other	75	313	0.1%	0.2%	238	317.3%
Hispanic	4,688	13,991	3.1%	7.4%	9,303	198.4%

Unincorporated Area of Washington County Overview and Tables

**3. Population by Age**

Population by Age (universe: total population)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
0-17	149,177	190,260	26.8%	26.8%	11,048	27.7%
under 5	39,952	51,000	7.4%	7.4%	2,949	26.7%
5-9	11,045	13,994	7.8%	7.8%	3,157	27.2%
10-14	11,599	14,756	7.4%	7.4%	2,887	26.0%
15-17	11,113	14,000	4.2%	4.3%	2,055	33.2%
18-19	6,195	8,250	2.3%	2.3%	837	24.3%
20-24	3,449	4,286	5.8%	5.6%	2,045	23.7%
25-40	8,642	10,687	27.2%	23.8%	4,717	11.6%
41-64	40,582	45,299	28.2%	32.4%	19,661	46.8%
65-84	42,041	61,702	8.9%	8.2%	2,226	16.7%
85 and over	13,296	15,522	0.8%	0.9%	549	45.2%

Special Needs Population Groups

**4. Elderly Population**

Elderly Population by Age (universe: persons ages 62 and over)	1990	2000	Share of Total Population		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
62 and over	17,785	20,834	11.9%	11.0%	3,049	17.1%
65 and over	14,511	17,286	9.7%	9.1%	2,775	19.1%
62-64	3,274	3,548	2.2%	1.9%	274	8.4%
65-74	8,937	9,334	6.0%	4.9%	397	4.4%
75-84	4,359	6,188	2.9%	3.3%	1,829	42.0%
85 and over	1,215	1,764	0.8%	0.9%	549	45.2%

**5. Living Situations of the Elderly (2000)**

Elderly Residing at Home or in Group Quarters	Persons 65 and over	Share
Living at home	16,903	97.8%*
Living alone	4,137	24.5%**
Living in group quarters	383	2.2%*
Institutionalized	141	36.8%***
Non-institutionalized	242	63.2%***

\* Share of all persons 65 and over

\*\* Share of all persons 65 and over living at home

\*\*\* Share of all persons 65 and over living in group quarters



**6. Persons with Disabilities by Type of Disability 2000**

<b>TYPE OF DISABILITY</b> (universe: Persons ages 5 years and over)	<b>2000</b>	<b>2000 Share of Total</b>	<b>Percent of Persons ages 5 years and over*</b>
<b>Total disabilities tallied</b>	43,090	100%	
Sensory disability	4,425	10.3%	2.5%
Physical disability	9,620	22.3%	5.5%
Mental disability	6,955	16.1%	3.9%
Self-care disability	2,948	6.8%	1.7%
Go-outside-home disability	7,978	18.5%	4.5%
Employment disability	11,164	25.9%	6.3%

\* See technical notes in Report

**7a. Persons with Disabilities by Age and Type of Disability**

<b>Disabilities tallied for persons ages 5 years and over</b>	<b>1990</b>	<b>1990 Share</b>	<b>2000</b>	<b>2000 Share</b>	<b>Absolute Change (1990-2000)</b>	<b>Percent Change (1990-2000)</b>
<b>Total disabilities tallied</b>			43,090	100%		
Sensory disability			4,425	10.3%		
Physical disability			9,620	22.3%		
Mental disability			6,955	16.1%		
Self-care disability			2,948	6.8%		
Go-outside-home disability			7,978	18.5%		
Employment disability			11,164	25.9%		

**7b. Persons with Disabilities by Age and Type of Disability**

Disabilities tallied for persons ages 5-15 years	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>			1,923	4.5%		
Sensory disability			249	0.6%		
Physical disability			129	0.3%		
Mental disability			1,408	3.3%		
Self-care disability			137	0.3%		
Go-outside-home disability						
Employment disability						

**7c. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 16 and over *	1990	1990 Share	2000	2000 Share	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	9,683	100%	41,167	100.0%		
Sensory disability			4,176	10.1%		
Physical disability			9,491	23.1%		
Mental disability			5,547	13.5%		
Self-care disability	1,558	16.1%	2,811	6.8%	-1,253	80%
Go-outside-home disability	1,654	17.1%	7,978	19.4%	6,324	382%
Employment disability	6,471	66.8%	11,164	27.1%	4,693	73%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

**7d. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 16 to 64 years *	1990	1990 Share of Total **	2000	2000 Share of Total **	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	8,126	83.9%	29,955	72.8%		
Sensory disability			2,252	7.5%		
Physical disability			5,459	18.2%		
Mental disability			4,226	14.1%		
Self-care disability	1,005	12.4%	1,462	4.9%	457	45%
Go-outside-home disability	650	8.0%	5,392	18.0%	4,742	730%
Employment disability	6,471	79.6%	11,164	37.3%	4,693	73%

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

\*\*Total of persons with disabilities ages 16 and over.

**7e. Persons with Disabilities by Age and Type of Disability**

Disabilities Tallied for Persons ages 65 years and over *	1990	1990 Share of Total **	2000	2000 Share of Total **	Absolute Change (1990-2000)	Percent Change (1990-2000)
<b>Total disabilities tallied</b>	1,557	16.1%	11,212	27.2%		
Sensory disability			1,924	17.2%		
Physical disability			4,032	36.0%		
Mental disability			1,321	11.8%		
Self-care disability	553	35.5%	1,349	12.0%	796	144%
Go-outside-home disability	1,004	64.5%	2,586	23.1%	1,582	158%
Employment disability						

\*Definitions of disability types in the 1990 and 2000 Censuses are not directly comparable; use rates of growth with caution.

\*\* Total of persons with disabilities ages 16 and over.

**8a. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\***

<b>White</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-outside-home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	0	0	0	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	0	0	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8b. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

<b>Black/African Americans</b>	<b>All disability types</b>	<b>Sensory disabilities</b>	<b>Physical disabilities</b>	<b>Mental disabilities</b>	<b>Self-care disabilities</b>	<b>Go-Outside-Home disabilities</b>	<b>Employment disabilities</b>
<b>Total disabilities tallied for persons Ages 5 years and over</b>	0	0	0	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	0	0	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8c. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

American Indian/Alaska Native	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
Total disabilities tallied for persons Ages 5 years and over	0	0	0	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	0	0	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8d. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

Asian/Native Hawaiian/Pacific Islander	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-Outside-Home disabilities	Employment disabilities
Total disabilities tallied for persons Ages 5 years and over	0	0	0	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	0	0	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8e. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

Other Race/Two or more races	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-outside-home disabilities	Employment disabilities
Total disabilities tallied for persons Ages 5 years and over	0	0	0	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	0	0	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\* Persons of Hispanic origin also included in the racial categories.

**8f. Persons with Disabilities by Race/Hispanic Origin\*\* and Age (2000)\*, continued**

Hispanic/Latino origin**	All disability types	Sensory disabilities	Physical disabilities	Mental disabilities	Self-care disabilities	Go-outside-home disabilities	Employment disabilities
Total disabilities tallied for persons Ages 5 years and over	0	0	0	0	0	0	0
Ages 5 - 15	0	0	0	0	0		
Ages 16 - 64	0	0	0	0	0	0	0
Ages 65 and over	0	0	0	0	0	0	

\*Disabilities are tallied for persons with each of one or more disability type.

\*\*Hispanics are of any race and are counted in the race categories above, too.

**9. AIDS Population\***

<b>Year</b>	<b># AIDS Cases Reported</b>	<b>Cumulative Total</b>
1986	2	2
1987	5	7
1988	3	10
1989	3	13
1990	1	14
1991	5	19
1992	2	21
1993	8	29
1994	9	38
1995	6	44
1996	6	50
1997	5	55
1998	2	57
1999	4	61
2000	2	63
2001	3	66
<b>Total Cases Reported</b>	<b>66</b>	<b>66</b>

\* Source: Oregon Department of Human Services, HIV/AIDS Program, HIV/AIDS Reporting System, 2001

**10. Persons in Need of Alcohol or Other Drug Treatment**

<b>Estimated Persons in Need of Alcohol or Other Drug Treatment (universe: persons ages 10 and over)</b>	<b>2000</b>	<b>% Population*</b>
<b>Persons</b>	15,182	9.4%**

\*Estimated using the percentage of the population in Washington County estimated to have treatment needs Washington County.

\*\* The percentage of persons in Washington County 10 years and over that are estimated to have a need for treatment; calculated by Oregon's Department of Human Services, Office of Mental Health and Addiction Services.

**11a. Agricultural Employment**

<b>Workers by Employer's Type of Business (Industry)</b> (universe: employed persons ages 16 and over)	<b>1990 Industry:</b> Agriculture, forestry, and fisheries	<b>2000 Industry:</b> Agriculture, forestry, and fisheries
Persons Employed by Employer's Type of Business	2,762	1,105

**11b. Agricultural Employment (2000 only)**

<b>Workers by Type of Work (Occupation)</b> (universe: employed persons ages 16 and over)	<b>2000 Occupation:</b> Farmers and farm managers	<b>2000 Occupation:</b> Farming, fishing, and forestry occupations
Persons Employed by Type of Work They Do	508	874

**12. Persons Residing in Group Quarters**

<b>Persons in Group Quarters</b> (universe: all persons)	<b>1990</b>	<b>2000</b>	<b>Share of all persons in group quarters</b>		<b>Absolute Change</b> 1990-2000	<b>Percent Change</b> 1990-2000
			<b>1990</b>	<b>2000</b>		
<b>Institutionalized persons:</b>	492	152	38.1%	19.1%	-340	-69.1%
Correctional institutions	0	4	0.0%	0.5%	4	
Nursing homes	372	144	28.8%	18.1%	-228	-61.3%
Mental (Psychiatric) hospitals	25	0	1.9%	0.0%	-25	100.0%
Juvenile institutions	7	0	0.5%	0.0%	-7	100.0%
Other institutions	88	4	6.8%	0.5%	-84	-95.5%
<b>Non-institutionalized persons</b>	800	643	61.9%	80.9%	-157	-19.6%
College dormitories	40	1	3.1%	0.1%	-39	-97.5%
Military quarters	7	0	0.5%	0.0%	-7	100.0%
Emergency shelters for homeless	0		0.0%			
Visible in street locations	0		0.0%			
Other non-institutional group quarters	753	642	58.3%	80.8%	-111	-14.7%
<b>Total persons in group quarters</b>	1,292	795	0.9%*	0.4%*	-497	-38.5%

\* Share of total population



Housing and Households

**13. Housing Units**

Housing Units (universe: all housing units)	1990	2000	Vacancy Rate		Absolute Change 1990-2000	Percent Change 1990- 2000
			1990	2000		
<b>Total Housing Units</b>	57,953	75,443	100.0%	100.0%	17,490	30.2%
Occupied	55,809	71,774	96.3%	95.1%	15,965	28.6%
Vacant	2,144	3,669	3.7%	4.9%	1,525	71.1%

**14. Housing Units Structure**

Structure Type and Size (universe: all housing units)	1990	2000	Share of Total Housing Units		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Single-family Units</b>	41,775	54,046	72.1%	71.6%	12,271	29.4%
<b>Multi-family Units</b>	12,453	17,181	21.5%	22.8%	4,728	38.0%
2-9	5,454	7,680	9.4%	10.2%	2,226	40.8%
10-49	5,042	5,533	8.7%	7.3%	491	9.7%
50 or More	1,957	3,968	3.4%	5.3%	2,011	102.8%
<b>Mobile Home or Trailer</b>	3,472	4,020	6.0%	5.3%	548	15.8%
<b>Other (Boat, RV, Van, Etc.)</b>	255	187	0.4%	0.2%	-68	-26.7%

**15. Tenure**

Tenure of Households (universe: occupied housing units) *	1990	2000	Share of Households		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Total Households</b>	55,809	71,841	100.0%	100.0%	16,032	57.6%
Owner occupied	38,508	49,514	69.0%	68.9%	11,006	28.6%
Renter occupied	17,301	22,327	31.0%	31.1%	5,026	29.1%

\* Occupied housing unit is the same as household

**16. Households by Race/Hispanic Origin**

Race/Hispanic Origin (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
White	52,326	61,881	93.8%	86.2%	9,555	18.3%
Black	309	718	0.6%	1.0%	409	132.4%
American Indian/Alaskan Native	233	325	0.4%	0.5%	92	39.5%
Asian/Pacific Islander	1,883	4,402	3.4%	6.1%	2,519	133.8%
2 or more races	0	1,099	0.0%	1.5%	1,099	0.0%
Other	8	70	0.0%	0.1%	62	775.0%
Hispanic	1,050	3,279	1.9%	4.6%	2,229	212.3%

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17. Household Tenure by Race

Tenure by Race/Hispanic Origin of Householder* (universe: all occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
<b>Owner occupied:</b>	38,508	49,570	100.0%	100.0%	11,062	28.7%
White:	36,983	44,929	96.0%	90.6%	7,946	21.5%
White Alone (not Hispanic)	36,644	44,323	95.2%	89.4%	7,679	21.0%
White Hispanic	339	606	0.9%	1.2%	267	78.8%
Black	128	312	0.3%	0.6%	184	143.8%
American Indian, Eskimo, or Aleut	134	167	0.3%	0.3%	33	24.6%
Asian or Pacific Islander	1,131	3,026	2.9%	6.1%	1,895	167.6%
Other Race		458				
Two or more		678				
All Other Race	132	1,136	0.3%	2.3%	1,004	760.6%
Hispanic Origin*	1,050	1,140	2.7%	2.3%	90	8.6%
<b>Renter occupied:</b>	17,301	22,204	100.0%	100.0%	4,903	28.3%
White:	15,970	18,375	92.3%	82.8%	2,405	15.1%
White Alone (not Hispanic)	15,682	17,558	90.6%	79.1%	1,876	12.0%
White Hispanic	288	817	1.7%	3.7%	529	183.7%
Black	186	426	1.1%	1.9%	240	129.0%
American Indian, Eskimo, or Aleut	112	203	0.6%	0.9%	91	81.3%
Asian or Pacific Islander	779	1,410	4.5%	6.4%	631	81.0%
Other Race		1,152				
Two or more		638				
All Other Race	254	1,790	1.5%	8.1%	1,536	604.7%
Hispanic Origin*	561	2,139	3.2%	9.6%	1,578	281.3%

\* Persons of Hispanic origin are of any race and are also included in the racial categories.

**18. Household Size**

Household Size (universe: occupied housing units)	1990	2000	Share of Households		Absolute Change (1990-2000)	Percent Change (1990-2000)
			1990	2000		
1-person household	11,522	15,907	20.6%	22.2%	4,385	38.1%
2-person household	19,616	24,982	35.1%	34.8%	5,366	27.4%
3-person household	9,897	12,034	17.7%	16.8%	2,137	21.6%
4-person household	9,365	11,477	16.8%	16.0%	2,112	22.6%
5-person household	3,565	4,661	6.4%	6.5%	1,096	30.7%
6-person household	1,168	1,686	2.1%	2.3%	518	44.3%
7-or-more-person household	676	1,027	1.2%	1.4%	351	51.9%

**19. Person Per Household**

Average Number of Persons per Household (universe: occupied housing units)	1990	2000
<b>Occupied housing</b>	2.65	2.64
Owner-occupied housing	2.81	2.74
Renter-occupied housing	2.31	2.42

**20. Overcrowding\* by Tenure**

Tenure by occupants per room (universe: occupied housing units)	1990	2000	Share of Total		Absolute Change 1990- 2000	Percent Change 1990- 2000
			1990	2000		
<b>Owner occupied:</b>	38,508	49,514	<b>100.0%</b>	<b>100.0%</b>	11,006	28.6%
0.50 or less occupants per room	29,576	39,237	76.8%	79.2%	9,661	32.7%
0.51 to 1.00 occupants per room	8,351	9,398	21.7%	19.0%	1,047	12.5%
1.01 to 1.50 occupants per room	417	542	1.1%	1.1%	125	30.0%
1.51 to 2.00 occupants per room	134	278	0.3%	0.6%	144	107.5%
2.01 or more occupants per room	30	59	0.1%	0.1%	29	96.7%
<b>Overcrowded owner occupied units</b>	581	879	1.5%	1.8%	298	51.3%
<b>Renter occupied:</b>	17,301	22,327	<b>100.0%</b>	<b>100.0%</b>	5,026	29.1%
0.50 or less occupants per room	10,902	12,969	63.0%	58.1%	2,067	19.0%
0.51 to 1.00 occupants per room	5,649	7,596	32.7%	34.0%	1,947	34.5%
1.01 to 1.50 occupants per room	465	996	2.7%	4.5%	531	114.2%
1.51 to 2.00 occupants per room	225	557	1.3%	2.5%	332	147.6%
2.01 or more occupants per room	60	209	0.3%	0.9%	149	248.3%
<b>Overcrowded renter occupied units</b>	750	1,762	4.3%	7.9%	1,012	134.9%

\* Overcrowding is where a household has more than one occupant per room.

**21. Household Type**

Household Type (universe: occupied housing units)	1990	2000	Share of Total		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
<b>Persons living alone:</b>	11,522	15,907	20.6%*	22.2%*	4,385	38.1%
Male householder	4,989	7,349	8.9%	10.2%	2,360	47.3%
Female householder	6,533	8,558	11.7%	11.9%	2,025	31.0%
<b>Family households:</b>	40,729	50,720	73.0%*	70.7%*	9,991	24.5%
<b>Married couple family:</b>	34,656	42,009	62.1%**	58.5%**	7,353	21.2%
With children under 18 years	17,138	20,543	30.7%***	28.6%***	3,405	19.9%
No children under 18 years	17,518	21,466	31.4%***	29.9%***	3,948	22.5%
<b>Total single-parent households</b>	3,878	5,207	6.9%**	7.3%**	1,329	34.3%
Single-father family	1,622	2,664	2.9%****	3.7%****	1,042	64.2%
Single-mother family	4,451	6,047	8.0%****	8.4%****	1,596	35.9%
Other family households	6,073	8,711	10.9%**	12.1%**	2,638	43.4%
<b>Non-family households</b>	696	1,229	6.4%*	7.2%*	1,589	44.7%

\* The share of all households

\*\*The share of all family households.

\*\*\*The share of all married-couple family households

\*\*\*\*The share of single-parent family households

**22. Households by Age**

Households by Age of Householder (universe: occupied housing units)	1990	2000	Share of All Households		Absolute Change (1990- 2000)	Percent Change (1990- 2000)
			1990	2000		
15 to 24 years	55,809	71,774	100.0%	100.0%	15,965	28.6%
25 to 34 years	2,437	3,434	4.4%	4.8%	997	40.9%
35 to 44 years	12,276	13,868	22.0%	19.3%	1,592	13.0%
45 to 54 years	15,623	18,114	28.0%	25.2%	2,491	15.9%
55 to 64 years	10,036	16,602	18.0%	23.1%	6,566	65.4%
65 to 74 years	6,462	9,170	11.6%	12.8%	2,708	41.9%
75 years and over	5,544	5,612	9.9%	7.8%	68	1.2%

**23a. Households Type by Age of Householder**

<b>Family Household Type by Age of Householder (universe: occupied housing units)</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>Total Households*</b>	71841	100%
<b>All Family households</b>	51,021	71.0%
<b>Of Family Households, the share by type**:</b>		100%
<b>Married-couple family:</b>	43,142	84.6%
Age 15 to 24 years	687	
Age 25 to 34 years	7,710	
Age 35 to 44 years	11,885	
Age 45 to 54 years	10,985	
Age 55 to 64 years	6,231	
Age 65 to 74 years	3,434	
Age 75 years and over	2,210	
<b>Other family:</b>	7,879	15.4%
<b>Male householder, no wife present:</b>	2,412	4.7%
Age 15 to 24 years	224	
Age 25 to 34 years	537	
Age 35 to 44 years	689	
Age 45 to 54 years	510	
Age 55 to 64 years	219	
Age 65 to 74 years	116	
Age 75 years and over	117	
<b>Female householder, no husband present:</b>	5,467	10.7%
Age 15 to 24 years	418	
Age 25 to 34 years	1,148	
Age 35 to 44 years	1,613	
Age 45 to 54 years	1,103	
Age 55 to 64 years	422	
Age 65 to 74 years	295	
Age 75 years and over	468	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households



**23b. Households Type by Age of Householder**

<b>Non-family Household Type by Age of Householder (universe: households)</b>	<b>2000</b>	<b>2000 Share of Total</b>	<b>Non-family Household Type by Age of Householder</b>	<b>2000</b>	<b>2000 Share of Total</b>
<b>All Non-family households</b>	20,820	29.0%			
<b>Of Non-Family Households the share by type***</b>		100%			
Male householder:	10,174	48.9%			
Female householder:	10,646	51.1%			
<b>Male Householder, Living alone:</b>	7,252	34.8%	<b>Male Householder, Not living alone:</b>	2,922	14.0%
Ages 15 to 24 years	467		Ages 15 to 24 years	545	
Ages 25 to 34 years	1,576		Ages 25 to 34 years	1,007	
Ages 35 to 44 years	1,736		Ages 35 to 44 years	625	
Ages 45 to 54 years	1,644		Ages 45 to 54 years	347	
Ages 55 to 64 years	786		Ages 55 to 64 years	248	
Ages 65 to 74 years	539		Ages 65 to 74 years	88	
Ages 75 years and over	504		Ages 75 years and over	62	
<b>Female Householder, Living alone:</b>	8,592	41.3%	<b>Female Householder, Not living alone:</b>	2,054	9.9%
Ages 15 to 24 years	324		Age 15 to 24 years	555	
Ages 25 to 34 years	1,146		Age 25 to 34 years	464	
Ages 35 to 44 years	1,075		Age 35 to 44 years	306	
Ages 45 to 54 years	1,579		Age 45 to 54 years	428	
Ages 55 to 64 years	1,374		Age 55 to 64 years	214	
Ages 65 to 74 years	1,229		Age 65 to 74 years	44	
Ages 75 years and over	1,865		Age 75 years and over	43	

\*The share of all households

\*\*The share family households

\*\*\*The share of Non-family households

Income and Housing Costs

**24. Household Income**

<b>Household Income*</b> (universe: occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)**	<b>2000</b> (in 1999 dollars)	<b>1990 Share of Total</b> (in 1989 dollars)	<b>1990 Share of Total</b> (in 1999 dollars)	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b> (in same dollars)	<b>Percent Change 1990-2000</b> (in same dollars)
Less than \$10,000	3,658	2,741	2,861	6.5%	4.9%	4.0%	120	4.4%
\$10,000 to \$14,999	3,185	1,706	2,454	5.7%	3.1%	3.4%	748	43.8%
\$15,000 to \$19,999	3,873	2,386	2,568	6.9%	4.3%	3.6%	182	7.6%
\$20,000 to \$24,999	4,320	2,900	3,582	7.7%	5.2%	5.0%	682	23.5%
\$25,000 to \$29,999	4,509	3,124	3,999	8.1%	5.6%	5.6%	875	28.0%
\$30,000 to \$34,999	5,190	3,283	4,116	9.3%	5.9%	5.7%	833	25.4%
\$35,000 to \$39,999	4,411	3,378	3,661	7.9%	6.0%	5.1%	283	8.4%
\$40,000 to \$44,999	4,060	3,885	4,134	7.3%	7.0%	5.8%	249	6.4%
\$45,000 to \$49,999	3,608	3,505	3,771	6.5%	6.3%	5.2%	266	7.6%
\$50,000 to \$59,999	5,985	6,262	7,212	10.7%	11.2%	10.0%	950	15.2%
\$60,000 to \$74,999	5,663	7,351	9,658	10.1%	13.2%	13.4%	2,307	31.4%
\$75,000 to \$99,999	3,965	7,913	10,408	7.1%	14.2%	14.5%	2,495	31.5%
\$100,000 to \$124,999	1,591	2,987	5,260	2.8%	5.3%	7.3%	2,273	76.1%
\$125,000 to \$149,999	654	1,794	3,009	1.2%	3.2%	4.2%	1,215	67.7%
\$150,000 or more	1,194	2,651	5,147	2.1%	4.7%	7.2%	2,496	94.2%
\$150,000 to \$199,999	0	1,453	2,604	0.0%	2.6%	3.6%	1,151	79.3%
\$200,000 or more	0	1,198	2,543	0.0%	2.1%	3.5%	1,345	112.3%

\*Income is reported in the Census referring to the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation so that a meaningful comparison may be made.

**25. Median Household Income**

<b>Median Household Income*</b> (universe: occupied housing units)	<b>1990 Median Household Income</b> (in 1989 dollars)	<b>1990 Median Household Income</b> (converted to 1999 dollars)**	<b>2000 Median Household Income</b> (in 1999 dollars)	<b>Percent Change</b> (in same dollars)
Annual Income	\$38,624	\$51,550	\$56,619	9.8%

\*Income is reported in the Census for the year preceding Census data collection.

\*\*Dollars were adjusted due to inflation so that a meaningful comparison may be made.

**26. Households by HUD Adjusted Median Family Income (HAMFI) Category**

<b>2000 HAMFI*</b>	\$53,700
30%	\$16,110
50%	\$26,850
60%	\$32,220
80%	\$42,960
95%	\$51,015
<b>Percent of HAMFI</b>	<b>Number of Households in 2000</b>
30% or less	5,885
31-50%	7,060
51-60%	4,347
59-80%	7,570
81-95%	7,016
Over 95%	39,962
<b>Total</b>	<b>71,840</b>

\*HUD's Adjusted 1999 Median Family Income for Portland Metropolitan Area.

**27. Poverty Status by Age**

Poverty Status By Age (Universe: Persons For Whom Poverty Status Is Determined)*	1990	2000	Poverty Rates		Absolute Change 1990-2000	Percent Change 1990-2000
			1990	2000		
Persons with household income below poverty level**	8,377	11,660	5.7%	6.1%	3,283	39.2%
Under 5 years	846	1,049	7.8%	7.8%	203	24.0%
5 years	142	148	6.3%	4.9%	6	4.2%
6 to 11 years	923	1,324	6.7%	7.6%	401	43.4%
12 to 17 years	755	1,138	6.2%	6.9%	383	50.7%
18 to 64	4,792	7,336	5.1%	6.0%	2,544	53.1%
65 to 74 years	414	328	4.6%	3.5%	-86	-20.8%
75 years and over	505	337	9.6%	4.3%	-168	-33.3%
<b>Total Persons for Whom Poverty Status is Determined</b>	148,016	189,962			41,946	28.3%

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\*Persons living in households where the total 1999 household income was below the poverty level.

**28. Poverty Status by Household Type**

<b>Poverty Status by Household Type</b> (universe: population for whom poverty status is determined)*	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990-2000</b>	<b>Percent Change 1990-2000</b>
<b>Income in 1989, 1999 at or above poverty level:</b>	139,639	166,448	94.3%	94.0%	26,809	19.2%
In married-couple families	109,299	125,591	73.8%	70.9%	16,292	14.9%
In other families:	12,160	18,467	8.2%	10.4%	6,307	51.9%
Male householder, no wife present	3,150	6,052	2.1%	3.4%	2,902	92.1%
Female householder, no husband present	9,010	12,415	6.1%	7.0%	3,405	37.8%
Unrelated individuals	18,180	22,390	12.3%	12.6%	4,210	23.2%
<b>Income in 1989, 1999 below poverty level:**</b>	8,377	10,707	5.7%	6.0%	2,330	27.8%
In married-couple families	2,814	4,314	1.9%	2.4%	1,500	53.3%
In other families:	2,372	3,027	1.6%	1.7%	655	27.6%
Male householder, no wife present	214	719	0.1%	0.4%	505	236.0%
Female householder, no husband present	2,158	2,308	1.5%	1.3%	150	7.0%
Unrelated individuals	3,191	3,366	2.2%	1.9%	175	5.5%
<b>Total Persons for Whom Poverty Status is Determined</b>	<b>148,016</b>	<b>177,155</b>	<b>100.0%</b>	<b>100.0%</b>	<b>29,139</b>	<b>19.7%</b>

\*Poverty status is not determined for persons residing in institutional, military, or college group quarters.

\*\* Persons living in households where the total 1999 household income is below poverty level.

**29. Poverty by Race**

<b>Poverty by Race/Hispanic Origin (universe: persons for whom poverty was determined)</b>	<b>Total number of persons for whom poverty was determined in 2000</b>	<b>Persons whose 1999 income was below poverty level</b>	<b>2000 Poverty Rates (within racial/ethnic group)</b>	<b>Share of all persons below poverty**</b>
White	159,467	8,215	5.2%	76.7%
Black/African American	2,000	198	9.9%	1.8%
American Indian/Alaskan Native	1,063	132	12.4%	1.2%
Asian/Pacific Islander	14,540	1,445	9.9%	13.5%
Other Race	7,077	1,292	18.3%	12.1%
Two or More Races	5,815	378	6.5%	3.5%
All Other Races	12,892	1,670	13.0%	15.6%
Hispanic Origin*	13,852	2,254	16.3%	21.1%

\*Persons of Hispanic origin are of any race and are also included in the racial categories.

\*\*Will sum to more than 100% due to counting Hispanics in racial groups.

**30. Rent**

<b>Monthly Gross Rent</b> (universe: specified renter occupied housing units)	<b>1990</b>	<b>2000</b>	<b>1990 Share of Total</b>	<b>2000 Share of Total</b>	<b>Absolute Change 1990- 2000</b>	<b>Percent Change 1990- 2000</b>
<b>Renter Households</b>	16,690	21,801	100.0%	100.0%	5,111	30.6%
Less than \$200	107	171	0.6%	0.8%	64	60.4%
\$200-\$349	308	276	1.8%	1.3%	-32	-10.4%
\$350-\$499	1,846	1,078	11.1%	4.9%	-768	-41.6%
\$500-\$799	9,495	11,546	56.9%	53.0%	2,051	21.6%
\$800-\$999	2,700	4,019	16.2%	18.4%	1,319	48.8%
\$1000 and above	1,834	3,987	11.0%	18.3%	2,153	117.4%
<b>No cash rent</b>	16,298	21,077	97.7%	96.7%	4,779	29.3%

**31. Median Gross Rent**

<b>Median Gross Rent</b> (universe: specified renter occupied housing units paying cash rent)	<b>1990 (in 1989 dollars)</b>	<b>1990 (converted to 1999 dollars)*</b>	<b>2000 (in 1999 dollars)</b>	<b>Percent Change (in same dollars)</b>
Monthly Rent	\$497	\$664	\$730	9.9%

\*Dollars were adjusted due to inflation for comparison purposes.

**32. Rent as Percentage of Household Income**

Gross rent as a Percentage of household income (universe: specified renter occupied households paying cash rent)	1990	2000	1990 Share of Total	2000 Share of Total	Absolute Change 1990-2000	Percent Change 1990-2000
Less than 20 percent	6,106	6,495	36.6%	32.0%	389	6.4%
20 to 24 percent	3,023	3,148	18.1%	15.5%	125	4.1%
25 to 29 percent	1,992	2,698	11.9%	13.3%	706	35.4%
30 to 34 percent	1,367	1,821	8.2%	9.0%	454	33.2%
35 percent or more	3,652	5,256	21.9%	25.9%	1,604	43.9%
Not computed	550	900	3.3%	4.4%	350	63.6%
<b>Cost-burdened Renter Households</b>	<b>5,019</b>	<b>7,077</b>	<b>31.1%</b>	<b>36.4%</b>	<b>2,058</b>	<b>41.0%</b>

\* Households where 30% or more of household income is spent on rent.

**33. Monthly Owner Housing Cost**

Monthly Owner Housing Cost (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total	2000 Share of Total	Absolute Change 1990-2000	Percent Change 1990-2000
<b>Total</b>		41,317		100.0%		
Less than \$300		2,140		5.2%		
\$300-\$499		4,661		11.3%		
\$500-\$699		2,481		6.0%		
\$700-\$999		5,231		12.7%		
\$1000-\$1499		13,006		31.5%		
\$1500-\$1999		8,349		20.2%		
\$2000 and over		5,449		13.2%		



**34. Median Owner Housing Costs**

<b>Median Monthly Owner Housing Costs</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>1990-2000</b> <b>Percent Change</b> (in same dollars)
Median Monthly Housing Costs	\$729	\$923	\$943	2.2%

\*Dollars were adjusted due to inflation for comparison purposes.

**35. Owner Housing Cost as a Percentage of Household Income**

Monthly Owner Housing Cost as a Percentage of Household Income (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total	2000 Share of Total	Absolute Change 1990-2000	Percent Change 1990-2000
Less than 20 percent	16,932	19,188	54.8%	49.5%	2,256	13.3%
20 to 24 percent	4,872	5,969	15.8%	15.4%	1,097	22.5%
25 to 29 percent	3,498	4,298	11.3%	11.1%	800	22.9%
30 to 34 percent	2,121	2,723	6.9%	7.0%	602	28.4%
35 percent or more	3,332	6,367	10.8%	16.4%	3,035	91.1%
Not computed	123	203	0.4%	0.5%	80	65.0%
<b>Cost-burdened* Owner Occupied Households</b>	<b>5,453</b>	<b>9,090</b>	<b>17.7%</b>	<b>23.6%</b>	<b>3,637</b>	<b>66.7%</b>

\* Households where 30% or more of household income is spent on monthly owner housing cost.

**36. Housing Value**

Value for owner occupied housing units (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total Owner Households	2000 Share of Total Owner Households	Absolute Change 1990-2000	Percent Change 1990-2000
Less than \$10,000		18		0.0%		
\$10,000 to \$14,999		15		0.0%		
<b>Less than \$15,000</b>	<b>48</b>	<b>33</b>	<b>0.2%</b>	<b>0.1%</b>	<b>-15</b>	<b>-31.3%</b>
\$15,000 to \$19,999	26	23	0.1%	0.1%	-3	-11.5%
\$20,000 to \$24,999	51	30	0.2%	0.1%	-21	-41.2%
\$25,000 to \$29,999	83	62	0.3%	0.2%	-21	-25.3%
\$30,000 to \$34,999	97	0	0.3%	0.0%	-97	-100.0%
\$35,000 to \$39,999	169	6	0.5%	0.0%	-163	-96.4%

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Value for owner occupied housing units (universe: specified owner occupied housing units)	1990	2000	1990 Share of Total Owner Households	2000 Share of Total Owner Households	Absolute Change 1990-2000	Percent Change 1990-2000
\$40,000 to \$44,999	403		1.3%			
\$40,000 to \$49,999	993	56	3.2%	0.1%	-937	-94.4%
\$45,000 to \$49,999	590		1.9%			
\$50,000 to \$59,999	2,629	45	8.5%	0.1%	-2,584	-98.3%
\$60,000 to \$69,999	0	81	0.0%	0.2%	81	100.0%
\$60,000 to \$74,999	6,634		21.5%			
\$60,000 to \$99,999	15,502	775	50.2%	2.0%	-14,727	-95.0%
\$70,000 to \$79,999		127		0.3%		
\$80,000 to \$89,999		240		0.6%		
\$90,000 to \$99,999		327		0.8%		
\$75,000 to \$99,999	8,868		28.7%			
\$100,000 to \$124,999	4,424	1,598	14.3%	4.1%	-2,826	-63.9%
\$125,000 to \$149,999	2,817	4,897	9.1%	12.6%	2,080	73.8%
\$150,000 to \$174,999	1,511	6,765	4.9%	17.5%	5,254	347.7%
\$175,000 to \$199,999	892	5,129	2.9%	13.2%	4,237	475.0%
\$200,000 to \$249,999	855	6,637	2.8%	17.1%	5,782	676.3%
\$250,000 to \$299,999	327	4,834	1.1%	12.5%	4,507	1378.3%
\$300,000 to \$399,999	320	4,672	1.0%	12.1%	4,352	1360.0%
\$400,000 to \$499,999	72	1,777	0.2%	4.6%	1,705	2368.1%
\$500,000 or more	62	1,409	0.2%	3.6%	1,347	2172.6%
\$500,000 to \$749,999		1,206		3.1%		
\$750,000 to \$999,999		155		0.4%		
\$1,000,000 or More		48		0.1%		

**37. Median Housing Unit Value**

<b>Median Housing Unit Value</b> (universe: specified owner occupied housing units)	<b>1990</b> (in 1989 dollars)	<b>1990</b> (converted to 1999 dollars)*	<b>2000</b> (in 1999 dollars)	<b>Percent Change</b> (in same dollars)
Median Value	\$88,274	\$117,815	\$138,987	18.0%

\*Dollars were adjusted due to inflation for comparison purposes.