

## Chapter 12

### The Mid-Valley Human Resource Unit

This chapter serves to summarize the more detailed descriptions of the seven Community Resource Units (CRUs) that are contained within the Mid-Valley HRU, and that are provided in subsequent chapters. The chapter is divided into the following sections:

- A. A Summary of Cultural Descriptors
- B. Key Findings Related to Community Life
- C. Key Findings Related to Public Lands
- D. A Summary of Citizen Issues Related to Public Lands

Tables Four and Five at the end of this chapter draw upon census data referred to in the following pages.

#### A. A Summary of Cultural Descriptors

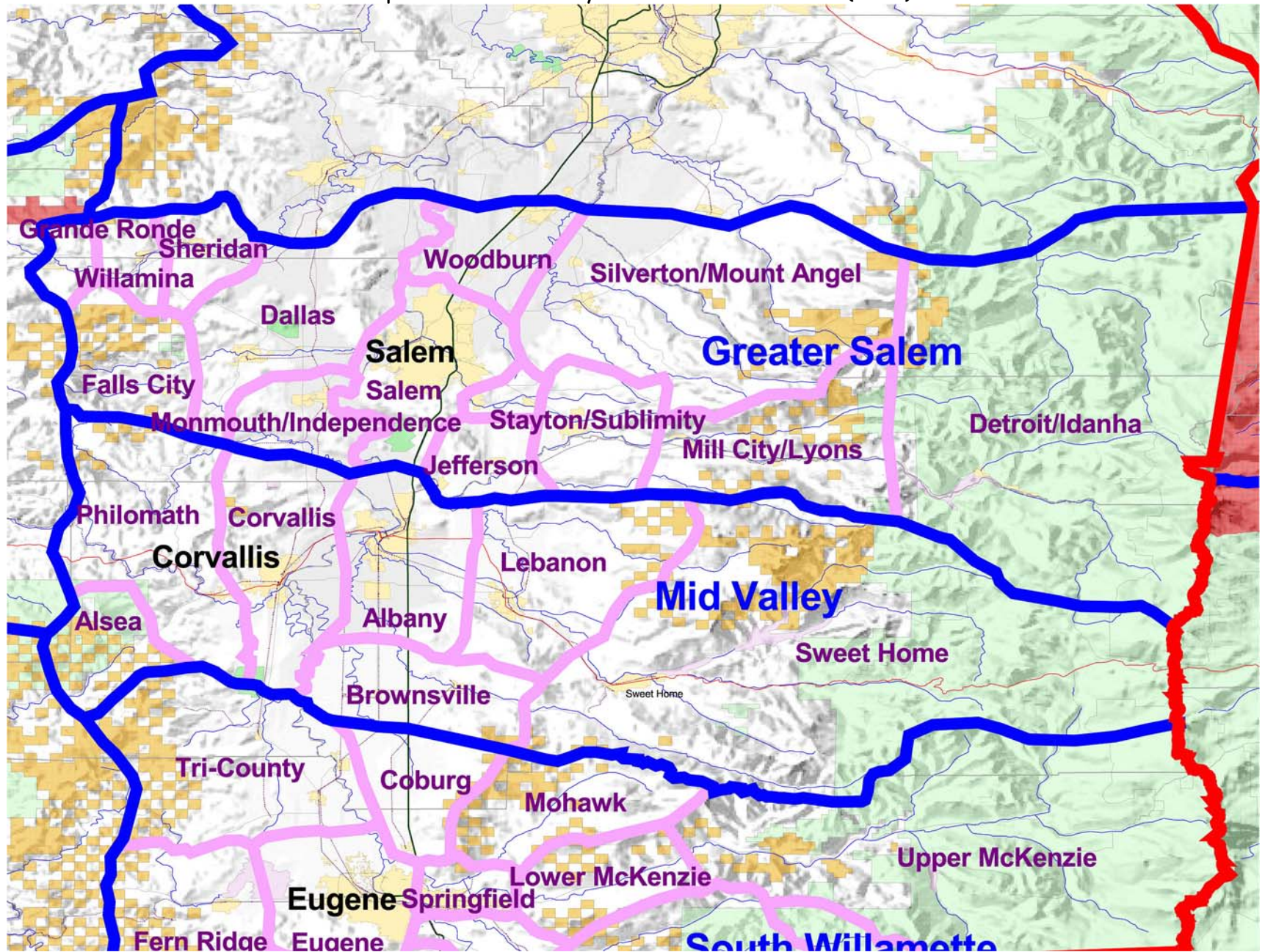
##### Geographic Features

The Mid-Valley Human Resource Unit (HRU) includes all of Benton and Linn counties. A more precise HRU definition based on census block group identifiers, is found within the 1990-2000bg.xls data file on the distribution CD. Ten cities are located within this HRU, with the largest being Corvallis (19,630) and Albany (16,108).

Figure 35 shows a map of the unit, stretching from the crest of the Cascades on the east, above Sweet Home and Cascadia to an east-west line to the north of Millersburg, beyond Philomath and Blodgett to the crest of the coastal range on the west, and to an east-west line to the south of Alsea, Monroe, and Brownsville.

The area thus includes National Forest lands in the higher elevations of the Cascades and in the Alsea area, and BLM lands in the lower elevations to the

Figure 35  
Map of the Mid-Valley Human Resource Unit (HRU)



east and west side of the valley, but primarily the unit is comprised of the heart of the Willamette Valley, with its flatlands making up the agricultural backbone of the region.

### Settlement Patterns

This area was among the first in Oregon to be settled by Europeans. The Willamette River and the fertile soils it created were the major attractions as settlement began. The river became an important source of power and transportation as communities began in Albany, Brownsville, Marysville (Corvallis), and Lebanon. The river became an important social divider as well. Not only did it come to separate Linn and Benton Counties, but it distinguishes east and west valley as well (Highways 99E and 99W, for example).

According to the 2000 census, the Mid-Valley HRU has a total resident population of 171,282 persons, an increase of 12.7% over 1990 levels. This is a low rate of growth that closely parallels natural increases with little net migration. Corvallis had a much lower rate of growth (8%), adding 3,733 residents in the decade of the '90s. At a smaller scale, the pattern observed for the Greater Salem HRU is repeated here: modest growth in the urban center, much higher rates of growth in the next ring of flatland towns, and low rates of growth in the very rural or very mountainous communities. Thus, Philomath and Tangent grew by 22% and 20%, respectively, while Sweet Home only grew by 11% and Brownsville by 7%.

Married couple households declined in proportion from 57.8% to 53.5% of all households during the 1990s. Growth occurred among single person households (from 13,514 to 16,321) and female headed households (from 4,562 to 5,830). The proportion of households living in owned homes rose significantly, with 6,835 more homeowners residing in the area in 2000 than in 1990.

Migration patterns have shifted somewhat between the 1985-1990 and 1995-2000 periods tracked by the census bureau. The number of individuals residing in the same house between 1995 and 2000 increased to 75,321 from a total of 62,712 reporting that pattern between 1985 and 1990. 30,532

persons moved to the HRU area between 1995 and 2000, compared to 31,879 from 1985-1990. There was little change (19,294 to 19,002) in the number of persons moving to the area from other states.

"We came back here because there's family here. Seattle was too big."  
[Lebanon; stories like this were very common]

### Publics

The age distribution of the HRU changed appreciably through the 1990s. The median age rose from 34.9 to 35.5, reflecting an aging of the population. Children between the ages of 5 and 17 declined from 26,798 to 19,607 in 2000. The older population (ages 65+) grew by 2,786 persons, from 18,943 to 21,729. The dependency ratio, which measures the balance of children and retirees over those 18 to 65, was little changed, indicating that the labor force population (18-65) also declined comparably.

The racial composition of the HRU has not changed significantly, with the white population comprising 94.7% of the total in 1990 and 91.7% in 2000. Hispanics doubled from 3,326 to 7,664, while other racial minorities changed little in their numbers or proportions.

### Work Routines

#### *Statistical Review*

The average household income in the Mid-Valley HRU grew throughout the area by 57% over the decade. Retirement income (79%) and income from interest, dividends, and rent (78%) grew nearly twice that rate, reflecting the above noted expansion in the senior population. Public assistance fell by nearly 14%, as the welfare reforms of the mid-1990s began to take effect.

Homeowners paying mortgages in excess of 30% of their income rose by 2,877 households from 12.4% to 20% of all homeowners. Renters paying in excess of 30% of their income in rent rose by 2,077 renters from 41.2 to 46% of all renters.



While the overall poverty rate remained almost unchanged for the decade, there were significant racial differences in these patterns. Hispanics in poverty increased by 131% from 809 to 1,871, while the numbers of Asians and American Indians in poverty actually declined by 23% and 6%, respectively.

Mid-Valley's economy is supported by a healthy mix of industries. The area's labor force of more than 80,000 workers is dominated by manufacturing (19.2%), educational services (14.5%), and retail trade (10.8%). Employment in all three of these industries declined during the 1990s, reflecting diversification and the growth in construction and business and health services. Agriculture and forestry work lost 832 workers during the decade, a decline of 19.8%.

The occupational distribution of the area reflects the presence of Oregon State University and the growth in managerial, professional, and executive occupations. Employees in the latter group increased 60% from 17,872 in 1990 to 28,663 workers in 2000. Almost all the other occupational groups declined in dominance as a result of the significant expansion of university and hospital related occupations.

Benton County's economic base depends on three large employers, each with over a thousand employees—Oregon State University, Hewlett-Packard Corporation, and Samaritan Health Center. These three organizations accounts for about 30% of the Benton County employment (Weber, Bruce, Bruce Sorte and Dave Holland, "Economic Diversity in Benton County: An Input-Output Analysis", Oregon State University Extension Service, Special Report 1034, January 2002).

Linn County's major employers are:

OreMet WahChang, metals processing	1500
Hewlitt Packard (Corvallis), computer peripherals	1100
National Frozen Foods, frozen vegetables & fruit	500
Golden West, manufactured housing	415
Weyerhaeuser (Willamette facility), paper	350

Source: Oregon Economic and Community Development Department, Albany Community Profile.

Table Three compares the two counties across a number of indicators.

Table Three  
A Comparison of Benton and Linn Counties

Indicator	Benton County	Linn County
Population, 2000	78, 153	103,069
Density/sq.mi.	116	45
Manufacturing facilities	146	274
Principal Industries	Agriculture, lumber, research and development, education	Agriculture and food products, wood products, metals, paper
Top 3 Gross Farm Sales	Specialty products, grass and legume seeds, vegetable crops	Grass and legume seeds, dairy products, specialty products
Per capita wages	\$28, 291	\$21,709

Source: Oregon Economic and Community Development Department, Albany Community Profile, 2002.

### *Social Review*

The area's natural resource economy (agriculture, timber) has diversified to include high technology manufacturing and related business and research firms, and has been supported by a mobile labor force willing to commute. Economic diversification, a mobile labor force, and the increasing integration of the economy at the regional and global scale have meant enormous changes for lifestyle and livelihood in the Mid-Valley HRU. As described by residents in more detail below, one thing it has allowed is for workers to adjust to changing employment conditions. That is why the decline of timber was not more catastrophic—workers found they could find other work. Although the work was likely to be in an urban area and require commuting, it often paid as well or better than timber work and it provided family benefits and enhanced opportunities for workers' kids.

"Much of my family was in the timber business, and don't you worry. They made their adjustments quickly and they liked it!" [Sweet Home]

## Support Services

Housing became less affordable in all communities in the HRU. Corvallis and North Albany have the highest housing costs in the HRU (Analysis of the Regional Economy and Housing for Linn and Benton Counties, ECONorthwest for Cascade West Council of Governments, November, 1999).

### B. Key Findings Related to Community Life

1. Commuting has become a basic fact of life for local livelihood and is associated with a more diversified economy integrated regionally and globally.

"As a young person, you can pick and choose because there is such a wide variety of jobs now." [Albany]

"Corporate America is moving in and driving the small businessperson out." [Albany]

"I used to commute but there weren't too many of us. Now, everyone is commuting." [Alsea]

"Nowadays, about 40% of the workers go elsewhere—Albany, Corvallis, and Salem. The improvements to Highway 34 really helped." [Lebanon, Community Development Manager]

"Real estate listings used to be just local, but now they are posted in the region. With housing high in Albany and Corvallis, people realize that they can buy here much more cheaply." [Lebanon]

"Local financial institutions are global now. Nobody makes local decisions." [Lebanon]

"This was a blue-collar town but now it has become commuters." [Philomath]

"Traffic has changed direction. Used to be Corvallis people would drive out here and work in the mills. Now people here drive to town for work." [Philomath]

"We are becoming a bedroom community." [Sweet Home]

2. Strong caretaking systems remain intact and point to the successful cultural absorption of newcomers into Oregon life.

"We help each other out with Christmas lights. My son crawled in a window when he forgot his key and the police were here in 5 minutes. We look out for each other." [Albany]

"There is a big sense of family in the community that keeps many people local." [Albany]

"After the windstorm of February 7, \_\_\_\_\_ and a friend drove around with a chainsaw, making sure people's driveways were open." [Brownsville]

"My church approached the school district and offered to adopt a school. We began painting classrooms and helping with meals for kids in need. Now other communities are looking at this, especially with the budget cuts." [Lebanon]

3. Quality of Life values are strong.

"Environmental values are strong here. People want economic development that does not pollute." [Corvallis]

"Watch the farmlands so they don't disappear." [Corvallis]

"Farmland is being lost to houses. The best farmland is along the river and that is becoming houses." [Philomath]



4. Racial absorption is here to stay.

"Several homes sold over the last few years and a lot of Mexicans moved in. At first I was very nervous and afraid, but now I realize they are great people, very nice." [Albany]

5. Downtown businesses struggle to remain viable.

"There are no leaders from business at the local level anymore."  
[Albany]

"Downtown businesses work if you have a unique product and you are very service oriented. You have to have the expertise so people don't go to the big stores." [Albany]

"Downtown really needs assistance." [Albany]

"Many businesses are on the edge right now. There are vacant business buildings. The recession hurt. We have high unemployment locally." [Sweet Home]

"We are seeing the death of the merchant class—our small businesses, our local leadership." [Sweet Home]

6. Affordable housing is a regional issue.

"You can't afford the housing here." [common]

"There are no lots to build on, and if you find one, it costs \$40,000-45,000. It's because Corvallis, with its no growth policy, has real estate that's 35% higher than anywhere else." [Albany]

"Affordable housing is a big issue." [Corvallis]

7. Both urban and rural areas struggle with drug and alcohol abuse.

"Drugs, crime, low-income neighborhood. I had to get out of there."  
[Albany]

"My neighbor got mad at me because I didn't tell them I was going away for a few days. \_\_\_\_\_ got worried about me and thought something might be wrong." [Albany]

"The drug problems are growing." [Albany, mentioned by almost everyone]

## C. Key Findings Related to Public Lands

### Recreation Patterns

It is evident from this research that longer-term Oregonians are grieving the loss of public lands from the isolated, casual uses of prior generations. In days gone by, use of the forest was part of everyday routine, often part of work activities. Now, with more people, and more urban people who do not have the day-to-day knowledge of the land, Oregonians see more rules, more density, and more conflicts related to public lands. That is one reason why Forest Recreation passes are so resisted, and when reservations are needed to enjoy a traditionally-used area, then the "older guard" feels supplanted by new times.

Located as pockets within this overarching dynamic are areas that are not as popular as others, where longer-term Oregonians still go and enjoy public lands in relative peace and quiet. The heavily traveled tourist corridors, for example Highways 22 and 126, have become national and international in focus. Highway 20, by contrast, is a corridor still valued and appreciated by longer-term Oregonians.

### Findings Identified by Citizens

1. A growing interest and demand for urban based outdoor experiences via parks, trails, bike paths.

"I want to get an interpretive trail going that will stretch from North Albany Middle School along the edge of the nearby woods. I'm not sure how to get funding yet." [Albany]

"People want to do outings closer to home. They want variety and they are interested in education. They want restoration that is reasonable and effective." [Corvallis official]

"We need more outdoor education!" [Corvallis, common]

2. A trend toward more organized outings from urban areas to public lands, especially by the elderly population.

"We had a sleigh ride planned up at Hoodoo this winter. Over 125 people wanted to go, but insurance difficulties caused them to cancel. It was a big disappointment." [Albany]

A number of church youth groups would be interested in forest restoration or river cleanup projects. [Albany]

"There is a scarcity of hikes for older adults. We need better information about trail conditions." [Corvallis, Senior Center Program Coordinator]

## D. A Summary of Citizen Issues Related to Public Lands

### Forest Management

"Most people do not want to see the Forest Service cut trees like they did in the past, but people did want to see the pendulum swing a little more back to the middle—away from the seeming policy of 'cut nothing.'" [Albany]

"Some people say this forest can't burn but it's not so. Under the right conditions it would. There's a lot of slash on the ground." [Alsea]

"We need logging. Trees grow old and die. Old growth is rotten on the inside, it must be harvested, too." [Philomath]

"The Siuslaw can produce 300 MMBF [million board feet] a year that could be cut. Our hope is that federal forests will come back to a reasonable level of cut." [Philomath]

"The biggest problem with the decline of federal timber is that the big boys dictate supply and demand. Isn't it ironic that they have in common with environmentalists an incentive to keep things shut down?" [Philomath]

"Siuslaw timber sales maybe shouldn't return. These soils are more sensitive than most and slides in the past were common. The Forest shifted to lighter touch management and it's a good thing." [Philomath]

"I'm disappointed in the Forest Service for allowing environmentalists to control the forest." [Sweet Home]

#### Access

"There's not enough access to the forest. I got a permit from Willamette once, but the fire watch refused to honor it and I got a ticket for trespassing." [Albany]

"Access is the number one issue for people living in the valley. I hear people complain but there are ways to be proactive. Companies will usually allow you on their land if you sign an insurance waiver. Private gates have phone numbers." [Albany]

"Gates are now everywhere. The public is paying the price for trespass and vandalism." [Sweet Home]

#### Northwest Forest Pass

"People don't like the Recreation Fee Demo. It's confusing and inconvenient. It is annoying when you get to a site only to find out that you need a permit." [Brownsville]

"People don't mind paying the fees—it's just the lack of information about how to do it." [Brownsville]

It's hard for City employees to purchase Forest Passes. Since the Forest Service isn't set up to bill a business or send an invoice, I have to buy the pass with personal money and then get reimbursed by the City. The process should be streamlined. Why can't I get a yearly invoice so I know I have it ahead of time?" [Corvallis]

"The process for buying permits and passes could be improved. There's got to be a better way. Maybe when people renew their driver's licenses or something." [Corvallis]

"People don't like the Forest Passes because they are not sure the funds are reinvested in a wise manner." [Corvallis]

"Hunters hate the trail park permits. They will intentionally park away from a Forest Service lot and walk in. It would be OK if money was being directly used for the land." [Sweet Home]

## Roads

"With the current low level of management, fire and roads are big problems." [Alsea]

## Jobs and Economic Development

"We need training for restoration and monitoring. The [Siuslaw National] Forest is not letting restoration contracts." [Alsea]

"The Forest Service needs to hire more people to do the specialty wood products because that is going to be the way of the future. The average Joe cannot afford to pay for the required insurance. The permit requirements for harvesting are too stiff." [Brownsville]

"Their [Forest Service] funds have helped revitalize this community. They have been excellent, responsive." [Sweet Home]

## Communication

"We're glad they [Forest Service] come to the watershed council meetings." [Alsea]

"It would be a great service for our customers if we had more information about recreation on public lands and if we could sell permits." [Lebanon]



Table Four

**A Demographic Profile of the Mid-Valley Human Resource Unit**

Part One: Based on 100% Count Census Data \*

	Mid-Valley HRU			
	1990	2000	1990-2000 Difference	% Change
<b>Total Population</b>	152,000	171,282	19,282	12.7%
<b>Age</b>				
Mean Age	34.9	36.48	1.58	4.5%
Population <5	10,215	10,290	75	0.7%
Population 5-17	26,798	19,607	-7,191	-26.8%
Population <18	37,013	40,697	3,684	10.0%
% Population <18	24.4%	23.8%	-0.6%	-2.3%
Population >65	18,943	21,729	2,786	14.7%
% Population >65	12.5%	12.7%	0.2%	1.8%
Dependency Ratio	0.58	0.57	-0.01	-1.7%
<b>Race</b>	151,914	171,282	19,368	12.7%
White	143,839	156,476	12,637	8.8%
% White (One Race)	94.7%	91.4%	-3.3%	-3.5%
Black	813	967	154	18.9%
% Black (One Race)	0.5%	0.6%	0.0%	5.5%
Am. Indian (One Race)	1,554	1,790	236	15.2%
% Am. Indian	1.0%	1.0%	0.0%	2.2%
Asian (One Race)	4,569	4,586	17	0.4%
% Asian	3.0%	2.7%	-0.3%	-11.0%
Other Race (One Race)	1,139	3,135	1,996	175.2%
% Other Race	0.7%	1.8%	1.1%	140.1%
Hispanic (Any Race)	3,326	7,664	4,338	130.4%
% Hispanic	2.2%	4.5%	2.3%	105.5%

**Households**

Total Households	57,384	66,093	8,709	15.2%
Married Couple Household	33,189	35,359	2,170	6.5%
% Married Couple Households	57.8%	53.5%	-4.3%	-7.4%
Female Headed Households	4,562	5,830	1,268	27.8%
% Female Headed Households	7.9%	8.8%	0.9%	11.4%
Single Person Households	13,514	16,321	2,807	20.8%
% Single Person Households	23.6%	24.7%	1.1%	4.7%
Persons Per Household	2.50	2.50	0.00	0.0%

**Families**

Family Households	39,375	43,695	4,320	11.0%
% Family Households	68.6%	66.1%	-2.5%	-3.7%
Persons Per Family	3.10	2.98	-0.12	-3.9%
Families with Related Children	14,627	19,938	5,311	36.3%
% Families with Related Children	25.5%	45.6%	20.1%	78.8%

**Housing Units**

Total Housing Units	59,622	70,614	10,992	18.4%
Occupied Housing Units	57,242	66,093	8,851	15.5%
% Occupied Housing Units	96.0%	93.6%	-2.4%	-2.5%
Owner-occupied Housing Units	34,502	41,337	6,835	19.8%
% Owner-occupied Housing Units	57.9%	58.5%	0.6%	1.0%
Rental-occupied Housing Units	22,740	24,756	2,016	8.9%
% Rental-occupied Housing Units	38.1%	35.1%	-3.0%	-7.9%

\* Above data based on the aggregation of whole block group units of geography to approximate the boundaries of Human Resource Units. Variables are drawn from 100% count data files for 1990 and 2000 (SSTF1a and SF1, respectively).

## Part Two: Based on Sample Census Data #

### Mid-Valley HRU

	1990	2000	1990-2000	
			Difference	% Change
<b>Total Population</b>	151,914	171,261	19,347	12.7%
<b>Migration</b>	141,699	161,151	19,452	13.7%
Same Residence as 5 yrs Ago	62,712	75,321	12,609	20.1%
% Same Residence as 5 yrs Ago	44.3%	46.7%	2.48%	5.6%
Different Residence: Same County	34,271	38,720	4,449	13.0%
% Different Residence: Same County	24.2%	24.0%	-0.16%	-0.7%
Different Residence: Same State	22,323	25,257	2,934	13.1%
% Different Residence: Same State	15.75%	15.7%	-0.08%	-0.5%
Different Residence: Different State	19,294	19,002	-292	-1.5%
% Different Residence: Different State	13.6%	11.8%	-1.82%	-13.4%
<b>Poverty</b>	144,512	165,214	20,702	14.3%
Below Poverty	20,966	21,446	480	2.3%
% Below Poverty	14.5%	13.0%	-1.52%	-10.5%
White Below Poverty	18,433	18,035	-398	-2.2%
% White Below Poverty	13.4%	12.0%	-1.40%	-10.4%
Black Below Poverty	275	209	-66	-24.0%
% Black Below Poverty	38.5%	22.0%	-16.50%	-42.9%
Am. Indian Below Poverty	354	331	-23	-6.5%
% Am. Indian Below Poverty	24.0%	19.0%	-5.00%	-20.8%
Asian Below Poverty	1,584	1,216	-368	-23.2%
% Asian Below Poverty	40.3%	33.0%	-7.30%	-18.1%
Other Races Below Poverty	320	777	457	142.8%
% Other Races Below Poverty	30.7%	27.0%	-3.70%	-12.1%
Hispanic Below Poverty	809	1,871	1,062	131.3%
% Hispanic Below Poverty	25.8%	27.0%	1.20%	4.7%

<b>Industry</b>	68,233	80,044	11,811	17.3%
Agriculture and Forestry	4,199	3,367	-832	-19.8%
% Agriculture and Forestry	6.2%	4.2%	-1.95%	-31.6%
Mining	207	264	57	27.5%
% Mining	0.3%	0.3%	0.03%	8.7%
Construction	3,205	4,836	1,631	50.9%
% Construction	4.7%	6.0%	1.34%	28.6%
Total Manufacturing	14,841	15,329	488	3.3%
% Total Manufacturing	21.8%	19.2%	-2.60%	-12.0%
Transportation	1,870	2,160	290	15.5%
% Transportation	2.7%	2.7%	-0.04%	-1.5%
Communication and Utilities	1,198	377	-821	-68.5%
% Communication and Utilities	1.8%	0.5%	-1.28%	-73.2%
Wholesale Trade	1,813	1,935	122	6.7%
% Wholesale Trade	2.7%	2.4%	-0.24%	-9.0%
Retail Trade	11,293	8,635	-2,658	-23.5%
% Retail Trade	16.6%	10.8%	-5.76%	-34.8%
Finance, Insurance, Real Estate	2,544	3,054	510	20.0%
% Finance, Insurance, Real Estate	3.7%	3.8%	0.09%	2.3%
Business Services	2,562	5,971	3,409	133.1%
% Business Services	3.8%	7.5%	3.70%	98.7%
Recreation/Entertainment Services	737	1,184	447	60.7%
% Recreation/Entertainment Services	1.1%	1.5%	0.40%	36.9%
Health Services	4,410	8,378	3,968	90.0%
% Health Services	6.5%	10.5%	4.00%	61.9%
Education Services	10,710	11,575	865	8.1%
% Education Services	15.7%	14.5%	-1.24%	-7.9%
Other Professional Services	4,604	3,442	-1,162	-25.2%
% Other Professional Services	6.7%	4.3%	-2.45%	-36.3%
Public Administration	2,374	2,941	567	23.9%
% Public Administration	3.5%	3.7%	0.19%	5.6%

<b>Occupation</b>	68,233	80,044	11,811	17.3%
Managerial, Professional, and Executive Occupations	17,872	28,663	10,791	60.4%
% Managerial, Professional, and Executive Occupations	26.2%	35.8%	9.62%	36.7%
Technical, Sales, and Administrative Occupations	18,863	17,772	-1,091	-5.8%
% Technical, Sales, and Administrative Occupations	27.6%	22.2%	-5.44%	-19.7%
Service Occupations	9,107	12,267	3,160	34.7%
% Service Occupations	13.3%	15.3%	1.98%	14.8%
Farming, Forestry, and Fishing Occupations	3,744	1,566	-2,178	-58.2%
% Farming, Forestry, and Fishing Occupations	5.5%	2.0%	-3.53%	-64.3%
Precision Production, Craft, and Repair Occupations	7,168	6,955	-213	-3.0%
% Precision Production, Craft, and Repair Occupations	10.5%	8.7%	-1.82%	-17.3%
Operators, Fabricators, and Laborers	11,479	12,821	1,342	11.7%
% Operators, Fabricators, and Laborers	16.8%	16.0%	-0.81%	-4.8%

### Income

Aggregate Household Income	\$1,816,769,000	\$3,296,585,000	\$1,479,816,000	81.5%
Average Household Income	\$31,660	\$49,748	\$18,088	57.1%
Average Family Income	\$37,279	\$58,589	\$21,310	57.2%
Per Capita Personal Income	\$12,183	\$19,584	\$7,401	60.7%
Wage and Salary Income	\$29,441	\$45,664	\$16,223	55.1%
% Wage and Salary Income	93.0%	91.8%	-1.20%	-1.3%
Nonfarm Self-employment income	\$13,887	\$21,044	\$7,157	51.5%
% Nonfarm Self-employment income	43.9%	42.3%	-1.56%	-3.6%
Interest, Dividend, and Rent Income	\$5,294	\$9,506	\$4,212	79.6%
% Interest, Dividend, and Rent Income	16.7%	19.1%	2.39%	14.3%
Social Security Income	\$8,259	\$11,932	\$3,673	44.5%
% Social Security Income	26.1%	24.0%	-2.10%	-8.1%
Public Assistance Income	\$3,709	\$3,195	-\$514	-13.9%
% Public Assistance Income	11.7%	6.4%	-5.29%	-45.2%
Retirement Income	\$9,470	\$16,893	\$7,423	78.4%
% Retirement Income	29.9%	34.0%	4.05%	13.5%
Other Income	\$3,560	\$7,131	\$3,571	100.3%
% Other Income	11.2%	14.3%	3.09%	27.5%

<b>Commuting Time</b>	66,800	78,747	11,947	17.9%
Average Commuting Time to Work	18	20	2	10.6%
Commute <10 minutes	16,530	17,553	1,023	6.2%
% Commute <10 minutes	24.7%	22.0%	-2.75%	-11.1%
Commute >60 minutes	2,603	3,419	816	31.3%
% Commute >60 minutes	3.9%	4.0%	0.10%	2.7%
<b>Nativity</b>				
Foreign Born	6,957	9,159	2,202	31.7%
% Foreign Born	4.4%	5.0%	0.60%	13.6%
Citizen Not Born in US	1,333	1,843	510	38.3%
% Citizen Not Born in US	0.9%	0.9%	0.00%	0.0%
Born in State Other Than Oregon	72,847	79,045	6,198	8.5%
% Born in State Other Than Oregon	48.0%	46.0%	-2.00%	-4.2%
<b>School Status</b>				
Not in School (Ages 3+)	96,912	111,117	14,205	14.7%
% Not in School	66.3%	67.0%	0.70%	1.1%
<b>Highest Educational Attainment</b>				
< 9th Grade Education	5,492	4,516	-976	-17.8%
% < 9th Grade Education	5.9%	4.0%	-1.90%	-32.2%
HS Graduates (25+ Population)	24,794	27,135	2,341	9.4%
% HS Graduate	26.8%	25.0%	-1.80%	-6.7%
Graduate or Professional Degree	9,482	12,443	2,961	31.2%
% Graduate or Professional Degree	10.2%	12.0%	1.80%	17.6%
<b>English Language</b>				
Speaks Only English (Ages 5+)	133,153	148,719	15,566	11.7%
% Speaks Only English	94.0%	92.0%	-2.00%	-2.1%
Children 5-17 Speak Only English	25,793	28,171	2,378	9.2%
% Children 5-17 Speak Only English	96.2%	93.0%	-3.20%	-3.3%



**Labor Force Participation**

Male Labor Force Participation Rate	0.701	0.702	0.001	0.1%
Female Labor Force Participation Rate	0.537	0.564	0.027	5.0%
Female Participation Rate (w/children <18)	0.65	0.699	0.049	7.5%
Female Participation Rate (w/children <6)	0.563	0.613	0.050	8.9%
Female Participation Rate (No children <18)	0.489	0.51	0.021	4.3%

**School Dropouts**

Youth 16-19 Not In School	1,761	1,819	58	3.3%
% Youth 16-19 Not In School	16.6%	15.0%	-1.60%	-9.6%

**Youth Unemployment**

Youth 16-19 Unemployed	360	280	-80	-22.2%
% Youth 16-19 Unemployed	3.4%	2.0%	-1.40%	-41.2%

**Seniors**

65+ In Group Quarters	18,943	21,711	2,768	14.6%
% 65+ In Group Quarters	793	875	82	10.3%
Male 65+ Living Alone	4.2%	4.0%	-0.16%	-3.7%
% Male 65+ Living Alone	955	1,323	368	38.5%
Female 65+ Living Alone	5.0%	6.0%	1.00%	20.0%
% Female 65+ Living Alone	4,136	4,515	379	9.2%
	21.8%	21.0%	-0.80%	-3.7%

**Self-care Limitation**

Self-care Limitation (Total Population)	1,929	3,481	1,552	80.5%
% Self-care Limitation	1.6%	3.0%	1.40%	87.5%
65+ With Self-care Limitation	651	1,830	1,179	181.1%
% 65+ With Self-care Limitation	8.2%	11.0%	2.80%	34.1%

**Transportation to Work**

Drive Alone to Work	48,663	59,226	10,563	21.7%
% Drive Alone to Work	72.8%	75.0%	2.20%	3.0%
Use Public Transportation to Work	436	707	271	62.2%
% Use Public Transportation to Work	0.7%	1.0%	0.30%	42.9%

**Labor Force**

Unemployed	4,911	5,665	754	15.4%
% Unemployed	4.1%	4.0%	-0.10%	-2.4%
Worked 35+ Hours Per Week	62,318	69,072	6,754	10.8%
% Worked 35+ Hours Per Week	52.5%	51.0%	-1.50%	-2.9%
Persons Per Occupied Housing Unit	2.4	2.5	0.1	4.2%
Average Value Owned Housing Unit	\$67,153	\$162,227	\$95,074	141.6%

**Mortgage**

Average Value Monthly Mortgage	\$676	\$1,151	\$475	70.3%
Mortgage > 30% of Income	3,032	5,909	2,877	94.9%
% Mortgage > 30% of Income	12.4%	20.0%	7.60%	61.3%

**Rent**

Gross Rent > 30% of Income	9,064	11,141	2,077	22.9%
% Gross Rent > 30% of Income	41.2%	46.0%	4.80%	11.7%
Average Monthly Cash Rent	\$398	\$636	\$238	59.8%
Renters Paying No Cash Rent	650	752	102	15.7%
% No Cas Rent	3.0%	3.0%	0.00%	0.0%

**Utilities**

Housing Units Using Utility Gas	17,550	25,773	8,223	46.9%
Housing Units Using Electricity	24,244	31,596	7,352	30.3%
Housing Units Not Using Utility Gas or Electric	15448	13228	-2,220	-14.4%
% Housing Units Not Using Utility Gas or Electric	27.0%	18.7%	-8.25%	-30.6%

**Plumbing**

Occupied Housing Units Without Complete Plumbing Facilities	271	236	-35	-12.9%
% Occupied Housing Units Without Complete Plumbing Facilities	0.5%	0.3%	-0.12%	-26.5%

**Telephone**

Housing Units With Telephone	54,948	65,167	10,219	18.6%
% Housing Units With Telephone	96.0%	99.0%	3.00%	3.1%

**Vehicle Available**

Housing Units With Vehicle Available	53,271	61,815	8,544	16.0%
% Housing Units With Vehicle Available	93.1%	94.0%	0.90%	1.0%

# Above data based on the aggregation of whole block group units of geography to approximate the boundaries of Human Resource Units. Variables are drawn from Sample data files for 1990 and 2000 (STF3a and SF3, respectively).

**Part Three: Based on County Level Data +  
Personal Income**

	Mid Valley HRU			
	1991	2000	Difference	Change
Total Personal income (thousands of dollars)	\$2,768,547	\$4,597,924	\$1,829,377	66.1%
Per capita personal income	\$33,882	\$51,713	\$17,831	52.6%
Nonfarm personal income	\$2,707,781	\$4,556,809	\$1,849,028	68.3%
Farm income	\$60,766	\$41,115	-\$19,651	-32.3%
Income from Earnings	\$1,749,137	\$2,928,327	\$1,179,190	67.4%
Per capita net earnings	\$21,477	\$33,058	\$11,581	53.9%
Income from Transfer payments	\$388,159	\$648,929	\$260,770	67.2%
Per capita transfer payments	\$4,569	\$6,962	\$2,393	52.4%
Income from Dividends, interest, and rent	\$631,251	\$1,020,668	\$389,417	61.7%
Per capita dividends, interest, and rent	\$7,838	\$11,693	\$3,855	49.2%
Private earnings	\$1,353,911	\$2,420,534	\$1,066,623	78.80%
Ag. services, forestry, fishing, & other 8/	\$36,607	\$77,257	\$40,650	111.00%
Mining	\$518	\$1,484	\$966	186.50%
Construction	\$95,283	\$185,495	\$90,212	94.70%
Manufacturing	\$546,557	\$928,456	\$381,899	69.90%
Transportation and public utilities	\$81,453	\$145,709	\$64,256	78.90%
Wholesale trade	\$64,626	\$104,176	\$39,550	61.20%
Retail trade	\$160,016	\$251,203	\$91,187	57.00%
Finance, insurance, and real estate	\$43,319	\$108,059	\$64,740	149.40%
Services	\$325,532	\$618,695	\$293,163	90.10%
Government and government enterprises	\$433,254	\$630,484	\$197,230	45.50%
Federal, civilian	\$56,547	\$63,445	\$6,898	12.20%
Military	\$11,082	\$12,643	\$1,561	14.10%
State and local	\$365,625	\$554,396	\$188,771	51.60%
State	\$190,333	\$260,996	\$70,663	37.10%
Local	\$175,292	\$293,400	\$118,108	67.40%

## Full and Part Time Employment

	Mid-Valley HRU			
	1991	2000	1991-2000 Difference	Change
Total full-time and part-time employment	44,959	55,213	10,254	22.8%
Wage and salary employment	35,446	43,745	8,299	23.4%
Farm proprietors' employment	2,253	2,277	24	1.1%
Nonfarm proprietors' employment 2/	7,260	9,191	1,931	26.6%
Farm employment	3,385	3,087	-298	-8.8%
Nonfarm employment	41,574	52,126	10,552	25.4%
Private employment	35,560	45,157	9,597	27.0%
Ag. services, forestry, fishing, & other 3/	921	1,668	747	81.1%
Mining	21	53	32	152.4%
Construction	2,318	3,442	1,124	48.5%
Manufacturing	10,512	11,039	527	5.0%
Transportation and public utilities	1,840	2,713	873	47.4%
Wholesale trade	1,657	2,021	364	22.0%
Retail trade	6,987	9,164	2,177	31.2%
Finance, insurance, and real estate	1,996	2,583	587	29.4%
Services	9,308	12,474	3,166	34.0%
Government and government enterprises	6,014	6,969	955	15.9%
Federal, civilian	513	369	-144	-28.1%
Military	446	360	-86	-19.3%
State and local	5,055	6,240	1,185	23.4%
State	441	577	136	30.8%
Local	4,614	5,663	1,049	22.7%

## Federal Transfer Payments

	Mid Valley HRU			
	1991	2000	Difference	Change
Total transfer payments	\$388,159	\$648,929	\$648,929	167.2%
Government payments to individuals	\$366,127	\$613,807	\$613,807	167.6%
Retirement & disability insur. benefit pymts.	\$190,694	\$300,342	\$300,342	157.5%
Medical payments (Medicare, etc)	\$94,770	\$193,613	\$193,613	204.3%
Income maintenance (SSI, Food Stamps, etc.)	\$35,626	\$57,480	\$57,480	161.3%
Unemployment benefit payments	\$20,578	\$19,568	\$19,568	95.1%
Veterans benefit payments	\$12,330	\$22,587	\$22,587	183.2%
Fed ed.& train. assist. paymts.(excl.vets)	\$11,241	\$19,406	\$19,406	172.6%
Payments to nonprofit institutions	\$11,460	\$20,556	\$20,556	179.4%
Business payments to individuals	\$10,572	\$14,566	\$14,566	137.8%

## Farm Income and Expenses

	Mid Valley HRU			
	1991	2000	Difference	Change
Total cash receipts from marketings (\$000)	\$96,826	\$150,082	\$53,256	55.0%
Cash receipts: livestock and products	\$17,104	\$12,942	-\$4,162	-24.3%
Cash receipts: crops	\$79,722	\$137,140	\$57,418	72.0%
Government payments	\$1,432	\$1,962	\$530	37.0%
Total production expenses	\$96,046	\$142,586	\$46,540	48.5%
Total value of inventory change	-\$2,042	-\$740	\$1,302	-63.8%
Total net income including corporate farms	\$21,370	\$27,278	\$5,908	27.6%
Total net farm proprietors' income	\$18,466	\$22,126	\$3,660	19.8%

## Agriculture and Farming

	Mid Valley HRU			
	1987	1997	1987-97	
			Difference	Change
Farms (number)	2,569	2,735	166	6.5%
Land in farms (acres)	516,484	524,211	7,727	1.5%
Land in farms - average size of farm (acres)	397	376	-21	-5.3%
Market value of agricultural products sold (\$1,000)	\$145,713	\$244,417	\$98,704	67.7%
Market value of agricultural products sold, average per farm (dollars)	\$108,165	\$183,414	\$75,249	69.6%
Total farm production expenses@1 (\$1,000)	\$117,240	\$172,366	\$55,126	47.0%
Total farm production expenses@1, average per farm (dollars)	\$88,357	\$125,682	\$37,325	42.2%
Livestock and poultry: Cattle and calves inventory (number)	49,033	46,888	-2,145	-4.4%
Beef cows (number)	14,069	15,403	1,334	9.5%
Milk cows (number)	7,723	7,139	-584	-7.6%
Cattle and calves sold (number)	25,605	29,455	3,850	15.0%
Hogs and pigs inventory (number)	6,285	4,179	-2,106	-33.5%
Sheep and lambs inventory (number)	76,926	67,164	-9,762	-12.7%
Wheat for grain (bushels)	1,675,187	735,527	-939,660	-56.1%
Oats for grain (bushels)	127,773	291,861	164,088	128.4%
Hay-alfal,oth tame,small grain,wild,grass silage,green chop,etc(see txt)(tons,dry)	72,256	126,104	53,848	74.5%
Vegetables harvested for sale (see text) (acres)	19,012	20,494	1,482	7.8%

## Business Patterns

	Mid Valley HRU			
	1991	2000	1991-2000	
			Difference	Change
Employees	47,188	61,138	13,950	29.6%
Annual Payroll (\$000)	\$936,569	\$1,808,341	\$871,772	93.1%
Establishments	3,942	\$4,489	547	13.9%



**Crime**

	<b>Mid Valley HRU</b>			
	<b>1990</b>	<b>1999</b>	<b>Diff90-99</b>	<b>%90-99</b>
All Crimes	8,650	8,363	-287	-3.4%
All Crimes / 100,000	5,338	4,542	-796	-14.9%
Murders	4	2	-2	-100.0%
Murders / 100,000	2	1	-1	-56.0%
Rapes	79	42	-37	-88.1%
Rapes / 100,000	49	23	-26	-53.2%
Robberies	65	58	-7	-12.1%
Robberies / 100,000	40	32	-9	-21.5%
Agg.Assaults	294	281	-13	-4.6%
Agg.Assults / 100,000	181	153	-29	-15.9%
Burglaries	1,730	1,320	-410	-31.1%
Burglaries / 100,000	1,068	717	-351	-32.8%
Larcenies	5,968	6,209	241	3.9%
Larcenies / 100,000	3,683	3,372	-311	-8.4%
Veh.Thefts	424	379	-45	-11.9%
Veh.Thefts / 100,000	262	206	-56	-21.3%
Arsons	86	72	-14	-19.4%
Arsons / 100,000	53	39	-14	-26.3%

	<b>Mid Valley HRU</b>			
	<b>1990</b>	<b>1999</b>	<b>Diff90-99</b>	<b>%90-99</b>
<b>Inmigration*</b>				
* Number of IRS Filers moving to Oregon, by county of destination				
Inmigrants	1770	1,463	-307	-17.3%
% of State Total	5.1%	3.9%	-1.2%	-23.7%

+ Above data based on the aggregation of whole county units of geography to approximate the boundaries of Human Resource Units. Greater Salem HRU = Clackamas, Marion, and Polk counties. Mid-Valley HRU = Benton and Linn counties. South Willamette HRU = Lane County.

Table Five

**Mid-Valley HRU: Population Profile of Incorporated Places, 1990 and 2000.**  
**[North Albany is not listed as an incorporated place in 2000]**

	Adair Village	Albany	Brownsville	Corvallis	Halsey	Lebanon	Philomath	South Lebanon CDP	Sweet Home	Tangent
<b>1990-2000 Population Trend</b>										
<b>Total Population:</b>										
1990 Census	523	34,279	1,293	45,589	682	11,408	2,844	997	6,932	729
2000 Census	536	40,852	1,449	49,322	724	12,950	3,838	1,155	8,016	933
Change in population (persons)	13	6,573	156	3,733	42	1,542	994	158	1,084	204
Percentage change in population	2	16	11	8	6	12	26	14	14	22
<b>Under 18 years</b>										
1990 Census	181	8,981	370	8,500	226	3,068	849	235	1,987	178
2000 Census	190	10,785	399	8,726	202	3,493	1,318	306	2,234	260
Change in Under 18 years	9	1,804	29	226	-24	425	469	71	247	82
% Change in Under 18 years	5	17	7	3	-12	12	36	23	11	32
<b>65 years and over</b>										
1990 Census	32	4,750	171	4,291	54	2,127	285	205	1,183	98
2000 Census	17	5,200	168	4,970	57	2,299	264	181	1,376	100
Change in 65 years and over	-15	450	-3	679	3	172	-21	-24	193	2
% Change in 65 years and over	-88	9	-2	14	5	8	-8	-13	14	2
<b>Population By Race:</b>										
<b>White</b>										
1990 Census	502	33,029	1,242	40,705	658	11,095	2,735	982	6,735	722
2000 Census*	471	37,453	1,357	42,433	661	12,170	3,579	1,114	7,506	893
<b>Black or African American</b>										
1990 Census	3	106	8	530	3	17	9	1	11	2
2000 Census*	4	217	5	570	1	22	6	0	20	0
<b>American Indian and Alaska Native</b>										
1990 Census	4	360	24	312	6	123	39	11	99	2
2000 Census*	13	500	24	376	8	133	63	8	133	10
<b>Asian, Native Hawaiian and Other Pacific Islander</b>										
1990 Census	7	432	7	3,613	7	88	21	2	55	3
2000 Census*	15	551	2	3,309	1	135	55	1	61	3
<b>Hispanic or Latino Population:</b>										
1990 Census	16	957	26	1,238	21	233	77	10	140	8
2000 Census	24	2,489	30	2,820	40	478	151	23	248	26
Change in Hispanic or Latino	8	1,532	4	1,582	19	245	74	13	108	18
% Change in Hispanic or Latino	33	62	13	56	48	51	49	57	44	69

\*Race Counts exclude those who indicated that

1990-2000 % Population Trend	Adair Village	Albany	Brownsville	Corvallis	Halsey	Lebanon	Philomath	South Lebanon CDP	Sweet Home	Tangent
<b>By Percent of Total Population:</b>										
Under 18 years										
1990 Census	35	26	29	19	33	27	30	24	29	24
2000 Census	35	26	28	18	28	27	34	27	28	28
% Change in Under 18 years	1	0	-1	-1	-5	0	5	3	-1	4
65 years and over										
1990 Census	6	14	13	9	8	19	10	21	17	13
2000 Census	3	13	12	10	8	18	7	16	17	11
% Change in 65 years and over	-3	-1	-2	1	0	-1	-3	-5	0	-3
<b>Percent of Total Population By Race:</b>										
White										
1990 Census	96	96	96	89	97	97	96	99	97	99
2000 Census*	93	94	97	89	94	96	95	99	96	97
Change in White %	-4	-2	1	-1	-3	-1	-1	1	-1	-2
Black or African American										
1990 Census	1	0	1	1	0	0	0	0	0	0
2000 Census*	1	1	0	1	0	0	0	0	0	0
Change in Black or African American %	0	0	0	0	0	0	0	0	0	0
American Indian and Alaska Native										
1990 Census	1	1	2	1	1	1	1	1	1	0
2000 Census*	3	1	2	1	1	1	2	1	2	1
Change in American Indian and Alaska Native %	2	0	0	0	0	0	0	0	0	1
Asian, Native Hawaiian and Other Pacific Islander										
1990 Census	1	1	1	8	1	1	1	0	1	0
2000 Census*	3	1	0	7	0	1	2	0	1	0
Change in Asian, Native Hawaiian and Other Pacific Islander %	2	0	0	-1	-1	0	1	0	0	0
Hispanic Percent of Total Population:										
1990 Census	3	3	2	3	3	2	3	1	2	1
2000 Census	5	6	2	6	6	4	4	2	3	3
Change in Hispanic or Latino %	1	3	0	3	2	2	1	1	1	2

\*Race Counts exclude those who indicated that

	South									
1990-2000 Housing Trend	Adair Village	Albany	Brownsville	Corvallis	Halsey	Lebanon	Philomath	Lebanon CDP	Sweet Home	Tangent
<b>Total Households:</b>										
1990 Census	154	13,488	476	17,089	235	4,486	1,044	345	2,693	261
2000 Census	170	16,108	535	19,630	252	5,078	1,346	411	3,063	339
Change in Households	16	2,620	59	2,541	17	592	302	66	370	78
% Change in Households	9	16	11	13	7	12	22	16	12	23
<b>Total Housing Units:</b>										
1990 Census	159	14,040	502	17,663	249	4,713	1,078	353	2,864	272
2000 Census	180	17,374	579	20,909	267	5,457	1,434	422	3,347	366
Change in Housing Units	21	3,334	77	3,246	18	744	356	69	483	94
% Change in Housing Units	12	19	13	16	7	14	25	16	14	26
<b>Housing Occupancy and Tenure:</b>										
Owner Occupied										
1990 Census	97	7,629	357	7,485	151	2,742	573	290	1,669	187
2000 Census	75	9,581	410	8,809	185	3,070	814	342	1,958	290
Change in Owner Occupied Units	-22	1,952	53	1,324	34	328	241	52	289	103
% Change in Owner Occupied Units	-29	20	13	15	18	11	30	15	15	36
Renter occupied										
1990 Census	57	5,859	119	9,604	84	1,744	471	55	1,024	74
2000 Census	95	6,527	125	10,821	67	2,008	532	69	1,105	49
Change in Renter Occupied Units	38	668	6	1,217	-17	264	61	14	81	-25
% Change in Renter occupied Units	40	10	5	11	-25	13	12	20	7	-51
Vacant Units										
1990 Census	5	552	26	574	14	227	34	8	171	11
2000 Census	10	1,266	44	1,279	15	379	88	11	284	27
Change in Vacant Units	5	714	18	705	1	152	54	3	113	16
% Change in Vacant Units	50	56	41	55	7	40	61	27	40	59

	Aclair Village	Albany	Brownsville	Corvallis	Halsey	Lebanon	Philomath	South Lebanon CDP	Sweet Home	Tangent
<b>Persons in Households</b>										
1990 Census	477	33,843	1,287	39,419	679	11,270	2,790	909	6,898	673
2000 Census	536	40,165	1,449	44,435	724	12,726	3,836	1,154	7,946	933
Change in Persons in Households	59	6,322	162	5,016	45	1,456	1,046	245	1,048	260
%Change in Persons in Households	11	16	11	11	6	11	27	21	13	28
<b>Single Parent Households</b>										
1990 Census	16	1,380	44	1,068	21	468	117	17	269	16
2000 Census	26	1,748	50	1,186	19	586	203	36	341	19
Change in Single Parent Households	10	368	6	118	-2	118	86	19	72	3
%Change in Single Parent Households	39	21	12	10	-11	20	42	53	21	16
<b>One-Person Households</b>										
1990 Census	18	3,334	94	5,137	40	1,197	210	61	697	51
2000 Census	19	4,200	104	6,184	39	1,399	250	70	771	58
Change in One-Person Households	1	866	10	1,047	-1	202	40	9	74	7
%Change in One-Person Households	5	21	10	17	-3	14	16	13	10	12

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