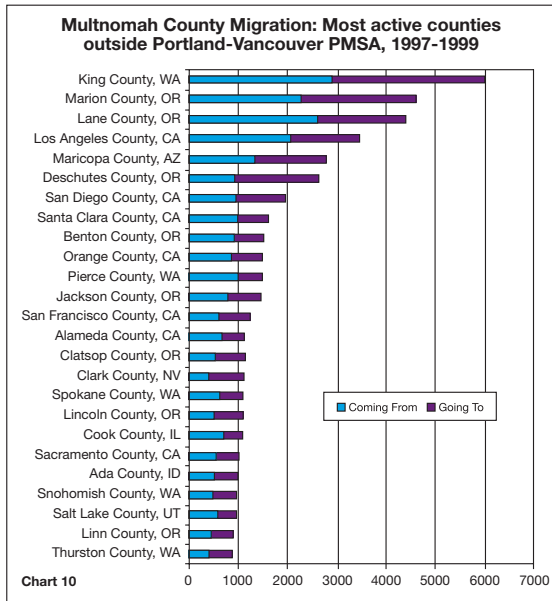


**Multnomah County has a consistent group of population “trading partners” outside the region.**

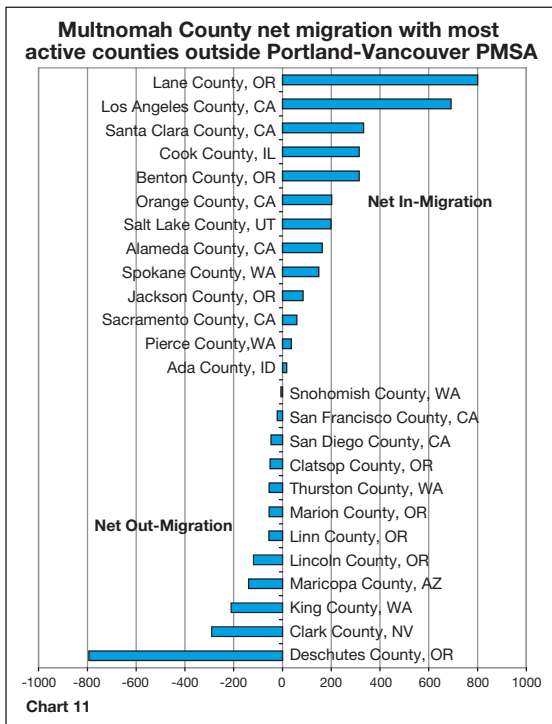
Migration between Multnomah County and counties outside of the Portland-Vancouver Region also exhibited consistent patterns. Multnomah has a particular group of counties with which it is most likely to exchange population. Those counties sending many people to Multnomah County usually receive large numbers from it.

The “top 25” list for 1997-1999 (Chart 10) is dominated by highly populated, fast growing Western U.S. counties and by counties in Oregon, pointing toward size, growth rate and proximity as important factors for migration.



In 1997-1999 some of these most active counties contributed population to Multnomah County and some drew population away (Chart 11). The three Oregon Counties in the net in-migration section reflect Multnomah County’s position as a regional economic center.

As home to Oregon’s two largest universities, Lane and Benton County’s high rank may in part be driven by college graduates drawn to economic opportunity in Multnomah County. Also, IRS data may be understating college-bound Multnomah County high school students heading to Lane and Benton County, causing net in-migration from those places to appear larger.



California, close by with 10 times the population of Oregon, is well represented on the “net in-migration” list also.

Deschutes County had the largest net gain from Multnomah County migration in the last three years, more than three times that of second place Clark County, NV.

Between 1990 and 2000 Deschutes was Oregon’s fastest growing county. It ranked 71st out of 3141 U.S. Counties in terms of percentage growth.

Other counties taking population away from Multnomah were among the nation’s leading population gainers. (Figure 2).

County	Pop. Gained	U.S. Rank (3141 Counties)
Maricopa County, AZ	950,048	1
Clark County, NV	634,306	3
King County, WA	229,715	18

**About the Progress Board**

The Portland Multnomah Progress Board was established in 1993 to develop a vision for our community and establish benchmarks that measure our progress toward that vision. The board tracks benchmarks representing issues such as:

- Economy
- Education
- Environment
- Governance & Civic Participation
- Health & Families
- Public Safety
- Urban Vitality

In addition to regular updates on benchmark trends, the Progress Board conducts more in-depth analyses of particular benchmarks. These studies are intended to provide a deeper understanding of the forces affecting our community. By identifying the best strategies for improving benchmarks we can achieve a better community.

The Portland Multnomah Progress Board is comprised of community leaders from local government, business, education, and non-profit organizations.

**Portland Multnomah Progress Board**

- Co-Chair Vera Katz, *Mayor, City of Portland*
- Co-Chair Diane Linn, *Chair, Multnomah County Commission*
- Daniel Bernstine, *President, Portland State University*
- Jesus “Jess” Carreon, *President, Portland Community College*
- Sho Dozono, *President, Azumano Travel*
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- David Lohman, *Director of Policy and Planning, Port of Portland*
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- Nina Regor, *Assistant City Manager, City of Gresham*
- Charles Rosenthal, *Principal, Engineering Consultants*
- Luther Sturtevant, *Pastor, Ecumenical Ministries of Oregon*
- Duncan Wyse, *President, Oregon Business Council*
- Joseph Zelayeta, *Executive Vice President, LSI Logic Superintendent, Portland Public Schools (vacant)*

**Staff**

- Gary Blackmer, *Auditor, City of Portland*
- Scott Stewart, *Research Director*
- Bob MacKay, *Research Associate*

**About the Data**

Unless otherwise noted, the data for this report are from Internal Revenue Service County-to-County Migration files. These data include number of returns (which can be used to approximate households), number of personal exemptions (which can be used to approximate population), and total adjusted gross income. Household income is estimated by average income per return, and household size is estimated by average number of personal exemptions per return.

The files are based upon income tax returns matched between consecutive years. The IRS estimates that the data set captures about 80-85% of the total estimate population of an area. Data should be used only for analyzing trends and comparisons, and not for official population estimates.

<sup>1</sup> Oregon Employment Department

Further information about our benchmarks, our organization, and our community can be found on our website:

<http://www.p-m-benchmarks.org>  
 Portland Multnomah Progress Board  
 1221 SW 4th Avenue, Room 140  
 Portland, Oregon 97204  
 503-823-3504

**Migration within the Portland-Vancouver Region**

How population is shifting between the urban core county of Multnomah and its five regional neighbors.



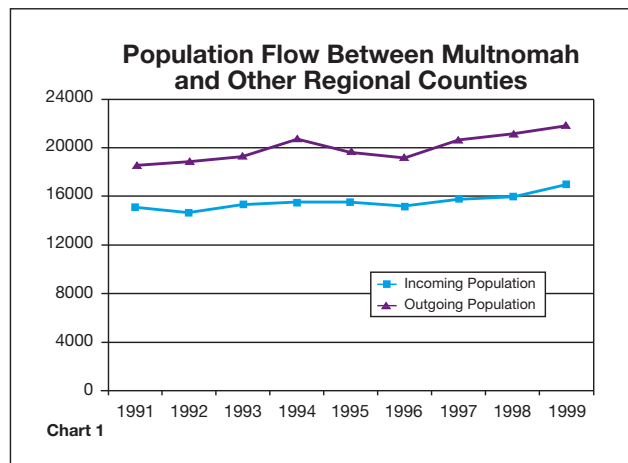
Migration is bringing a younger, more single population into Multnomah County.

Households moving out of Multnomah County to its regional neighbors are larger and wealthier on average than those moving in.



**Migration between Multnomah County and its five regional neighbors is weighted away from Multnomah County.**

Population migration within the Portland-Vancouver region followed a suburban growth pattern in the 1990s. Multnomah County, the urban core of a six county labor market, shared a consistent relationship with its five outlying counterparts. People moving from Multnomah County to other regional counties exceeded those moving into Multnomah from the other counties (Chart 1).

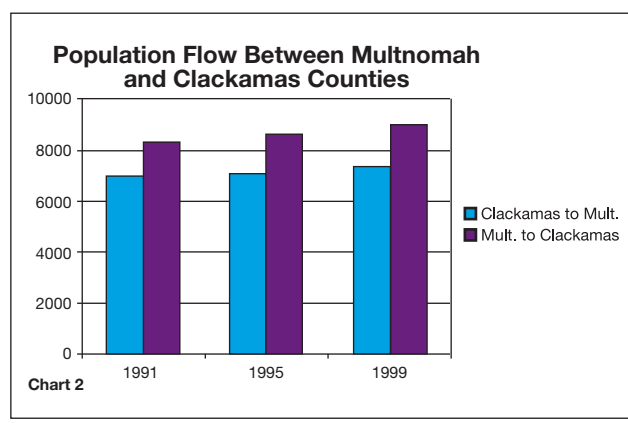


**Migration brings a younger, more single population into Multnomah County (page 2)**

This migration pattern varied by degree across the five counties. Clackamas County, Multnomah's most active

migration partner, received 23% more migrants from Multnomah than it sent in 1999 (Chart 2). The difference increased slightly in size through the decade.

Washington County (not shown) runs a close second to Clackamas for total migration activity with Multnomah. However, the flow of people between the two counties is more equally balanced (13% higher into Multnomah). This is likely because Washington County is the most "urban" of the suburban counties, creating a more equal exchange.

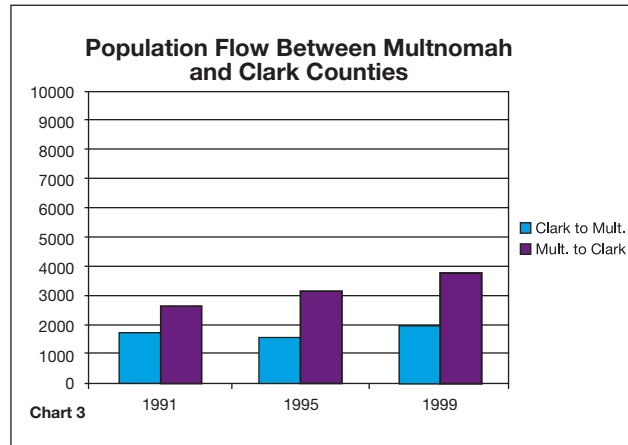


**See back cover for information about data**

The migration picture between Multnomah and Clark Counties is striking by contrast. Although smaller in total numbers the

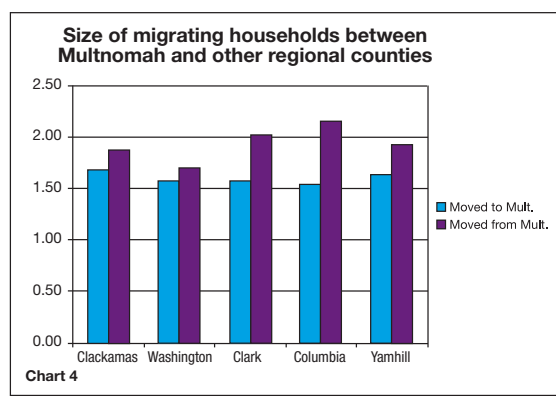
percentage difference between in and out-migrants is much higher (Chart 3). In the second half of the 1990's, for every person moving from Clark to Multnomah two people moved from Multnomah to Clark. Clark County's popularity results from growth in high tech and other jobs, less expensive housing, more available industrial land, and a reputation for good schools<sup>1</sup>.

Columbia County (not shown) had the same two for-one-ratio but with less than 20% of Clark's total migration activity.



**Multnomah County in-migrants arrive in smaller households and have higher educational attainment than long term residents.**

Chart 4 shows smaller households moving to Multnomah County from other regional counties and larger households moving out. In 1999, inbound size to Multnomah averaged just over 1.5 persons. Those moving out of Multnomah to other counties averaged 1.85 persons, but varied across counties. While Washington County was close to an even exchange with Multnomah at 1.6 persons per household, those households moving from Multnomah to Clark and Columbia exceeded 2 persons.



Households coming from outside the Portland-Vancouver region were similar – those moving to Multnomah County averaged 1.5 persons, while those moving to Multnomah's five regional counterparts averaged almost 2 persons.

Oregon State Income Tax returns (Chart 5) reinforce Multnomah County's position as the most "single" in the region. Whereas Washington and Clackamas are more evenly split between joint and single returns, Multnomah's differential is much larger. Multnomah is a mirror-opposite of Clark, where joint returns dominate. Columbia and Yamhill are also weighted toward joint returns.

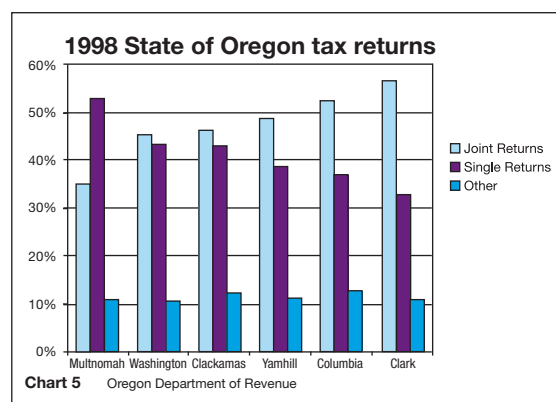


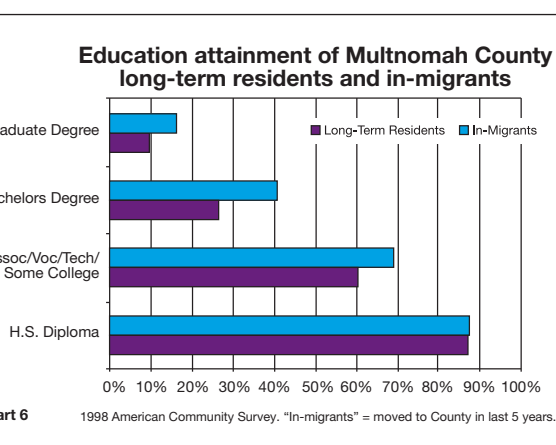
Figure 1 **Multnomah County**

	In-Migrants	Residents
Single	62%	48%
Married	38%	52%

Migration patterns contribute to Multnomah County being a younger, more single place. The 1998 American Community Survey (ACS) showed long-term residents of Multnomah County more likely to be married than those arriving in the preceding 5 years (Figure 1). Average age of long-term residents 18 years and older was 47, compared to 36 for 18+ newcomers.

Additionally, a 1998 Department of Motor Vehicles Migration Survey reported that individuals moving to Multnomah and Washington Counties from out of state were among the least likely to be married of any migrants to Oregon.

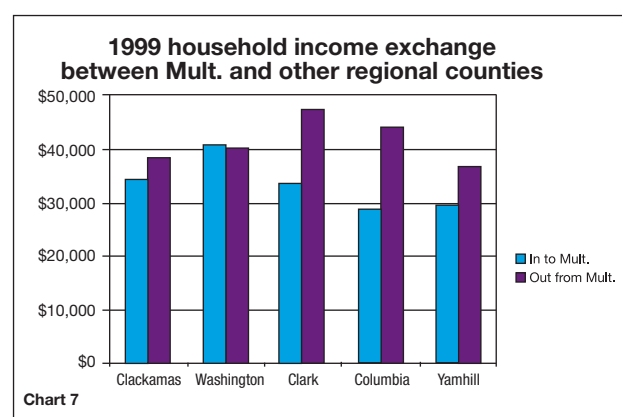
The ACS reported higher educational attainment for recent in-migrants. The difference between newcomers and long-term residents was particularly large among those with graduate and bachelors degrees. For the latter, new residents exceeded long-term ones by 13 percentage points.



High school diplomas were about equal between the two groups.

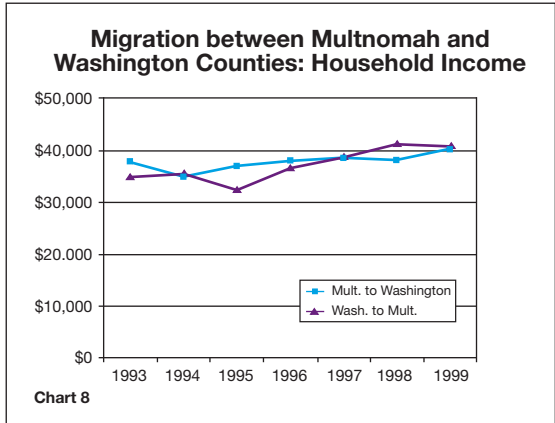
**Households moving out of Multnomah County to outlying counties are wealthier than those moving in.**

Income levels of those moving into and out of Multnomah County differ significantly. Chart 7 shows the 1999 average household income migrating into Multnomah County from its regional neighbors and migrating out from Multnomah.



Except for Washington County, incomes are higher for households moving out of Multnomah than for those coming in. The difference is most obvious with the smaller counties of Clark, Columbia and Yamhill. For example, in 1999 the average household income moving from Multnomah to Columbia County was 51% higher than that moving from Columbia to Multnomah. Households moving out to these counties were also much larger on average than those moving in.

Households moving from other areas of Oregon and the U.S. outside the Portland-Vancouver region followed a similar pattern: those moving to Multnomah County had \$10,000 less income on average than those moving to Multnomah's five regional counterparts.



Income of households moving between Multnomah and Washington County were closest to parity, "playing tag" through the 1990's (Chart 8). Those moving from Washington to Multnomah ended the decade slightly higher.

Two factors may contribute to this parity. The two counties are the most urbanized of the region and are strongly linked economically, and size of migrating households are more equal between Multnomah and Washington than between Multnomah and any other regional county.

Income of households migrating between Multnomah County and Clark County vary greatly depending on direction (Chart 9). Since 1996, those moving from Multnomah to Clark averaged \$12,000 more than those moving from Clark to Multnomah. Clark-bound households were nearly one half person larger on average than their counterparts moving to Multnomah. This suggests a pattern of larger, wealthier households moving to the suburbs.

