

CHAPTER 10: DEMOGRAPHICS

DEMOGRAPHICS

[Ord. 5667, 4/25/2007]

POPULATION TRENDS AND FORECASTS

Many aspects of the Comprehensive Plan are based upon population projections. These projections were developed from an analysis of past growth rates, current trends, and statewide demographic characteristics. Because these projections are based on assumptions, all of which are subject to change, they should be used only as indicators of expected growth and not as goals and objectives to be used as measures of the Plan's success. The most important value of population projections is in determining the need for land use types and facilities to service expected growth. Since substantial public investments will be made in public facilities to accommodate this growth, it is imperative that population projections be evaluated and updated on a regular basis.

Population Trends

Oregon. Between 1990 and 1999, almost 70% of Oregon's population growth was from net migration (in-migration minus out-migration), with the remaining 30% from natural increase (births minus deaths). Net migration to Oregon dropped from 35,000 in 1996 to 18,000 in 1999¹. The primary reason cited by in-migrants for coming to Oregon was family or friends, followed by quality of life and employment.

Willamette Valley. The Willamette Valley has historically been the center of growth in Oregon. Population growth in the Willamette Valley has exceeded that of the state in every decade except the 1970s. Almost 70% of Oregon's population is located in the Willamette Valley, which contains only 14% of the state's land area. Most of the Willamette Valley's population is concentrated in the metropolitan areas of Portland, Salem, and Eugene.²

Population Growth Rates 1970–2000

					Avg. Ann. Growth Rate		
	1970	1980	1990	2000	1970-80	1980-90	1990-2000
U.S.	203,211,926	226,545,805	248,709,873	281,421,906	1.1%	1.0%	1.3%
Oregon	2,091,385	2,633,156	2,842,321	3,421,399	2.3%	0.8%	2.0%
Willamette Valley	1,446,594	1,788,577	1,962,816	2,280,606	2.1%	0.9%	2.1%
Benton County	53,776	68,211	70,811	78,153	2.4%	0.4%	1.0%
Linn County	71,914	89,495	91,227	103,069	2.2%	0.2%	1.3%
Albany	18,181	26,540	33,523	40,852	3.9%	1.1%	2.2%
Linn Co.	18,181	26,540	29,558	35,030	3.9%	1.1%	1.9%
Benton Co.		6	3,965	4,980	na	na	2.6%

Sources: U.S. Census Bureau and Center for Population Research and Census, Portland State University. Average annual growth rates calculated by the City.

Note: The original 1990 Census population for Albany was 29,462 (29,441 in Linn County and 21 in Benton County). The Census Bureau officially adjusted the 1990 population of Albany to include the 1991 annexation of North Albany, which is in Benton County. The 1980–90 growth rates for Albany are calculated using the pre-annexation population, and the 1990–00 growth rates are calculated using the post-annexation population.

Albany. Albany grew faster than the nation, Oregon, and Linn and Benton Counties in each decade from 1970 to 2000. Between 1980 and 1999, Albany's annual average growth rate was 1.55%.

¹ State of Oregon, Employment Department. 1999. *1999 Oregon In-migration Study*.

² The Willamette Valley is composed of Benton, Clackamas, Lane, Linn, Marion, Multnomah, Polk, Washington, and Yamhill counties.

Albany's share of Linn County's population increased from 25% in 1970 to 34% by 2000. The 1991 annexation of North Albany (in Benton County) added 3,860 residents to Albany, making Albany the second-largest city in Benton County, following Corvallis.

Reflecting state trends, net migration accounted for about 66% of population growth in Linn County in the 1990–1999 period. The *1999 Oregon In-migration Study* shows that migrants to Region 4 (Benton, Lincoln, and Linn Counties), are relatively young and well-educated.

The following table shows Albany's annual population estimates prepared by Portland State University's Population Research Center and Census figures since 1980.

Year	US Census	PSU	% Change	Linn	Benton
1980	26,540				
1981		27,100	2.11%		
1982		27,450	1.29%		
1983		27,500	0.18%		
1984		27,900	1.45%		
1985		27,911	0.04%		
1986		27,950	0.14%		
1987		28,060	0.39%		
1988		28,020	-0.14%		
1989		28,030	0.04%		
1990*	33,523	29,540	5.39%	29,525	15
1991*		33,850	0.98%	29,975	3,875
1992		34,200	1.03%	30,310	3,890
1993		34,350	0.44%	30,375	3,975
1994		35,020	1.95%	30,945	4,075
1995		36,205	3.38%	32,005	4,200
1996		37,095	2.46%	32,745	4,350
1997		37,830	1.98%	33,290	4,540
1998		38,925	2.89%	34,185	4,740
1999		40,010	2.79%	35,030	4,980
2000	40,852	41,145	2.84%	36,005	5,140
2001		41,650	1.23%	36,410	5,240
2002		42,280	1.51%	36,895	5,385
2003		43,600	3.12%	37,565	6,035
2004		44,030	0.99%	37,815	6,215
2005		45,360	3.00%	38,905	6,455

Long Term Average Annual Growth Rates	
2.28%	1996 to 2005
1.66%	1980 to 2005

*The original 1990 Census figure for Albany was 29,462. In 1995, this figure was officially revised to 33,523 to include the 1991 North Albany annexation. The percent increase between 1990 and 1991 reflects the pre-annexation figures.

[Ord. 5638, 2/8/2006; Ord. 5667, 4/25/2007]

Population Forecast

The state requires each county to establish a population forecast for the entire county and to coordinate this forecast with the local governments within its boundary.³ The state's long-term forecast for population growth for Linn and Benton Counties is shown below.

Forecast Population Growth for Linn and Benton Counties, 2000-2040						
Year	Benton County Forecast			Linn County Forecast		
	Amount	Change	% Change	Amount	Change	% Change
2000	79,291			104,894		
2005	82,116	2,825	3.6	110,573	5,679	5.4
2010	85,080	2,964	3.6	116,053	5,480	5.0
2015	88,167	3,087	3.6	121,593	5,540	4.8
2020	91,345	3,178	3.6	127,158	5,565	4.6
2025	94,668	3,323	3.6	132,909	5,751	4.5
2030	98,024	3,356	3.5	138,812	5,903	4.4
2035	101,481	3,457	3.5	144,834	6,022	4.3
2040	104,998	3,517	3.5	150,551	5,717	3.9

Source: State of Oregon, Office of Economic Analysis.

In 1997 and 1998, Albany representatives met with those from Linn and Benton Counties to arrive at a population forecast to 2020. This forecast was adjusted by the Department of Land Conservation and Development and adopted by both counties in 1999. The forecast assumes an annual average increase of 1.4%, which is consistent with state projections for a slower growth rate over the forecast period. Albany's adopted population forecast to 2020 is 53,200 residents. The 2020 forecast was straight-lined to 2025 using the same average annual increase.

Albany's County-Coordinated Adopted Population Forecast to 2020

Year	City Total	Linn County	Benton County
1996	37,095	32,745	4,350
2000*	40,852	35,748	5,104
2005	43,400	38,090	5,310
2010	46,450	40,840	5,610
2015	49,710	43,790	5,920
2020	53,200	46,950	6,250
Projected 2025 Population			
2025	57,030	50,330	6,700

Source: City of Albany, Planning Division.

*2000 figure is from the Census.

Albany's population grew by an average of 2.3% per year between 1996 and 2005. This growth rate is much higher than the 1.4% growth rate used in the Albany's official adopted forecast above. According to estimates by Portland State University, Albany's Benton County population was close to the 2020 projection in 2004 at 6,215 persons.

³ ORS 195.025 and ORS 195.036.

Due to higher growth than projected in the county-adopted forecast, staff calculated three additional population growth scenarios to 2025 in 2005. Growth scenario 1 uses a moderate average annual growth rate of 1.5% applied to Albany's 2005 Portland State University's population estimate of 45,360. Scenario 2 uses a 1.9% average annual growth rate. Scenario 3 assumes a continuation of a high annual growth rate of 2.2%, beginning with Albany's 2005 estimated population.

Albany Population Growth Scenarios to 2025

YEAR	2000	2005	2010	2015	2020	2025
1999 Adopted County-Coordinated Forecast to 2020.	39,550	43,400	46,450	49,710	53,200	57,030
Scenario 1: 1.5% Ave. Annual Inc.	40,852*	45,360	48,666	52,642	56,711	61,093
Scenario 2: 1.9% Ave. Annual Inc.	40,852*	45,360	49,836	54,754	60,157	66,093
Scenario 3: 2.2% Ave. Annual Inc.	40,852*	45,360	50,574	56,387	62,869	70,096

Source: Albany Planning staff. The 1999 adopted County-Coordinated forecast continues the 1.4% growth rate to 2025. Scenarios 1 through 3 show different average annual increases starting with the 2005 Portland State University population estimate of 45,360.

*2000 figures are from the U.S. Census Bureau.

Due to unpredictable growth cycles, population forecasts should be reviewed and adjusted every few years in order to plan for future needs. [Ord. 5638, 2/08/2006; Ord. 5667, 4/25/2007]

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Characteristics of Albany's population can be helpful information for all City departments and others in the community.

A Census Snapshot: Albany 1990 and Albany 2000

In 2000, Albany residents were better off in many ways than in 1990. In 2000, residents were:

- More affluent - median household income increased from \$26,666 to \$39,409; median family income went from \$31,977 to \$46,094; per capita income rose from \$11,444 to \$18,570;
- Older - from 32.7 to 34.6 median age;
- More diverse - from 96.1% to 91.7% white...from 2.0% to 4.4 % foreign born;
- Better educated - from 81.1% to 84.7% high school graduate or higher; from 12.4% to 18.4% bachelor's degree or higher;
- More likely to be homeowners - from 51.9% to 59.5%;
- Similar in household size - from 2.46 to 2.49 persons;
- More likely to be employed - from 6.9% to 5.5% unemployed;
- Less likely to work in manufacturing - from 27.0% to 20.5%;
- Less likely to be in poverty status - from 11.3% of families to 9.3%; and
- More likely to be spending over 35% of income on housing costs - from 9.2% to 15.7% for homeowners; from 31.7% to 38.5% for renters.

Age Distribution

An important factor in projecting housing and other needs is understanding the age structure of the population. Like much of the nation, Albany's population is continuing to age and is expected to see gradual improvements in life expectancy. The median age was 34.6 in 2000, up from 32.7 in 1990 and 27.6 in 1980.

The aging baby boomers caused the 45-to-64 age group to grow sharply from 16% of Albany's total population in 1980 to 22% in 2000. Most of these baby boomers are projected to become "empty nesters" if they are not

already, and will cycle into retirement over the next 20 years. The percentage of the population 45 and over is projected to grow from 35% in 2000 to 45% in 2020 and 2025. This trend results in a slight decrease in the youth population.

Trends and Forecast of Age Groups as a Percentage of Albany’s Population

Age Ranges	1990*		2000		2010		2020		2025	
0 to 14	7,302	22.2%	9,012	22.1%	9,336	20.1%	10,001	18.8%	10,588	18.6%
15 to 24	4,754	14.5%	5,715	14.0%	6,177	13.3%	6,650	12.5%	6,547	11.5%
25 to 34	5,349	16.3%	5,914	14.5%	6,178	13.3%	6,810	12.8%	7,345	12.9%
35 to 44	4,927	15.0%	6,070	14.9%	6,642	14.3%	7,076	13.3%	7,231	12.7%
45 to 54	3,542	10.8%	5,583	13.7%	6,550	14.1%	7,129	13.4%	7,516	13.2%
55 to 64	2,385	7.3%	3,358	8.2%	5,620	12.1%	6,703	12.6%	7,174	12.6%
65 to 74	2,536	7.7%	2,298	5.6%	3,112	6.7%	5,213	9.8%	5,978	10.5%
75 and older	2,026	6.2%	2,902	7.1%	2,835	6.1%	3,618	6.8%	4,556	8.0%
Total Pop.	32,821		40,852		46,450		53,200		57,030	

Source: Data in the 1990 and 2000 columns calculated by Albany Planning staff from the US. Census. *1990 figures include the 1991 North Albany population, excluding 502 North Albany residents for whom age was unknown (Portland State University). Data in the 2010 and 2020 columns adjusted per Oregon data. Data in the 2005 and 2015 columns extrapolated from adjoining columns.

Albany’s seniors (65 and older) were 13% of the population in 2000, with over half of them 75 years and older. The senior population is projected to grow to 19% of Albany’s population by 2020. The needs and preferences of those over 65, and especially those over 75, could have a significant impact on housing needs in Albany.

The age of the household head (householder) and household income have been found to have a stronger correlation with housing tenure than other demographic variables.⁴

Age of Householder by Household Type, 2000

Household type	Families	Non-family Households	Totals	%
Total Family and Non-family households:	10,809	5,299	16,108	100%
Householder 15 to 24 years	589	542	1,131	7.0%
Householder 25 to 34 years	2,273	685	2,958	18.4%
Householder 35 to 44 years	2,580	763	3,343	20.8%
Householder 45 to 54 years	2,321	943	3,264	20.3%
Householder 55 to 64 years	1,349	623	1,972	12.2%
Householder 65 to 74 years	878	559	1,437	8.9%
Householder 75 to 84 years	668	790	1,458	9.1%
Householder 85 years and over	151	394	545	3.4%

Source: U.S. Census Bureau, 2000.

Ethnicity

Albany’s Hispanic/Latino population grew from just under 3% of Albany’s population in 1990 to 6% in 2000. This ethnic group is projected to increase as a percentage of Albany’s population over the next 25 years as immigration to Oregon increases.

Albany’s Ethnic Make-up, 2000

Total Population:	40,852	100.0%
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⁴ Oregon Housing Needs Model Methodology, Oregon Housing and Community Services Department

Population of one race:	39,805	97.4%
White alone	36,361	89.0%
Hispanic or Latino	2,489	6.1%
Black or African American alone	217	0.5%
American Indian and Alaska Native alone	500	1.2%
Asian alone	465	1.1%
Native Hawaiian & Other Pacific Islander alone	86	0.2%
Population of two or more races:	1,047	2.6%

Source: U.S. Census Bureau, 2000.

The most significant difference between Albany's at-large population and its Hispanic/Latino population is household size. The average Hispanic/Latino household size was 3.47 in 2000, compared with 2.49 for the entire Albany population.

Average Size of Hispanic/Latino Households, 2000

All Hispanic/Latino Hhs	3.47
Owner-occupied	3.66
Renter-occupied	3.38

Source: U.S. Census Bureau, 2000.

Education

Albany's population 25 years and older was better educated in 2000 than it was in 1990, going from 81.1% of persons with a high school or equivalent degree to 84.7% in 2000, and from 12.4% to 18.4% for persons with a bachelor's degree or higher.

Educational Attainment for Albany Residents, 2000

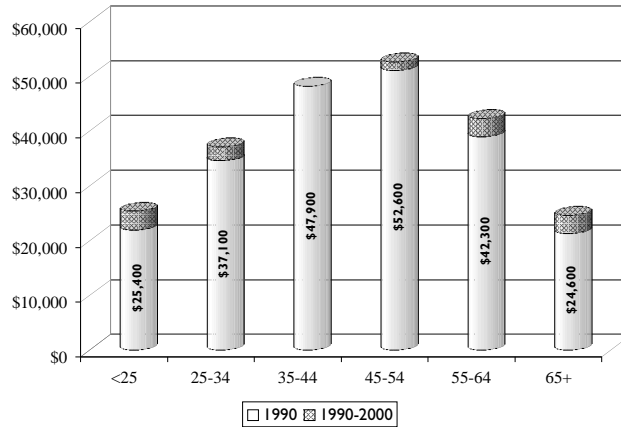
Population 25 and over	26,281	100.0%
High school graduate or higher	22,260	84.7%
Some College, no degree	8,019	30.5%
Associates Degree	1,996	7.6%
Bachelor's degree	3,252	12.4%
Graduate or Prof'l degree	1,584	6.0%

Source: U.S. Census Bureau, 2000.

Income

Most Albany household incomes increased between 1990 and 2000 after adjusting for inflation, except for household heads ages 35 to 44 who experienced a nominal \$300 decline as shown in the next graph. The younger and senior households in Albany have the lowest incomes, but experienced the greatest increase in incomes between 1990 and 2000, after adjusting for inflation.

Albany Median Household Income Growth by Age (1990-2000)



Source: CACI International, Inc., appears in the Albany Market Technical Memorandum, prepared by E.D. Hovee & Company, 2001.
 Note: Income in 2000 dollars.

Albany’s median household income in 1999 was \$39,409 and the median family income was \$46,094. According to the 2000 Census, just over 5,000 Albany households (about 32% of all households) had incomes less than \$25,000. Half of these low-income households (2,567) are families.

1999 Albany Household and Family Incomes

Income in 1999	Households		Families	
	Total HHs:	Percent:	Total Families:	Percent:
	16,189	100%	10,984	100%
Less than \$10,000	1,603	9.9	673	6.1
\$10,000 to \$14,999	1,018	6.3	481	4.4
\$15,000 to \$24,999	2,527	15.6	1,413	12.9
\$25,000 to \$34,999	2,089	12.9	1,342	12.2
\$35,000 to \$49,999	2,941	18.2	2,076	18.9
\$50,000 to \$74,999	3,516	21.7	2,810	25.6
\$75,000 to \$99,999	1,422	8.8	1,275	11.6
\$100,000 to \$149,999	809	5.0	703	6.4
\$150,000 to \$199,999	133	0.8	109	1.0
\$200,000 or more	131	0.8	102	0.9
Median Household Inc.	\$39,409			
Median Family Income			\$46,094	

Source: U.S. Census Bureau, 2000.

Albany Households with Supplemental Incomes, 1999

Total Hhlds with Supplemental Income:	9,563
With Social Security Income	4,921
With Supplemental Security Income	705
With Public Assistance Income	650
With Retirement Income	3,281

Source: U.S. Census Bureau, 2000.

Poverty Status

More than 11% (4,684 people) of Albany's population was below the poverty level in 1999. (The 1999 United States poverty level was \$17,029 for a four-person family.) Of those below the poverty level, most were families.

Persons with Incomes Below the Poverty Level, 1999

Total Population for which poverty status is determined:	40,282	100%
Income in 1999 below poverty level:	4,684	11.6%
Under 65 years:	4,309	10.7%
In married-couple families	1,242	3.1%
In other families:	2,096	5.2%
Male householder, no wife present	488	1.2%
Female householder, no husband present	1,608	4.0%
Unrelated individuals	971	2.4%
65 to 74 years:	375	0.9%
In married-couple families	79	0.2%
In other families:	37	0.1%
Male householder, no wife present	15	0.0%
Female householder, no husband present	22	0.1%
Unrelated individuals	259	0.6%

Source: U.S. Census Bureau, 2000.

[Ord. 5667, 4/25/2007]