

CHAPTER TWO

CLARK COUNTY COMMUNITY PROFILE

INTRODUCTION

This chapter summarizes Clark County statistics and trends, providing a social baseline from which the housing and community development needs presented in later chapters can be extrapolated.

The data is organized into three broad categories:

- County characteristics
- Demographic data
- Income data
- Employment information

COUNTY CHARACTERISTICS

Located in the southwestern part of the State of Washington, Clark County is approximately 70 miles from the Pacific Ocean. Bordered on the north by the Lewis River and on the east by the foothills of the Cascade Mountains, Clark County is circumscribed by the Columbia River to the west and south. Within the county's 644 square miles are over 41 miles of Columbia River frontage.

Clark is one of six counties included in the Portland-Vancouver Oregon-Washington Primary Metropolitan Statistical Area (PMSA). Other counties included in this PMSA comprise Clackamas, Columbia, Multnomah, Washington and Yamhill, all located in Oregon. In 2000, the total PMSA population was 1,965,760, with Clark County representing 18.3 percent of that total.

In 2000, with 345,238 residents, Clark County represented 6.1 percent of the total population of Washington State. At this point, Clark County had 549 persons per square mile. Only King and Kitsap Counties had a higher population density.

Clark County has gained attention at the national level as one of the faster growing areas in the country and as the fastest growing county in Washington between 1990 and 2000. During that period, 76 percent of the county's growth was attributed to net migration. Since 2000, the county has been the state's second fastest growing county. Sixty-six percent of the growth being attributed to net migration and 34 percent is due to natural population growth.

DEMOGRAPHIC DATA

The 2000 Census provides a wealth of demographic information about Clark County.

TABLE 2-1
Cities, Towns, and Clark County Population: 1980 – 2004

Area	1980	1990	2000	2004
Unincorporated County	134,978	173,844	166,305	184,650
Incorporated County	57,248	64,209	178,933	198,650
Clark County Total	192,227	238,053	345,238	383,300
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Battle Ground	2,774	3,758	9,296	14,220
Camas	5,681	6,798	12,534	15,360
La Center	439	483	1,654	1,990
Ridgefield	1,062	1,332	2,147	2,195
Vancouver	42,834	46,380	143,560	152,900
Washougal	3,834	4,764	8,595	10,770
Woodland*	-	94	92	80
Yacolt	544	600	1,055	1,135
Total Cities	57,248	64,209	178,933	198,650

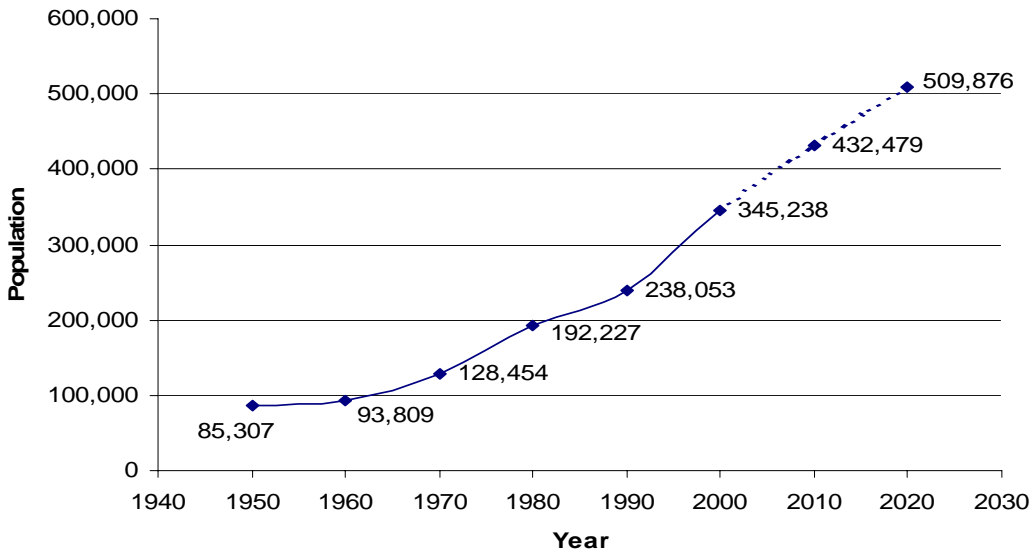
Sources: OFM Forecasting, State of Washington web site, June 2004.

Notes: * The portion of the City of Woodland population that resides in Clark County.

In 2004, 52 percent of Clark County's 383,300 residents, or 199,316 people lived in unincorporated areas. Since 2000, population in both incorporated cities and unincorporated regions of the County has increased by 11 percent, while the population for incorporated cities has increased by 247 percent.

The City of Vancouver is the most populated city, comprising 40 percent of the county's population. Vancouver's population almost doubled, rising from 67,450 in 1996 to 127,900 in 1997 due to a series of annexations. Camas (7 percent at 14,200) and Washougal (5 percent at 9,775) are the county's second and third most populated cities respectively. However, the City of La Center showed the most dramatic growth during the 1990s logging a 243 percent increase between 1990 to 2000. After La Center, the fastest-growing cities were Vancouver (197 percent growth) and Battle Ground (156 percent growth).

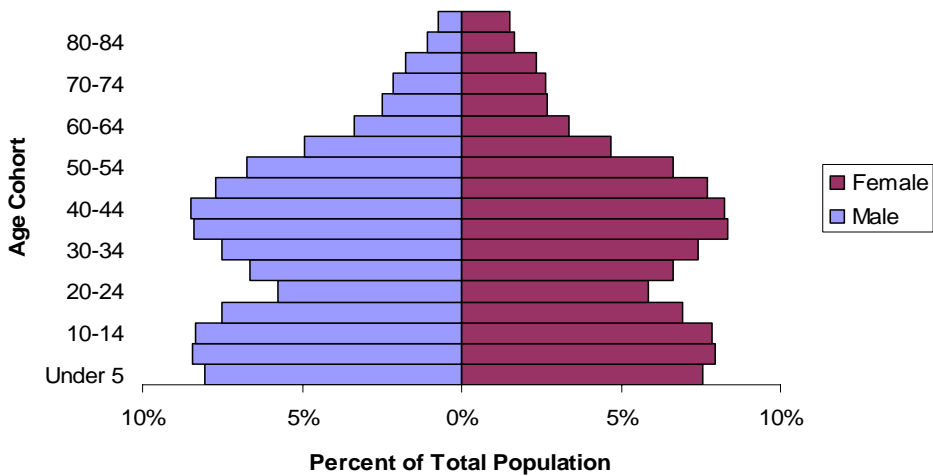
FIGURE 2-1
Clark County Population 1950 – 2000, Intermediate Projections 2000 – 2020



Source: OFM Washington State County Population Projections for Growth Management – January 2002 Projections.

Clark County's rapid population growth is expected to continue. As Figure 2-1 indicates, the State of Washington's Office of Financial Management predicts that between 2000 and 2020, Clark County is expected to gain approximately 164,638 residents, an increase of 48 percent.

FIGURE 2-2
Clark County Age Distribution by Gender: 2000



Source: 2000 US Census

As Figure 2-2 shows, the largest age cohorts are people between 35–44 years of age (born between 1956 and 1965). They will be 45-54 years old in 2010. People aged 20-29, born between 1972 and 1980, are a small proportion of the total population given their age. This is the age cohort with one of the highest birth rates. Clark County may see a slight decrease in the number of children under five if the number of children per woman remains constant.

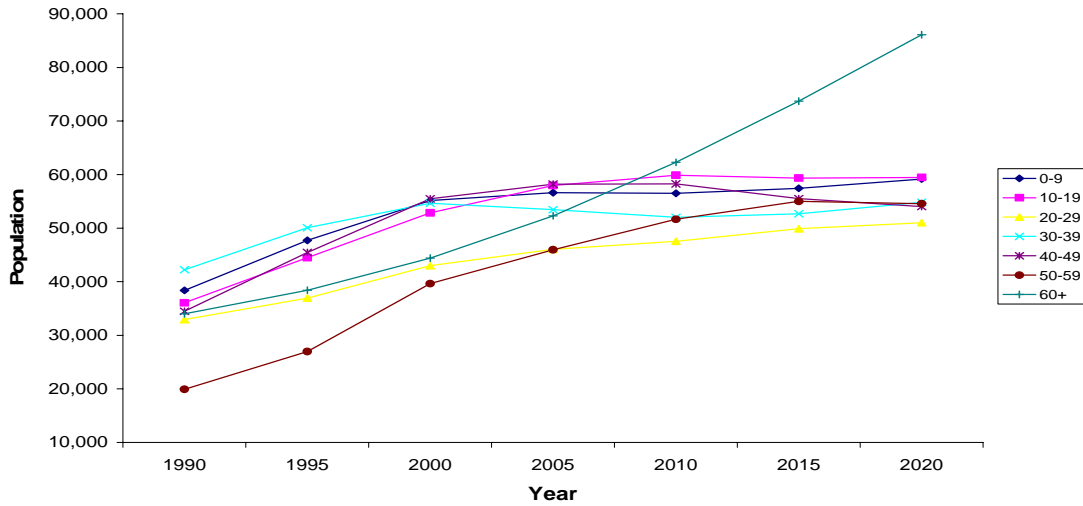
TABLE 2-2
Clark County Population Distribution by Age: 1990, 2000

Group	1990	2000	% Change
75+	10,194	15,673	53.7%
70-74	6,682	8,232	23.2%
65-69	8,317	8,903	7.0%
60-64	8,811	11,614	31.8%
55-59	8,956	16,613	85.5%
50-54	10,978	23,043	109.9%
45-49	14,096	26,640	89.0%
40-44	19,570	28,834	47.3%
35-39	19,570	28,860	47.5%
30-34	20,935	25,801	23.2%
25-29	18,335	22,916	25.0%
20-24	14,599	20,072	37.5%
15-19	16,948	24,876	46.8%
10-14	19,129	27,996	46.4%
5-9	19,480	28,279	45.2%
0-4	18,915	26,886	42.1%
Total	238,053	345,238	45.0%

Source: 1990 and 2000 US Census.

As illustrated by Table 2-2, the greatest increase between 1990 and 2000 was in the cohort of persons age 50-54 followed by cohorts aged 45-49 and 55-59 years of age. The fourth fastest growing cohort entailed persons 75 years or older, while the smallest increase over the last ten years was in the 65-69 age group. The largest total number of persons was in the 35-39 age group followed by 40-44 and 5-9 year age group.

FIGURE 2-3
Clark County Population by Age: 1990 – 2020



Source: OFM, State of Washington, *Population Estimates by Age and Sex, 1980-2003, Clark County* (2004)

Data shows that Clark County’s population is aging. Both in the county and the state, the median age increased from 33 in 1990 to 35 in 1999. The primary factor contributing to this overall trend is the aging of “Baby Boomers” (those born between 1946 and 1964). This aging trend will accelerate in coming years as the Baby Boomer cohort approaches retirement age. The State of Washington’s Office of Financial Management estimates that the 60+ age group will comprise 21 percent of Clark County’s population in 2020. Aging may impact the social infrastructure across a range of needs, including: medical services, assisted living facilities, nursing homes, and other services.

TABLE 2-3
Clark County Household Composition: 1980 – 2000

Household	1980	1990	2000
Persons in Households	190,100	235,469	342,194
Householders	51,701	63,895	127,208
Spouses	44,128	52,243	72,256
Children	66,977	76,498	110,024
Non-Relatives	5,861	4,609	19,327
In Non-Family Households	17,174	31,027	36,250
Group Quarters	2,127	2,584	3,044
Total Persons	192,227	239,053	345,238

Source: 1980, 1990, and 2000 U.S. Census.

Table 2-3 summarizes household data. Non-family households are defined as people living in "group quarters" or living in institutions such as nursing homes, college dormitories, correctional institutions,

and the like. Approximately 15 percent of the households are non-relative households, up from 7 percent in 1990.

TABLE 2-4
Clark County Population Distribution by Race: 1990, 2000

Population	1990	2000
Total Population	238,053	345,238
White alone, not Hispanic	221,552	299,134
Black alone, not Hispanic	2,873	5,628
American Indian, Alaska Native alone, not Hispanic	2,129	2,575
Asian alone, not Hispanic	5,478	10,993
Pacific Islander alone, not Hispanic		1,225
Hispanic or Latino	4,102	16,248
Other or two or more races	1,919	9,435

Source: OFM State of Washington Web site, Census 2000 (SF3) Table P8, Vancouver GIS, and 1990 Census, Table P010.
Notes: Detail may not add because Hispanic Origin is not a racial category.

In 2000, Clark County’s population had a smaller proportion of minority persons than the state average. Clark County had 86.6 percent reporting “White, not Hispanic” compared to 78.9 percent for the entire state. The largest race/ethnic group growth over the last ten years was Hispanic at 296 percent, followed by Asian at 100 percent growth, and Black at 96 percent growth. The smallest area of minority growth was in the American Indian, Alaska Native population, at 21 percent.

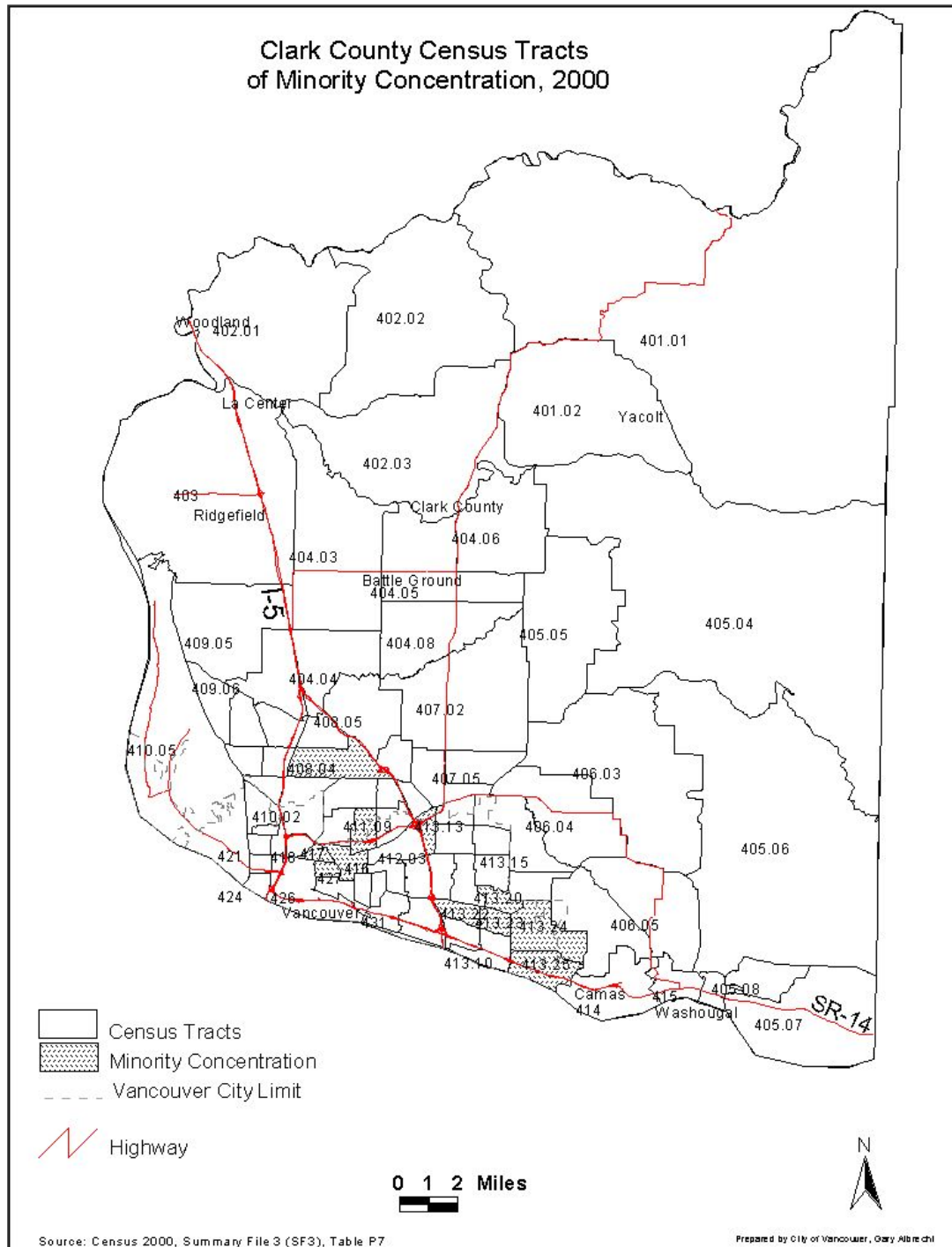
TABLE 2-5
Clark County Census Tracts with Minority Concentrations, 2000

Census Tract	Minority Percentage	Largest Proportion of Minorities
417	28.5%	Hispanic, Native American
411.09	23.9	Hispanic, Hawaiian
416	21.6	Black, Asian
427	21.4	Hispanic, Black
413.24	20.7	Asian
413.22	18.7	Asian, Hawaiian, Black
408.04	17.8	Hispanic
413.13	17.6	Hawaiian, Black
413.25	16.9	Asian
418	16.7	Native American, Hispanic
413.23	15.8	Asian
413.20	15.4	Hawaiian, Asian

Source: 2000 US Census

Areas with minority concentrations are defined as the percentage of a specific minority in census tracts above the 'minority mean' specific to the county, plus one standard deviation for the specific minority. As the following map shows, the concentrations of minorities tend to be in the City of Vancouver.

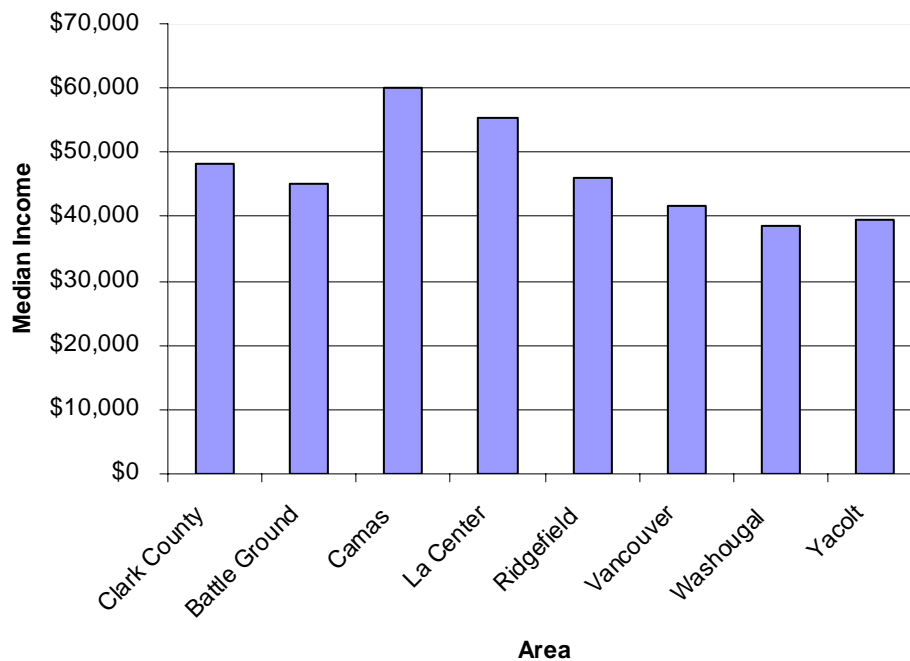
FIGURE 2-4
Clark County Census Tracts with Minority Concentrations, 2000



INCOME DATA

Generally, two standards are employed to measure income: household income and family income. For purposes of this plan, household income is used whenever possible, since this conforms to standards dictated by HUD. Further, household income is a more realistic measure, since it takes into account the non-traditional configuration of an increasing number of households where members are not all related to each other. Household income also tends to be lower than family income.

FIGURE 2-5
Median Income by Households for Cities, Towns, and Clark County: 2000



Source: 2000 Census.

Using federal guidelines, a household is considered "extremely low income" if its annual income is no greater than 30 percent of the median income. Households that earn between 31 and 50 percent of the median income are considered "low-income," and those with incomes between 51 and 80 percent of the median are considered "moderate income." Households are considered "middle income" when they earn between 81 and 95 percent of the median. Table 2-7 illustrates these income categories and associated incomes, using 2004 HUD median family income guidelines for the Portland-Vancouver region.

TABLE 2-6
2004 HUD Income Levels for Clark County

Income Level	Incomes by Size of Household					
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
Extremely Low-Income 0%–30% of median	\$14,250	16,300	18,350	20,350	22,000	23,650
Very Low-Income 31%–50%	23,750	27,150	30,550	33,950	36,650	39,400
Low-Income 51%–80%	38,000	43,450	48,900	54,300	58,650	63,000
Moderate-Income 81%–95%	45,125	51,585	58,045	64,505	69,635	74,860
Median 100%	47,500	54,300	61,100	67,900	73,300	78,800

Source: US Department of Housing and Urban Development Section 8 FY 2004 Income Limits

Income levels, as they relate to housing affordability, are often considered within the context of "cost burden." A household which is defined as "cost burdened" has housing costs (including utilities) which exceed 30 percent of gross household income. Households which are "Severely cost burdened" are those cases in which housing costs exceed one-half of the gross household income.

Chapter Three provides an analysis of income and its relationship to housing affordability in Clark County.

TABLE 2-7
Number of Clark County Households in 2000 with Incomes below Median
that Pay a Cost Burden for Housing (Based on 1999 Income Levels)

Households by Income Level	Renters	Owners	Total Households
0 to 30% MFI	7,991 (19%)	3,953 (5%)	11,944 (9%)
% Cost Burden <= 30%	79%	74%	7%
% with any housing problems	81%	76%	7%
31% to 50% MFI	6,799 (16%)	5,924 (7%)	12,723 (10%)
% Cost Burden <= 30%	79%	58%	7%
% with any housing problems	85%	59%	7%
51% to 80% MFI	10,292 (25%)	13,119 (15%)	23,411 (18%)
% Cost Burden <= 30%	31%	51%	8%
% with any housing problems	39%	53%	9%
81+% MFI	16,540 (40%)	62,547 (73%)	79,087 (62%)
% Cost Burden <= 30%	4%	16%	8%
% with any housing problems	11%	17%	10%
TOTAL	41,622 (33%)	85,543 (12%)	127,165 (100%)

Source: Census 2000 CHAS data provided by the U.S. Department of Housing and Urban Development.

Notes: MFI is Median Family Income. Cost burden refers to paying more than 30% of gross income for housing and utilities.

The percentage of county households paying more than 30 percent of their income for shelter is presented in Table 2-7.

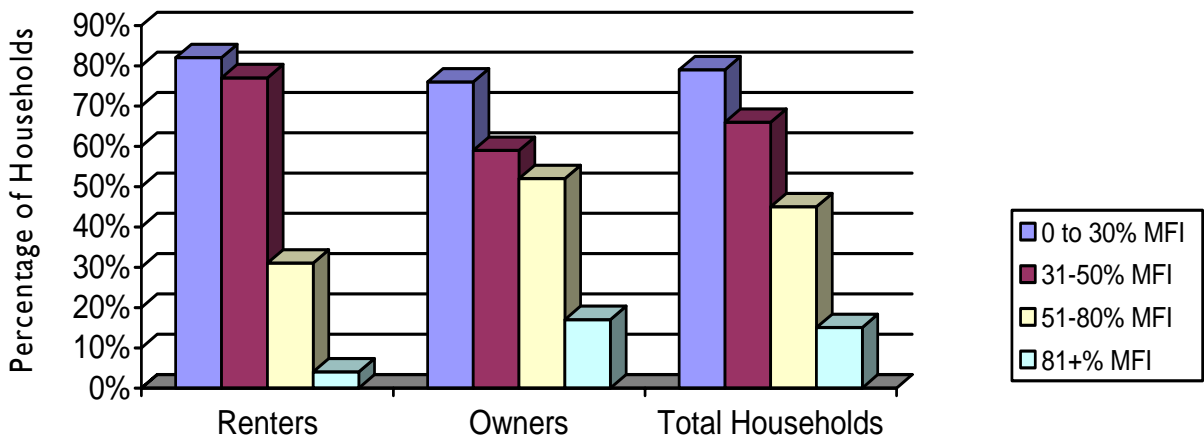
Any Housing Problems: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Other Housing Problems: overcrowding (1.01 or more persons per room) and/or without complete kitchen or plumbing facilities.

Renter: Data do not include renters living on boats, RVs or vans.

Cost Burden: The fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Figure 2-6
2000 Clark County Households with a Cost Burden Greater than 30 Percent



Source: Census 2000 CHAS data provided by the U.S. Department of Housing and Urban Development.

Although the CDBG, HOME, ESG, and HOPWA programs use the income guidelines discussed above, other state and federal programs use federal poverty levels as an indicator of income. The U.S. Department of Health and Human Services issues poverty guidelines annually in the *Federal Register*. The programs that use this information to determine eligibility include Head Start, the Food Stamp Program, the National School Lunch Program, and the Low-Income Home Energy Assistance Program. The following table indicates the 2000 Poverty Guidelines for the 48 contiguous states.

TABLE 2-8
Poverty Guidelines: 2000

	Number of People in Household							
	1	2	3	4	5	6	7	8
Income	\$8,350	\$11,250	\$14,150	\$17,050	\$19,950	\$22,850	\$25,750	\$28,650

Source: *Federal Register*, Vol. 65, No. 31, February 15, 2000, pp. 7555-7557.

The most recent information available regarding the number of Clark County households falling below defined poverty levels is based on 1999 income levels, as shown in Table 2-9 below. Approximately nine percent of all people and 7 percent of all families in Clark County had incomes below the poverty level. Fourteen percent of families with children under the age of 5 lived in poverty. Although female heads of household comprised three percent of all families with children under the age of five, 56 percent of them earned incomes below the poverty level in 1999.

TABLE 2-9
Clark County Families with Incomes below 2000 Federal Poverty Levels
(Based on 1999 income levels)

Family Type	Families
All families living below the poverty level	6,291
Married couple family with children under 18	2,627
Female head of households with children under 18	3,208

Source: 2000 Census.

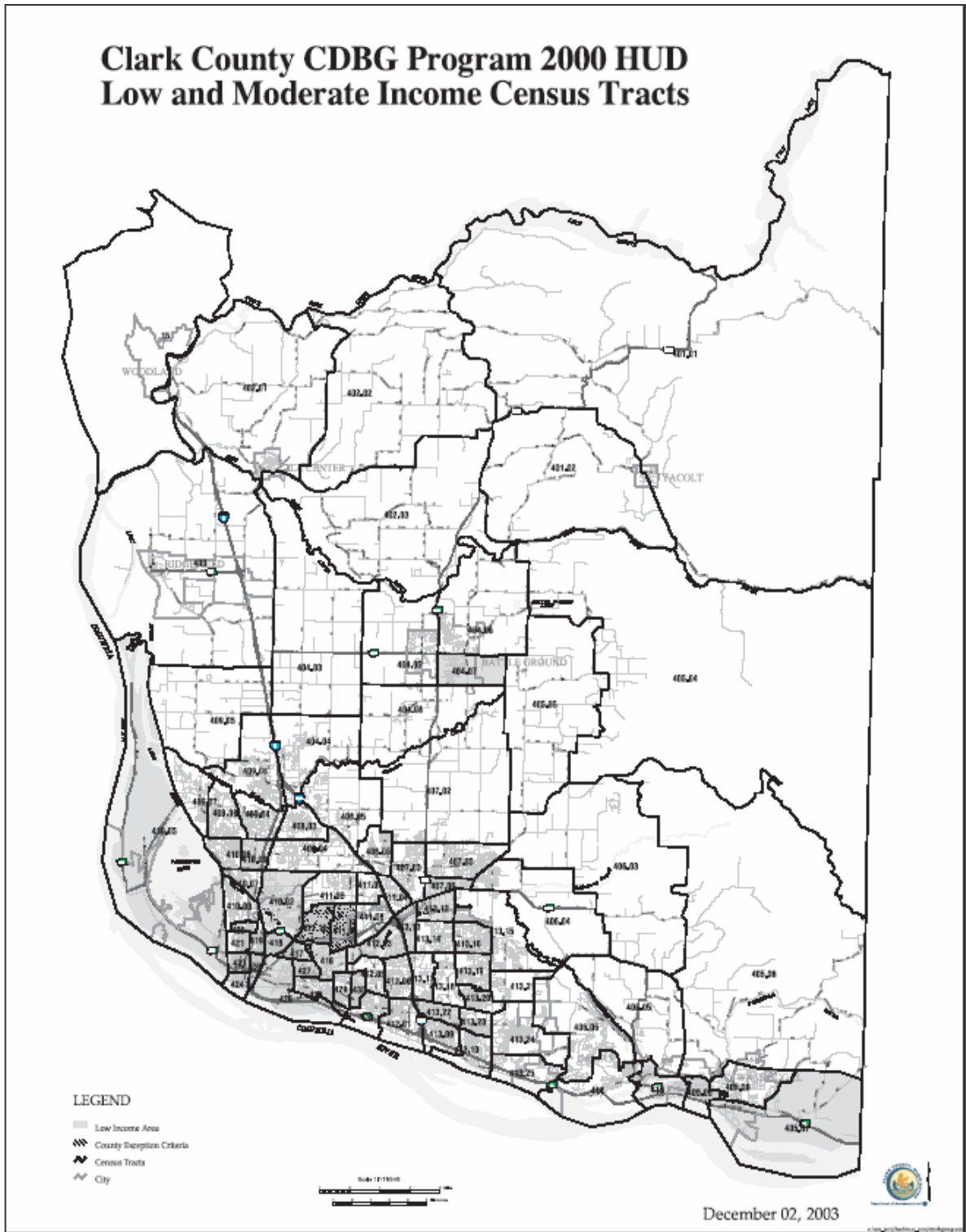
Census tracts with 51 percent or more low and moderate-income households are defined as concentrated lower-income areas. Table 2-10 and Figure 2-7 illustrate these areas. Figure 2-8 adds data on racial and ethnic minorities. (More specific information can be found in Appendix N.)

TABLE 2-10
2000 Census Tracts with Concentrations of Low/Moderate Income Persons
(Using HUD Definition of Low/Moderate Income)

Census Tract	Total Population in Census Tract	% of Low/Mod- Income Persons
404.07	3,717	54.39%
405.07	2,118	54.55
405.09	2,917	60.08
407.06	3,355	57.47
410.02	6,267	52.30
410.05	2,014	77.96
411.09	6,070	63.92
412.03	4,028	55.63
413.12	2,167	63.93
413.13	2,291	56.68
413.22	3,890	53.98
416	3,847	78.47
417	4,073	77.44
423	2,776	67.00
424	1,448	88.16
426	4,486	66.43
427	4,154	83.00
430	1,742	54.84

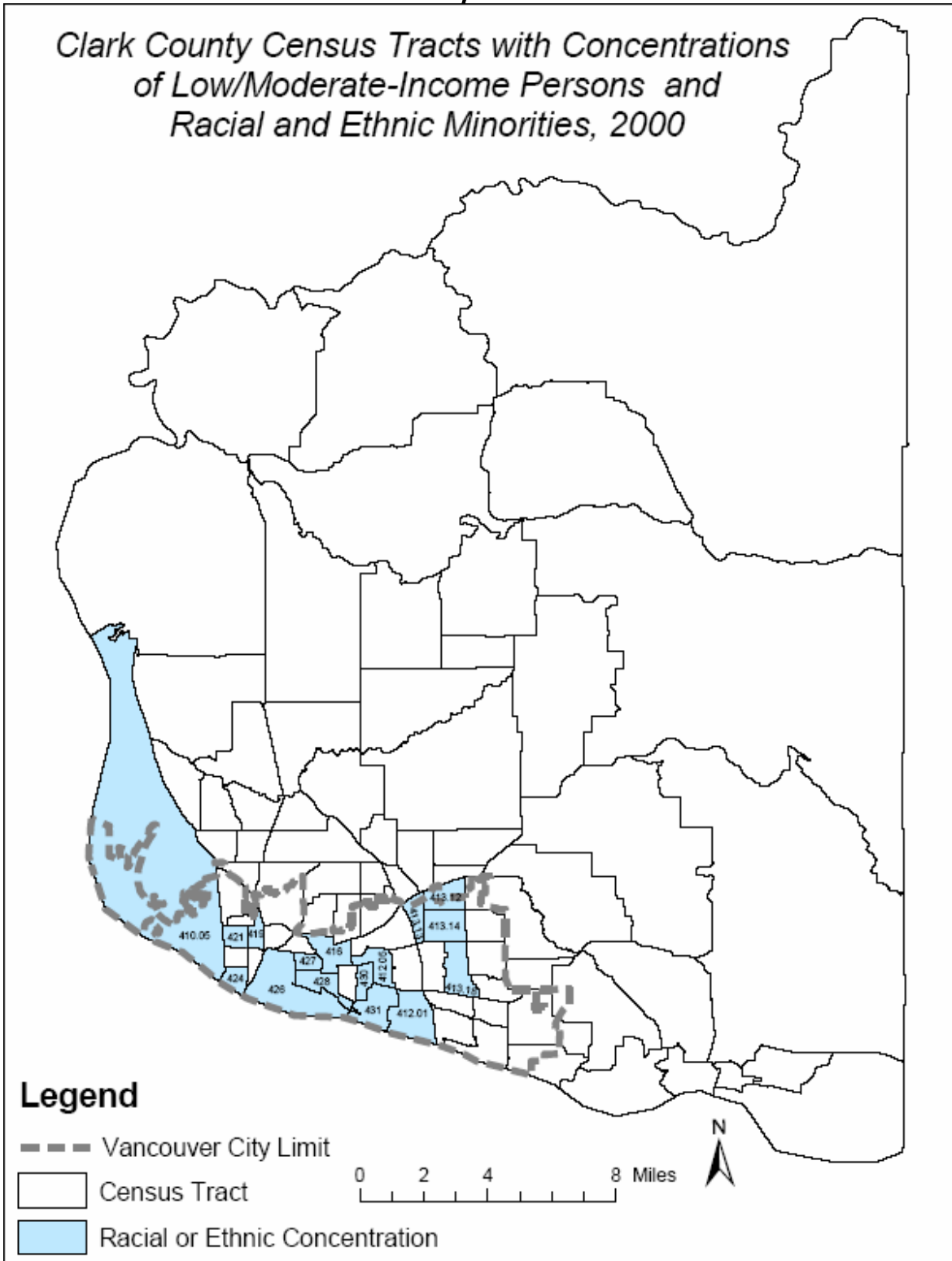
Sources: U.S. Department of Housing and Urban Development Department and Clark County CDBG Program.

FIGURE 2-7
Census Tracts by Income



Source: 2000 U.S. Census (SF3) Table P52, and Vancouver GIS

FIGURE 2-8
Census Tracts by Income and Race



Source: 2000 U.S. Census (SF3) Table P 7, P 52 and Vancouver GIS

EMPLOYMENT INFORMATION

The employment data in Table 2-11 provide size and growth of various employment sectors in Clark County.

TABLE 2-11
Clark County Employment Levels for Selected Sectors: 2000 and 2004

	2000	2004	Growth
TOTAL POPULATION	345,238	383,300	11%
LABOR FORCE	178,500	192,700	8%
Employment	169,600	179,500	6%
Unemployment	8,900	13,200	48%
Percent	5.0%	6.9%	1.9%
TOTAL NON-FARM EMPLOYMENT	116,900	124,400	6%
Construction, Mining, Utilities, Logging	10,000	11,000	10%
Manufacturing	17,300	13,600	(27%)
Trade, Transportation & Utilities (total)	21,000	23,800	13%
Wholesale Trade	4,100	5,100	24%
Retail Trade	13,100	15,000	15%
Transportation, Warehousing & Utilities	3,500	3,700	6%
Information	3,600	2,800	(29%)
Finance and Insurance	2,700	6,000	122%
Professional and Business Services	12,700	13,400	6%
Education and Health Services	12,600	15,100	20%
Leisure and Hospitality	11,900	12,300	3%
Other Services	3,600	4,100	14%
Government	19,300	23,300	21%

Source: Washington Employment Security Department, Clark County Nonfarm Employment, 1990-2004; March, 2004

Although the economy's growth has created new jobs and opportunities for Clark County residents, 39 percent of the jobs have been in the wholesale and retail sectors, which pay lower wages. According to the National Low-Income Housing Coalition, housing wage in Clark County is \$13.79 hourly, or \$28,683 annually. The above table lists the most jobs in retail trade, with an average annual salary of \$24,365. It should also be noted that jobs in these sectors offer limited health benefits. See Appendix for State of Washington's Employment Annual Averages for 2003.

Approximately one-third of Clark County's labor force commutes into the Portland Metro area to work per the 2000 U.S. Census. This trend towards community helps to explain why Clark County's employment indicators have been more comparable to Portland to the State of Washington historically.

LINKING IT ALL TOGETHER

Housing and community development needs in any area are closely linked to social and cultural design. The physical environment, economy, schools, and health and social institutions form an interconnected infrastructure within which people live their daily lives. Clark County has made significant strides in trying to create a community environment that is supportive and provides requisite services for all citizens. The demographic information, future trends, and social perspectives presented in this chapter are intended to serve as a framework for housing and community development priorities, objectives, and actions presented in later chapters.