

# Economic Resilience Metrics: Measurement Framework & District Profile



July 2021



*Photos courtesy of Gary Halvorson, Oregon State Archives*

Cascades West Economic Development District



**CWEDD** | ECONOMIC  
CASCADDES WEST | DEVELOPMENT  
DISTRICT



# Acknowledgements

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## About the Institute for Policy Research and Engagement



**School of Planning, Public  
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Institute for Policy  
Research and Engagement**

The Institute for Policy Research & Engagement (IPRE) is a research center affiliated with the School of Planning, Public Policy, and Management at the University of Oregon. It is an interdisciplinary organization that assists Oregon communities by providing planning and technical assistance to help solve local issues and improve the quality of life for Oregon residents. The role of IPRE is to link the skills, expertise, and innovation of higher education with the transportation, economic development, and environmental needs of communities and regions in the State of Oregon, thereby providing service to Oregon and learning opportunities to the students involved.

# Project Background

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In 2015, the U.S. Department of Commerce's Economic Development Administration (EDA) developed updated guidelines for communities creating or updating a Comprehensive Economic Development Strategy (CEDS). For the first time ever, CEDS guidelines now include an emphasis on **economic resilience**. The Cascades West Economic Development District (CWEDD) incorporated economic resilience into both the 2015 and 2020 updates of the District's CEDS. While the concept of economic resilience has always existed (whether or not it has been called "economic resilience"), growing interest in the topic has created an opportunity for economic developers to explore resilience strategies more deeply.

To strategically grow a region's economic resilience, it is critical for economic developers to first understand a region's baseline level of resilience. A baseline assessment reveals areas of strengths and weaknesses that help economic developers target their efforts to build resilience. As CWEDD began the process of updating the CEDS in 2019, the District directed the University of Oregon's Institute for Policy Research & Engagement (IPRE) to perform a baseline assessment of the region's economic resilience.

After a review of the literature on resilience metrics and assessments, IPRE found no user-friendly guidelines that practitioners could implement to conduct a baseline and ongoing assessment of economic resilience. Measuring resilience can be quite challenging. In a complex, integrated system, it is difficult to tease out different factors that may impact resilience, and more difficult still to find reliable data to measure these resilience factors.

Because no standard way of measuring resilience exists, IPRE undertook the development of a framework that CWEDD (and other economic developers) could use to assess economic resilience. We relied on two guiding principles as we developed the framework:

1. **Holistic lens – economies are built on communities.** An economy is more than just firms and workers. Its resilience stems from underlying factors that influence the health, safety, and happiness of the community. Therefore, economic resilience encompasses more than just the diversity and productive capacity of firms. It must also consider factors that support happy and healthy communities of people.
2. **Accessibility – measuring resilience must be straightforward.** Economic development practitioners have limited time and resources to dedicate towards assessing economic resilience. Any measurement framework should rely on data that is easily accessible and analysis that is relatively simple to complete.

With these two principles in mind, IPRE developed the Eight Questions Framework presented here for measuring economic resilience. The Eight Questions are based on research and information presented by Restore Your Economy<sup>1</sup>, a website that provides up-to-date economic resilience guidance, the Stockholm Resilience Centre<sup>2</sup>, a trailblazer for resilience research, and case studies highlighted by 100 Resilient Cities,<sup>3</sup> an initiative which investigated community-level resilience strategies. Pulling from these

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<sup>1</sup> Restore Your Economy (<https://restoreyoureconomy.org/index.php>) is funded by the US EDA and maintained by the International Economic Development Council (IEDC) in partnership with the EDA.

<sup>2</sup> The Stockholm Resilience Centre (<https://www.stockholmresilience.org/>) is housed at Stockholm University that is "internationally recognised for its transdisciplinary research on resilience and complex social-ecological systems."

<sup>3</sup> 100 Resilient Cities (<https://www.rockefellerfoundation.org/100-resilient-cities/>) was an initiative of the Rockefeller Foundation that retired in 2019 dedicated to "[helping] more cities build resilience to the physical, social, and economic challenges that are a growing part of the 21st century."

resources, IPRE built a straightforward framework for measuring economic resilience that can be adopted and adapted by both CWEDD and other economic developers.

## Who should use this report?

**Cascades West Economic Development District.** This report is a compilation of stand-alone materials that:

- Explain the Eight Questions Framework
- Explain how to collect data and measure resilience “signal strength”
- Provide a baseline assessment of economic resilience by county that CWEDD staff can update on a regular basis to develop a picture of resilience changes over time

CWEDD should use the results of the resilience assessment to inform prioritization of projects suggested in the CEDS.

**Other Economic Development Practitioners.** The Eight Questions Framework for measuring economic resilience may also be useful to other economic developers and their partners. While we apply it here to data from CWEDD, the questions, data collection methods and sources, and resilience “signal strength” analysis can be applied to any region or jurisdiction. The CWEDD materials can provide inspiration to other areas wishing to adapt the framework to their specific context.

## Organization of this Report

This report is a compilation of stand-alone materials and data reports that CWEDD can use in CEDS implementation and in conversation with partners. The Eight Questions Framework Introduction and Eight Questions Update Guide are the most relevant section for economic developers outside of CWEDD.

<u><a href="#">8 Questions Framework Introduction</a></u>	Introduces the eight questions and how they relate to economic resilience. Each question includes a set of metrics and accompanying data sources that can be used to measure resilience “signal strength.”
<u><a href="#">8 Questions Update Guide</a></u>	Provides specific instructions and data sources so anyone (in this case CWEDD staff) can perform the baseline resilience assessment and update the metrics over time to demonstrate how resilience has changed.
<u><a href="#">County Profiles</a></u>	Presents the results of the baseline economic resilience assessment using the Eight Questions Framework for each of CWEDD’s four counties: Benton, Lane, Lincoln, and Linn.
<u><a href="#">County Factsheets</a></u>	Presents a consolidated, two-page snapshot of economic resilience for each of CWEDD’s four counties and a few of each county’s larger jurisdictions.
<u><a href="#">Maps</a></u>	Presents maps created by Oregon Cascades West Council of Governments staff to visualize some of the data used to answer the eight questions.

# Table of Contents

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**A. 8 Questions Framework Introduction    A-1**

**B. 8 Questions Update Guide    B-1**

**C. County Profiles    C-1**

Benton County Economic Resilience Profile    C-1.1

Lane County Economic Resilience Profile    C-1.2

Lincoln County Economic Resilience Profile    C-1.3

Linn County Economic Resilience Profile    C-1.4

**D. County Factsheets    1**

Benton County Economic Resilience Factsheet    D-1.1

Lane County Economic Resilience Factsheet    D-1.2

Lincoln County Economic Resilience Factsheet    D-1.3

Linn County Economic Resilience Factsheet    D-1.4

**E. Maps    E-1**



# A. 8 Questions Framework Introduction

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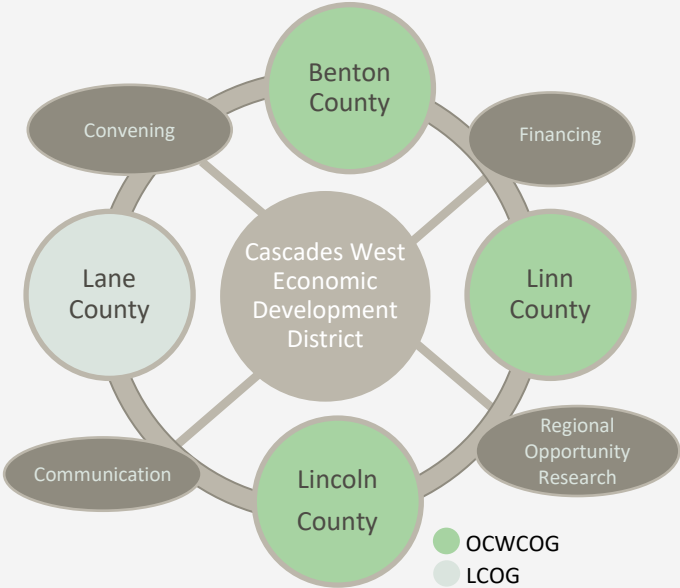


Introduction

In 2020, the Cascades West Economic Development District completed the Comprehensive Economic Development Strategy (CEDS) five-year update. The CEDS serves as the region’s primary source of a collective economic vision and details the key economic priorities and planning strategies for the next five years. The most recent update includes indicators to emphasize collaboration, equity and inclusion, and resilience in the planning and execution of the CEDS.

In addition, the 2020-2025 CEDS emphasizes the benefits of, and need for, economic resilience. Establishing economic resilience across the Cascades West region requires the ability to anticipate risk, evaluate how that risk can impact key economic assets, and build up the capacity to mitigate and respond to that risk. The Cascades West Economic Development District (CWEDD) plays a central role implementing the CEDS through organization and advocacy across Benton, Lane, Linn, and Lincoln counties. The CWEDD is committed to developing a more resilient regional economy, and has outlined six Principles of Economic Resilience that underscore every CEDS priority area. The six principles describe how resilience applies to every area of economic development. The principles also connect economic resilience with emergency management and disaster planning, which is particularly poignant after the global pandemic and subsequent ramifications in 2020. Please refer to the [2020-2025 CEDS to learn more about how the six principles of economic resilience](#) are integrated into the 5 CEDS priority areas.

The University of Oregon’s Institute for Policy Research & Engagement (IPRE) has developed a framework for the CWEDD to track economic resilience in the region and to complement the CEDS resilience indicators. The framework consists of eight questions that are answered using quantitative data and measured against predefined scales of resilience strength. There are a range of other methods and more sophisticated tools to evaluate economic resilience available. This framework is intended to be user-friendly and easy enough to execute frequently. Using a consistent method to evaluate economic resilience in each county helps the District compare indicators over time and identify ways to strengthen the entire region.



ABOUT THE CASCADES WEST ECONOMIC DEVELOPMENT DISTRICT REGION

#1

Linn County produces the most grass seed crops anywhere in the US . **Grasses are the highest in agricultural sales value for the state.**



**A regional hub for advanced research** across disciplines, including innovative technologies, teaching and education, marine and agricultural sciences

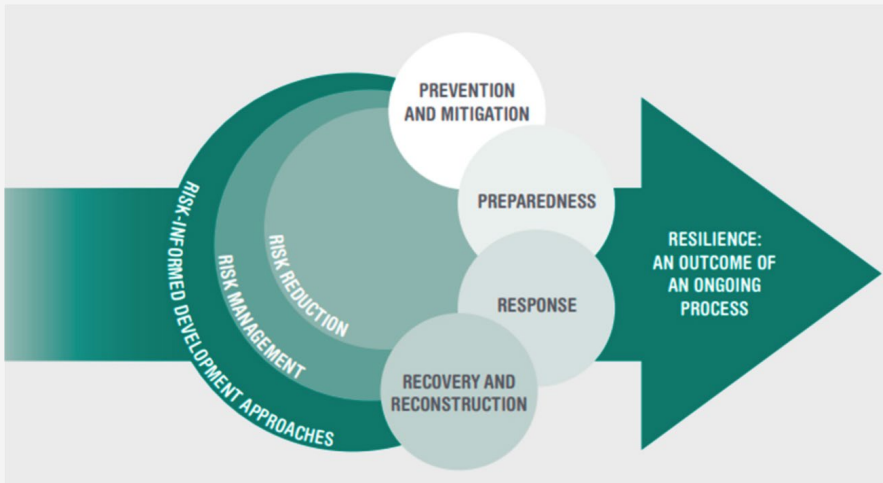
2 of  
the Best

Corvallis and Eugene consistently rank among the **best college towns in the US.**

Located in the Willamette Valley, the Cascades, and the Central Oregon Coast, the four counties that comprise the CWEDD are geographically and economically diverse. CWEDD has a mix of larger cities with research universities, the rugged Oregon seacoast, high mountain passes of the Oregon Cascades, lush greenery, and the agricultural abundance of the Willamette Valley. It is considered an attractive destination for education, employment, culture and recreation.

Resilience can be described as the ability to anticipate, withstand, and bounce back from any type of shock or disruption. In a community and region, these shocks can include natural disasters, hazards, and the impacts of a changing climate, but also man-made economic disruptions such as the closure of a region’s large employer, the decline of an important industry, changes in the workforce, and population shifts. Economic resilience determines how quickly a community can recover following a disruption and how prepared a community is to withstand or avoid potential economic threats. Establishing resilience in a local or regional economy first requires an assessment of potential risks and an evaluation of the threats to people’s livelihoods and economic stability.

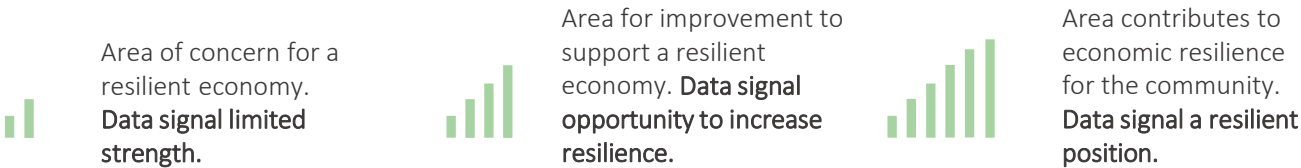
This framework asks **eight questions** to evaluate economic resilience at the county and community levels. To answer the questions, we use a combination of data sets to uncover resilience strengths and weaknesses. Data trends, over time, will demonstrate the impacts of policies and programs that are intended to improve resilience, and will indicate if the community is becoming more resilient. Each of the eight questions is relevant to economic resilience. By answering these questions, communities can identify how they are vulnerable, and take steps to address these impediments to resilience.



Measuring resilience is complex and depends on a variety of inputs. Characteristics of the state, county, and local economies can signal how well a community is prepared to withstand an unexpected disruption. Achieving economic resilience takes time and relies on coordination across agencies and communities. As described in the graphic to the left, building resilience is an ongoing process.

Infographic Source: Allam, Z.; Jones, D. Climate Change and Economic Resilience through Urban and Cultural Heritage: The Case of Emerging Small Island Developing States Economies. Economies 2019, 7, 62.

Gauging Resilience: Signal Strength Measures



This guide describes **eight questions** that collectively help measure economic resilience. It provides details about how to gauge resilience for each question, including data sources. Some data help answer more than one question, and most questions are answered using a combination of datasets. Measuring economic resilience is challenging because many factors impact a community’s ability to recover from a shock. The elements that contribute to a more resilient community are varied, and often independently managed. It is entirely possible for a community to demonstrate economic strengths and vulnerabilities at the same time.



What Indicates Resilience?		
1	Does the economy have diverse and well-paid jobs?	<p>Diversified economies are more resilient.</p> <ul style="list-style-type: none"><li>+ A distribution of jobs in higher-wage industries indicates more economic resilience</li><li>■ A concentration of jobs in a single industry indicates less economic resilience</li></ul>
2	What is the projected future of major employment industries in the region and nationally?	<p>Industries that are less subject to volatility are more resilient.</p> <ul style="list-style-type: none"><li>+ A distribution of employment across industries that will likely remain stable indicates greater economic resilience</li><li>■ A concentration of employment in industries that are regulated, taxed, or that rely on natural resources introduces more risk for economic resilience</li></ul>
3	What is the age breakdown of residents?	<p>A mix of young, working, and older populations is indicative of a more resilient economy.</p> <ul style="list-style-type: none"><li>+ Populations that are active in the labor force promote economic resilience</li><li>■ An aging population threatens economic resilience</li></ul>
4	Do people live and work in the community?	<p>In communities where people live and work, the local economy is more active and independent, and therefore more resilient.</p> <ul style="list-style-type: none"><li>+ Mix of housing types and costs indicates greater economic resilience</li><li>■ Limited affordable housing options and major commuter outflows indicates less economic resilience</li></ul>
5	How has the population grown in the last decade and what is predicted for the next 30 years?	<p>Growing populations indicate economic opportunities and resilience.</p> <ul style="list-style-type: none"><li>+ Steady and continuous growth indicates greater economic resilience</li><li>■ Sharp inclines and declines in populations indicate less economic resilience</li></ul>
6	Are residential homes able to withstand a natural hazard or weather incident?	<p>Newer homes are more likely to have been constructed to withstand natural hazards and weather incidents. Older homes and manufactured homes may be more vulnerable to damages and/or more difficult to repair.</p> <ul style="list-style-type: none"><li>+ A sufficient supply of newer housing stock (built after 1970) indicates economic resilience</li><li>■ Limited newer housing stock and a decline in homebuilding over the last decade indicates less economic resilience</li></ul>
7	What level of education attainment and earnings are residents reaching?	<p>Residents with advanced or specialized degrees have higher earning potential. Regions that have choices for advanced education (trade schools, community colleges, four-year colleges, and universities) are better positioned to support the training of local residents.</p> <ul style="list-style-type: none"><li>+ Higher percentage of residents with advanced or specialized degrees indicates greater economic resilience</li><li>■ Lower percentage of residents with advanced or specialized degrees indicates less economic resilience</li></ul>
8	Do residents have access to health and wellness facilities?	<p>Communities with health and wellness facilities are more resilient than communities that lack these facilities. People with health insurance contribute to a more resilient economy by reserving scarce public health resources for those most in need.</p> <ul style="list-style-type: none"><li>+ Populations that are mostly insured and mostly located near health care facilities indicates greater economic resilience</li><li>■ Populations that have lower insurance rates and that are located farther from health care facilities indicates less economic resilience</li></ul>

This Economic Resilience Framework (the eight questions) includes a package of evaluation tools. Each question uses a set of metrics to measure the “signal strength” according to the thresholds defined. Within every question, the datasets with the weaker signals should be noted for further investigation. Communities should aim to have full-power resilience signals for most datasets and may want to concentrate efforts where there is limited signal strength. The components of this Framework are described below.

8 Questions Framework Introduction

This Introduction serves as a guide for how to implement the Framework. It provides background and context and explains how the 8 Questions relate to economic resilience. Each question includes a set of metrics and accompanying data sources that are used to measure resilience signal strength. The questions, metrics, and signal strength levels are applied consistently, regardless of geography.

8 Questions Workbook + Update Guide

The 8 Questions Workbook is a template for data collection. The Workbook is an easy-to-use excel file that follows the same sequence of questions and metrics that are described in the Introduction. Completing the data workbook is the first step in evaluating economic resilience. A supplemental Update Guide is provided with the Workbook to provide further instructions for users.

County Profile

The County Profile reports the economic resilience data that were evaluated using the 8 Questions Framework and Workbook. Each report includes an introduction to the region and a summary of the findings, before presenting the findings for each question individually. The County Profile is data-driven and can only be drafted once data is collected and evaluated against the resilience signal strength levels.

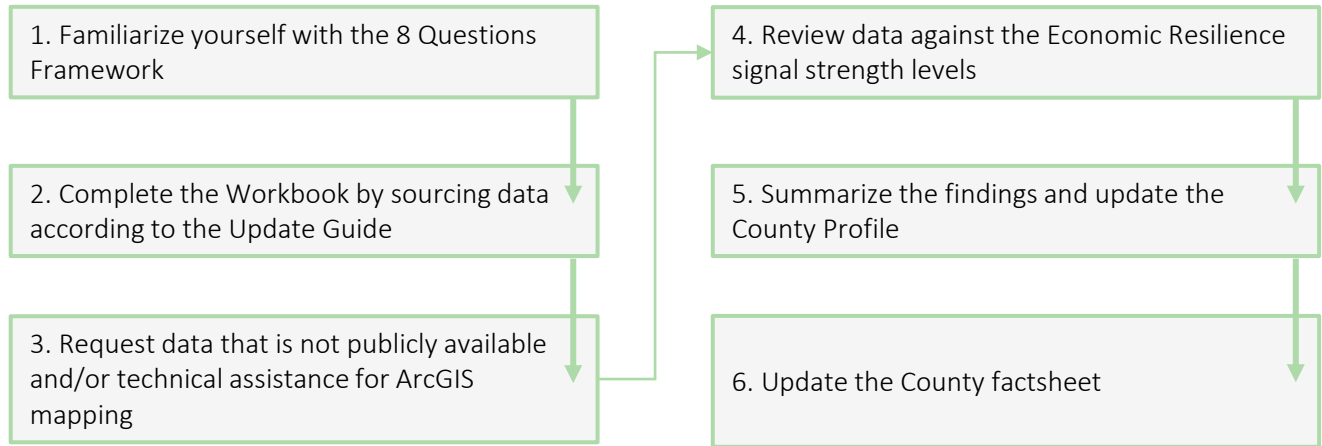
County Factsheet

The County Factsheet is a consolidated snapshot of economic resilience data for the County and four most populous cities within each county. County Factsheets are intended to provide at-a-glance comparison of data within a region and a consistent document to compare data from one County to another.

Maps

Within this Framework, there are questions that are best evaluated using ArcGIS mapping. Technical support for ArcGIS maps can be requested through regional resources like the Council of Governments.

Steps for Implementing this Framework



Economic Resilience County Profiles

The first section of each Economic Resilience profile includes a description of the area and contextual data to provide a brief introduction to the local economy.

The first page presents a series of at-a-glance data points and a summary of the stronger and weaker signals of economic resilience. The Quick Facts, detailed at right, include county-level data that are easy to compare to other counties, and relevant for regional economic resilience.

**Quick Facts** highlight the County population, the economic diversity, and the industries employing the most people.

Quick Facts

Population

Population as % of State Total

89,780

2%

Economic Diversity

0.636 (1/0.1) 8<sup>th</sup> Highest of 36 Oregon Counties

Top 3 Industries by Employment and Average Wages

#1 16.1%  
Health Care & Social Assistance  
\$59,203

#2 10.0%  
Accommodation and Food Services  
\$17,647

#3 9.8%  
Retail Trade  
\$26,891

**Economic Diversity** is measured using the Hachman Index. The index measures the mix of industries present in a particular region relative to a (well-diversified) reference region.

The **Top 3 industries** (by % of total employment) in the county are listed with the associated wages. The concentration and diversity of employment in the county relates directly to economic resilience.

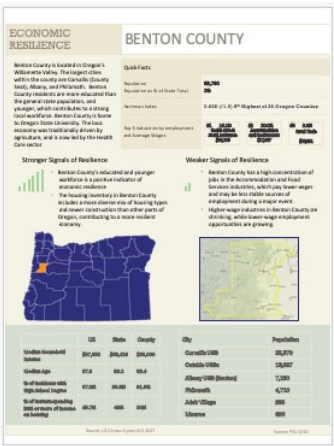
Rank of industry

#2 10.0%  
Accommodation and Food Services  
\$17,647

Percentage of jobs in the city/county that are in the industry

Average wages earned in the industry, in the city / county

Industry name



Page 1

A standardized explanation of the 8 Question Framework completes the profile introduction (pages 2 and 3). Following the introduction, each of the 8 questions is evaluated using region-specific data against a resilience strength scale. For each question, the different metrics are described, and for each metric a resilience strength is provided in green. The thresholds for the signal strengths are explained below each question.

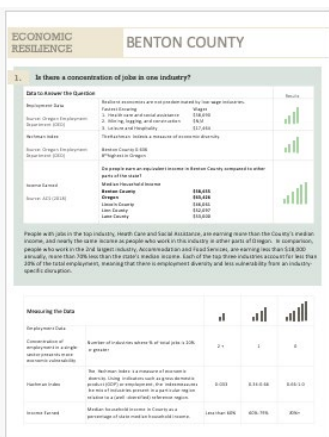
This guide serves as a central resource for Economic Resilience County Profiles in conjunction with the Economic Resilience Data template. The following pages describe how the 8 questions are measured and where to collect the relevant data.



Page 2



Page 3





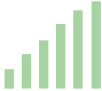
Page 4-11

Terms Used in Measuring Resilience

Term	Defined as
Age Dependency Ratio	Determined by measuring the number of dependents (young and old) in a population divided by the number of working-age people. This data point describes the level of pressure on an economy from supporting populations that are typically less active in the labor market.
Average Wages	Average of the wages earned in a particular job or industry occupation. Wages include tips, commissions, bonuses, vacation, and holiday pay, but do not include benefits.
Complete Kitchen / Complete Plumbing	Homes that have a sink with faucet, a stove or range, and a refrigerator meet the criteria for having complete kitchen facilities. Homes that have hot and cold running water, a flush toilet and a bathtub or shower meet the criteria for having complete plumbing facilities.
Cost-burdened / Severe cost-burdened Households	Households that pay more than 30% of their income for housing are considered cost-burdened. Households that pay more than 50% of their income for housing are considered severely cost-burdened.
Fastest Growing Industries (& wages)	Private industries with the highest percentage of total employment, as measured by Oregon Employment Department (OED).
Jobs to Homes Ratio	Used to examine the proportions of residents, jobs, and services in urban areas. The ratio is measured by dividing the total employment by total occupied housing units.
Median Household Income	Median of households' income earned in the past 12 months within a geography. Income includes the income of the householder and all other individuals 15 years and over in the household (whether or not they are related to householder).
Population Growth Rate	This rate expresses the percent change in population over a given time period.
Vacancy Rate	The proportion of housing units that are not seasonal or for sale that are not occupied.

1. Does the economy have diverse and well-paid jobs?

**Why this impacts resilience:**  
Diversified economies are more resilient. Regions that have a concentration of jobs in fewer industries are less resilient.

Data to Answer the Question				
Employment Data	Of the 3 fastest growing industries, how many account for 20% or more of total area employment?	3	1-2	0
Economic Diversity	The Hachman Index is a measure of economic diversity. Using indicators such as gross domestic product (GDP) or employment, the index measures the mix of industries present in a particular region relative to a (well-diversified) reference region.	0-0.33	0.34-0.66	0.67-1.0
Income Earned	Median household income in the County as a percentage of state median income.	Less than 60%	60%-80%	More than 80%

Question 1 Data Collection




Data		Source
		Details
Employment Data	Top 3 Industries Wages, % of Total Jobs (County)	Oregon Employment Department (OED) - <i>By Request</i>
		"Top 3 private industries as a percentage of total employment"
	Fastest Growing Industries, Wages, % Change (County)	Oregon Employment Department (OED) - <i>By Request</i>
		"Fastest and Slowest Growing Employment Subsectors (Percentage basis)"
	Slowest Growing Industries, Wages, % Change (County)	Oregon Employment Department (OED) - <i>By Request</i>
		"Fastest and Slowest Growing Employment Subsectors (Percentage basis)"
Economic Diversity	Hachman Index	Oregon Employment Department (OED) - <i>By Request</i>
		<a href="https://www.qualityinfo.org/-/measuring-local-industry-employment-diversity-with-the-hachman-index">https://www.qualityinfo.org/-/measuring-local-industry-employment-diversity-with-the-hachman-index</a>
Income Earned	Median household income (County & State)	Social Explorer      ACS 5-Year Estimates
		Table: (SE A14006) Median Household Income (using Inflation Adjusted Dollars)



2.

What is the projected future of major employment industries in the region and nationally?

**Why this impacts resilience:**  
Industries that are shrinking nationally are less reliable, long-term sources of employment and contribute to a less resilient economy. Resilient economies are predominated by higher-wage industries. Industries that rely on natural resources, taxes, and international trade can be more susceptible to changing regulations. Employment that is concentrated in a narrow number of industries is less resilient than an economy with more industry diversity.

Data to Answer the Question				
Employment Data	Of the 3 fastest growing industries, how many offer wages above, or equivalent to, average wages in the county?	0	1-2	3
Current Events and National Trends	Articles that discuss growing and shrinking industries in Oregon may offer insights into potential economic and employment related risk.	News and Trends suggest industries will not prosper in the future	Nothing Noteworthy	News and Trends suggest industries are growing (regionally, nationally, globally)

Question 2 Data Collection

Data		Source
		Details
Employment Data	Fastest Growing Industries, Wages (County)	Oregon Employment Department (OED) - <i>By Request</i>
		"Fastest and Slowest Growing Employment Subsectors (Percentage basis)"
	Fastest Shrinking Industries, Wages (County)	Oregon Employment Department (OED) - <i>By Request</i>
		"Fastest and Slowest Growing Employment Subsectors (Percentage basis)"
Wages Earned	Annual Average Wages (County & State)	Quality Info / Quarterly Census of Employment and Wages -BLS
		Table: Annual Averages, All establishment sizes

3.

What is the age breakdown of residents?

**Why this impacts resilience:**  
Communities that are resilient have a mix of younger and older populations, and a growing number of working-age residents. Higher concentrations of older or younger populations require more services from the public, particularly during an economic disruption.

Data to Answer the Question				
Population characteristics	Median Age	Over 50	40-50	Under 40
Workers over 55 stats	Percentage of population of people over 55 and employed full-time  When the workforce is relying on an aging population it may be less sustainable.	More than 30%	15%-30%	Less than 15%
Age dependency ratio	The dependency ratio is the number of dependents in a population (under-18 and over-65) divided by the number of working-age (18-64) people, multiplied by 100. This data point describes the level of pressure on an economy from supporting the portions of the population least likely to be working.	More than 65.0	50.0-65.0	Less than 50.0



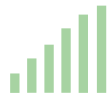
Question 3 Data Collection

Data		Source
		Details
Population Characteristics	Median Age	Social Explorer      ACS 5-Year Estimates
		Table: (SE:A01004) Median Age by Sex
	Workers over 55	Oregon Employment Department (OED) - <i>By Request</i>
		"Number of Workers 55 and Over, Percent of All Ages"
	Age dependency ratio	US Census      ACS 5-Year Estimates (prior 3 periods)
		Table: (S0101) Age and Sex Summary Indicators

4.

Do people live and work in the community?

**Why this impacts resilience:**  
If people live close to where they work, productive time is not wasted on commuting and employment is more accessible during infrastructure disruptions. Communities that provide housing and employment options to residents of all income-levels are more resilient during a shock to the economic landscape.

Data to Answer the Question				
Housing and Employment Data	Jobs to Homes Ratio	Less than 0.75	More than 1.5	0.75-1.5
Cost of Living	Vacancy Rate	Less than 2.25%, More than 7%	2.25%-4.49%	4.5%-7%
	Percentage of households spending more than 30% of their income on housing (known as cost-burdened)	More than 25%	20-25%	Less than 20%
Commuting Patterns	Average commuting time	More than 26 min	20 min - 26 min	Less than 20 min
	Percentage of population that commute via walking, bicycling, or public transportation	Less than 5%	5%-10%	More than 10%
	Percentage of population that live and work in the county.	Less than 50%	50-75%	More than 75%



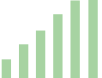
Question 4 Data Collection

Data		Source	
		Details	
Housing & Employment Data	Total Housing Units (County & State)	Social Explorer	ACS 5-Year Estimates
		Table: (SE:A10001) Housing Units	
	Total Employment (County & State)	Quality Info / Quarterly Census of Employment and Wages -BLS	
		Table: Annual Averages, All establishment sizes	
Cost of Living	Housing Tenure & Vacancy (County & State)	Social Explorer	ACS 5-Year Estimates
		Table: (SE:A10060) Tenure	
	Cost-burdened Households (County & State)	Social Explorer	ACS 5-Year Estimates
		Table: (SE:A10049, SE:A10051) Selected Monthly Owner Costs, (SE:A18002) Gross Rent as a % of Household Income	
Commuting Data	Average Commuting Time (County & State)	Social Explorer	ACS 5-Year Estimates
		Table: (SE:A09003) Average Commute to Work (In Min)	
	Transportation Mode (County & State)	Social Explorer	ACS 5-Year Estimates
		Table: (A09005) Means of Transportation to Work for Workers 16 Years and Over	
	Inflows/Outflows of residents	US Census Bureau OnTheMap	
		<a href="https://onthemap.ces.census.gov/">https://onthemap.ces.census.gov/</a>	

5.

How has the population grown in the last decade and what is predicted for the next 30 years?

**Why this impacts resilience:**  
Populations in decline signal a weaker (less resilient) economy. People often move to seek better employment or housing opportunities. A declining population is indicative of changing development/ settlement patterns and loss of potential workforce.

Data to Answer the Question				
Past Population Data	Percentage change in population in the past 10 years	Less than 1.5%	1.5-3%	More than 3%
Population Forecasts	Forecasts for population trends and net migration over the next 30 years relate to the economic drivers that attract and/or retain a growing population.	Declining	No significant Growth or Decline	Growing




Question 5 Data Collection

Data		Source
		Details
Population Growth Rate	Historical Population Changes (County & State)	Social Explorer      ACS 5-Year Estimates
		Table: (SE:A00001) Total Population
Population Forecasts	30-year Forecasts (County & State)	Portland State University, Population Research Center
		<a href="https://www.pdx.edu/population-research/population-forecasts">https://www.pdx.edu/population-research/population-forecasts</a>

6.

Are residential homes able to withstand a natural hazard or weather incident?

**Why this impacts resilience:**  
Newer homes are more likely to have been constructed to withstand natural hazards and weather incidents. Older homes and manufactured homes may be more vulnerable to damages and/or more difficult to repair. Homes without plumbing, electricity or phone services are at a greater risk during an emergency. The capacity to recover quickly from a shock is greater when people (the workforce) are not displaced.

Data to Answer the Question				
Housing Data	Percentage of homes built in the last decade	Less than 4%	4-15%	More than 15%
	Percentage of homes built before 1970	More than 60%	40%-60%	Less than 40%
	Percentage of housing stock that is classified as mobile homes	More than 10%	5-10%	Less than 5%
Utility & Services	Percentage of homes without complete plumbing	More than 2%	1-2%	Less than 1%
	Percentage of homes without complete kitchens	More than 3%	1-3%	Less than 1%
	Percentage of homes dependent on any single fuel supply	More than 70%	60-70%	Less than 60%

Question 6 Data Collection

Data		Source	
		Details	
Housing Data	Housing Age (County & State)	Social Explorer	ACS 5-Year Estimates
		Table: (SE:A10055) Occupied Housing Units by Year Structure Built	
	Mobile Homes (County & State)	Social Explorer	ACS 5-Year Estimates
		Table: (SE:A10032) Housing Units in Structure	
Utilities & Services	Residential Facilities (County & State)	Social Explorer	ACS 5-Year Estimates
		Tables: (SE:A10029) Housing Units by Telephone Service Available, (SE:A10034) House Heating Fuel	
		US Census	ACS 5-Year Estimates
		Tables: (B25047) Plumbing Facilities for All Housing Units (B25051) Kitchen Facilities for All Housing Units	
	Home Heating Choices (County & State)	Social Explorer	ACS 5-Year Estimates
		Table: (SE:A10034) House Heating Fuel	






7.

What level of education attainment and earnings are residents reaching?

**Why this impacts resilience:**

People who attain higher education and/or have specialized skills are more likely to be employed and earn higher wages and less likely to primarily depend on public services. Regions that have educational opportunities can provide essential resources and training for local residents preparing to join the workforce. In addition, if economic conditions change and the local employment sectors shift, educational opportunities can be an asset for the community by offering community members new or additional training.

Data to Answer the Question				
Educational attainment and earnings	Percentage of population (25 years+) with Bachelor's Degree or higher	Less than 25%	25%-35%	More than 35%
	Median earnings of high school graduates (or equivalency) in the county as a percentage of median earnings of high school graduates in state	Less than 75%	75%-105%	More than 105%



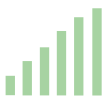
Question 7 Data Collection

Data		Source	
		Details	
Educational Attainment	Educational Attainment (County & State)	Social Explorer	ACS 5-Year Estimates
		Table: (SE:A12001) Educational Attainment for Population 25 Years and Over	
	Median Earnings by Educational Attainment (County & State)	Social Explorer	ACS 5-Year Estimates
		Table: (SE:A15001) Median Earnings by Sex by Educational Attainment (In Inflation Adjusted Dollars) (For Population Age 25+)	

8.

Do residents have access to health and wellness facilities?

**Why this impacts resilience:**  
A resilient economy can consistently provide residents with basic needs, including shelter, safety, and food. Hospitals, clinics, and grocery stores are vital for preparing for, responding to, and recovering from a major disruption. High levels of baseline community health are important for resilience because communities with healthy residents are better able to absorb the impacts of, and recover from, disasters. Health insurance coverage is a positive indicator of community resilience.

Data to Answer the Question				
Hospital, urgent care, and pharmacy coverage	Percentage of population within 15 miles of a medical facility (hospital, urgent care, clinic)	Less than 40%	40-70%	More than 70%
Insurance Coverage	Percentage of uninsured (non-incarcerated) population	More than 11%	7-11%	Less than 7%

Question 8 Data Collection

Data		Source
		Details
Proximity to Food and Health Providers	Access to Health Services (County)	GIS Prepared by OCWCOG - <i>By Request</i>
		<i>Custom inventory of local data must be provided.</i>
Insurance Coverage	Insurance Coverage (County & State & National)	Social Explorer      ACS 5-Year Estimates
		Table: (SE:A20001) Health Insurance

Key Findings



Stronger Signals of Resilience



Skilled and educated  
workforce

People (over 25) in the CWEDD counties are graduating high-school and attending post-secondary institutions at rates similar to Oregon as a whole. Educational and training resources are available across the region.

Economic  
Opportunity

Higher-wage jobs are found across the region. The health care and social assistance sector account for one of the highest percentages of employment in all four CWEDD counties. Average wages in this sector and other sectors with higher shares of employment are relatively high. County median income is close to state median income in every county.



Population Growth

Counties in the CWEDD are growing steadily and at a similar pace to each other. Recent trends in growth are expected to continue according to the latest PSU population forecasts.



Weaker Signals of Resilience



Economic Diversity

Across the counties in CWEDD, there are concentrations of employment in the leisure and hospitality sector, including food and beverage establishments. These jobs usually offer lower wages and limited benefits to employees. The leisure and hospitality sector is particularly vulnerable when hazardous events prevent patronage.



Employment  
Vulnerability

In three of the four CWEDD counties, the fastest growing industry sectors are in accommodation and hospitality services. The 2020 COVID-19 pandemic and subsequent “shut-downs” have been particularly hard-felt by food and drink establishments. Construction, another fast-growing industry in some counties, can be susceptible to shifts in the economy and government spending. Recent headlines describe uncertainty about the future of construction jobs in Oregon.



Housing

Housing is a regional challenge. In every CWEDD county, the majority of new housing was built more than a decade ago, and 50% of renters are cost-burdened (spending 30% or more of their income on housing).

# B. 8 Questions Update Guide

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# “8 Questions” Excel Data Template – Update Guide

SNAPSHOT

Update each data point using the sources listed.

SNAPSHOT	QUICK FACTS			
		County	State	
	Population	122,870	4,081,943	
	Population as % of State Total	3.0%		
	Hachman Index Score	0.0. <---> 1.0		
	County Score (2019)	0.518		
	State Score (2018)		0.93	
	Top 3 Industries (2010-2019) as Percentage of Total Employment	Average Wages		
	INDUSTRY 1	\$12,121,212		
	INDUSTRY 2	\$12,121,212		
	INDUSTRY 3	\$12,121,212		
	Median Household Income	County	State	Co as % of State
		\$52,097	\$21,212,121	0.2%

Population (County & State)	PSU Population Research Center Annual Oregon Population Report Tables
	<a href="https://www.pdx.edu/population-research/population-estimate-reports">https://www.pdx.edu/population-research/population-estimate-reports</a>
Hachman Index (County & State)	Oregon Employment Department (OED) <b>By Request</b>
	<a href="https://www.qualityinfo.org/-/measuring-local-industry-employment-diversity-with-the-hachman-index">https://www.qualityinfo.org/-/measuring-local-industry-employment-diversity-with-the-hachman-index</a>
Top 3 Industry (County)	Oregon Employment Department (OED) <b>By Request</b>
	“Top 3 private industries as a percentage of total employment”
Median Household Income (County & State)	Social Explorer ACS 5-Year Estimates
	Table: (SE A14006) Median Household Income (using Inflation Adjusted Dollars)





# “8 Questions” Excel Data Template – Update Guide

## QUESTION 1

Update each **data point** using the sources listed.

### Question: Does the economy have diverse and well-paid jobs?

Diversified economies are more resilient. Regions that have a concentration of jobs in fewer industries are less resilient.

QUESTION 1 DOES THE ECONOMY HAVE DIVERSE AND WELL-PAID JOBS?			
Top 3 Industries (2010-2019) as Percentage of Total Employment	Average Wages	% of total Jobs	
INDUSTRY 1	\$12,121,212	0.0%	
INDUSTRY 2	\$12,121,212	0.0%	
INDUSTRY 3	\$12,121,212	0.0%	
Fastest Growing Industries (2010-2019)	Average Wages	Number Change	Percent Change (2010-2019)
INDUSTRY 1	\$12,121,212	0	0.0%
INDUSTRY 2	\$12,121,212	0	0.0%
INDUSTRY 3	\$12,121,212	0	0.0%
Fastest Shrinking Industries (2010-2019)	Average Wages	Number Change	Percent Change (2010-2019)
INDUSTRY 1	\$12,121,212	0	0.0%
INDUSTRY 2	\$12,121,212	0	0.0%
INDUSTRY 3	\$12,121,212	0	0.0%
Hachman Index # (2019)	0.518		
Median Household Income (2018)			Percent Change (2008-2018)
County	\$12,121,212		0.0%
State	\$21,212,121		99.0%
County median income as a % of state median income	57%		

Top 3 Industries Wages, % of Total Jobs (County)	Oregon Employment Department (OED) <b>By Request</b>
	“Top 3 private industries as a percentage of total employment”
Fastest Growing Industries, Wages, % Change (County)	Oregon Employment Department (OED) <b>By Request</b>
	“Fastest and Slowest Growing Employment Subsectors (Percentage basis)”
Fastest Shrinking (slowest growing) Industries, Wages, % Change (County)	Oregon Employment Department (OED) <b>By Request</b>
	“Fastest and Slowest Growing Employment Subsectors (Percentage basis)”
Hachman Index (County & State)	Oregon Employment Department (OED) <b>By Request</b>
	<a href="https://www.qualityinfo.org/-/measuring-local-industry-employment-diversity-with-the-hachman-index">https://www.qualityinfo.org/-/measuring-local-industry-employment-diversity-with-the-hachman-index</a>
Median Income (County & State)	Social Explorer ACS 5-Year Estimates
	Table: (SE A14006) Median Household Income (using Inflation Adjusted Dollars)

# “8 Questions” Excel Data Template – Update Guide

## QUESTION 2

Update each **data point** using the sources listed.

### Question: What is the projected future of major employment industries in the region and nationally?

Industries that are shrinking nationally are less reliable, long-term sources of employment and contribute to a less resilient economy. Resilient economies are predominated by higher-wage industries. Industries that rely on natural resources, taxes, and international trade can be more susceptible to changing regulations. Employment that is concentrated in a narrow number of industries is less resilient than an economy with more industry diversity.

QUESTION 2 WHAT IS THE PROJECT FUTURE OF MAJOR EMPLOYMENT IN REGION?		
Fastest Growing Industries (2010-2019) by Percentage, in County	Average Wages	Wages Compared to Co Average
INDUSTRY 1	\$12,121,212	100.0%
INDUSTRY 2	\$12,121,212	100.0%
INDUSTRY 3	\$12,121,212	100.0%
Fastest Shrinking Industries (2010-2019) by Percentage, in County	Average Wages	Wages Compared to Average Annual
INDUSTRY 1	\$12,121,212	100.0%
INDUSTRY 2	\$12,121,212	100.0%
INDUSTRY 3	\$12,121,212	100.0%
Average Annual Wages (2018)		
County	\$12,121,212	
State	\$21,212,121	
Noteworthy Articles (URLs)		

Fastest Growing Industries, Wages (County)	Oregon Employment Department (OED) <b>By Request</b>
	“Fastest and Slowest Growing Employment Subsectors (Percentage basis)”
Fastest Shrinking (slowest growing) Industries, Wages (County)	Oregon Employment Department (OED) <b>By Request</b>
	“Fastest and Slowest Growing Employment Subsectors (Percentage basis)”
Annual Average Wages (County & State)	Quality Info / Quarterly Census of Employment & Wages (BLS)
	Table: Annual Averages, All establishment sizes

# “8 Questions” Excel Data Template – Update Guide

## QUESTION 3

Update each **data point** using the sources listed.

### Question: What is the age breakdown of residents?

Communities that are resilient have a mix of younger and older populations, and a growing number of working-age residents. Higher concentrations of older or younger populations require more services from the public, particularly during an economic disruption.

QUESTION 3	WHAT IS THE AGE BREAKDOWN OF RESIDENTS			
		COUNTY	STATE	
	Total Population (2018)	100	4,081,943	
	Median age (years)	45	39.2	
	Number of Workers 55 and Over (2018), % of All Ages	20	20%	438,794 23%
	Dependency Ratios (2019)	COUNTY	STATE	
	Age dependency ratio	111.1	60.6	
	Old-age dependency ratio	111.2	26.1	
	Child dependency ratio	111.3	34.5	

Median Age (County & State)	Social Explorer ACS 5-Year Estimates
	Table: (SE:A01004) Median Age by Sex
Workers over 55 (County & State)	Oregon Employment Department (OED) <b>By Request</b>
	“Number of Workers 55 and Over, Percent of All Ages”
Age Dependency Ratio (County & State)	Census.Data.Gov ACS 5-Year Estimates (prior 3 periods)
	Table: (S0101) Age and Sex Summary Indicators

# “8 Questions” Excel Data Template – Update Guide

## QUESTION 4

Update each **data point** using the sources listed.

### Question: Do people live and work in the community?

If people live close to where they work, employment is more accessible during infrastructure disruptions and productive time is not wasted on commuting. Communities that provide housing and employment options to residents of all income-levels are more resilient during a shock to the economic landscape.

QUESTION 4	DO PEOPLE LIVE AND WORK IN THE COMMUNITY?					
	COUNTY		STATE			
	Housing and Employment Data (2018)					
	Total housing units	50,000		1,750,539		
	Total Employment	50,050		1,920,804		
	Jobs to Homes Ratio	1.00		1.10		
	Total Occupied Housing Units	55,050		1,591,835		
	Housing Tenure & Vacancy (2018)		COUNTY	%	STATE	%
	Owner-occupied	50,000	90.8%	985,523	61.9%	
Renter-occupied	50,050	90.9%	606,312	38.1%		
Occupied housing units	50,000	90.8%	1,591,835	100.0%		
Vacant housing units	50,050	90.9%	37,931	2.4%		
Cost of Living - Cost Burdened Households (2018)		COUNTY	%	STATE	%	
Renter Occupied Housing	50,000		606,312			
Spending 30% or More	50,050		294,968			
% of Total Renter Occupied Housing Cost Burdened		100.1%		48.6%		
Owner Occupied Housing Units (w and w/o mortgage)	50,000		985,523			
Spending 30% or More	50,050		253,149			

Total Housing Units (County & State)	Social Explorer   ACS 5-Year Estimates
	Table: (SE:A10001) Housing Units
Total Employment (County & State)	Quality Info / Quarterly Census of Employment & Wages (BLS)
	Table: Annual Averages, All establishment sizes
Housing Tenure & Vacancy (County & State)	Social Explorer   ACS 5-Year Estimates
	Table: (SE:A10060) Tenure
Cost-burdened Households (County & State)	Social Explorer   ACS 5-Year Estimates
	Table: (SE:A10049, SE:A10051) Selected Monthly Owner Costs, (SE:A18002) Gross Rent as a % of Household Income
Average Commuting Time (County & State)	Social Explorer   ACS 5-Year Estimates
	Table: (SE:A09003) Average Commute to Work (In Min)
Transportation Mode (County & State)	Social Explorer   ACS 5-Year Estimates
	Table: (A09005) Means of Transportation to Work for Workers 16 Years and Over
Inflows/Outflows of residents (County)	US Census Bureau   OnTheMap
	<a href="https://onthemap.ces.census.gov/">https://onthemap.ces.census.gov/</a>

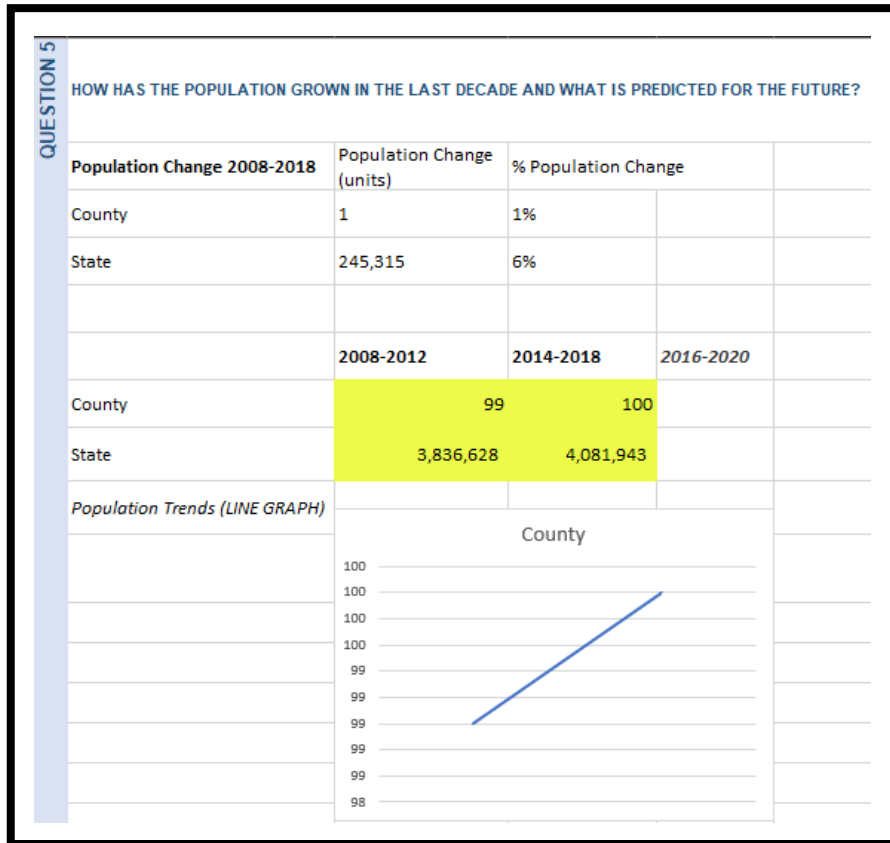
# “8 Questions” Excel Data Template – Update Guide

## QUESTION 5

Update each **data point** using the sources listed.

### Question: How has the population grown in the last decade and what is predicted for the next 30 years?

Populations in decline signal a weaker (less resilient) economy. People often move to seek better employment or housing opportunities. A declining population is indicative of changing development/settlement patterns and loss of potential workforce.



Historical Population Changes (County & State)	Social Explorer ACS 5-Year Estimates (prior 3 periods)
	Table: (SE:A00001) Total Population
30-Year Forecasts (County & State)	PSU Population Research Center Current Forecast Summaries for All Areas
	<a href="https://www.pdx.edu/population-research/population-forecasts">https://www.pdx.edu/population-research/population-forecasts</a>



# “8 Questions” Excel Data Template – Update Guide

## QUESTION 6

Update each **data point** using the sources listed.

### Question: Are residential homes able to withstand a natural hazard or weather incident?

Newer homes are more likely to have been constructed to withstand natural hazards and weather incidents. Older homes and manufactured homes may be more vulnerable to damages and/or more difficult to repair. Homes without plumbing, electricity or phone services are at a greater risk during an emergency. The capacity to recover quickly from a shock is greater when people, and the workforce, are not displaced.

QUESTION 6	ARE RESIDENTIAL HOMES ABLE TO WITHSTAND A NATURAL HAZARD OR WEATHER INCIDENT?			
	Year Structure Built	COUNTY	%	STATE %
	Occupied Housing Units:	50,000		1,591,835
	Built 2014 or Later	676	1.35%	27,583 1.73%
	Built 2010 to 2013	767	1.53%	36,994 2.32%
	Built 2010 or Later	878	1.76%	64,577 4.06%
	Built 2000 to 2009	989	1.98%	229,363 14.41%
	Built 1990 to 1999	1,212	2.42%	270,341 16.98%
	Built 1980 to 1989	1,232	2.46%	174,293 10.95%
	Built 1970 to 1979	2,343	4.69%	309,945 19.47%
	Built 1960 to 1969	1,001	2.00%	149,747 9.41%
	Built 1950 to 1959	1,002	2.00%	130,588 8.20%
	Built 1940 to 1949	2,002	4.00%	83,509 5.25%
	Built 1939 or Earlier	2,003	4.01%	179,472 11.27%
	Built 2010 or Later	3,003	6.01%	64,577 4.06%
	Built Before 1970	3,004	6.01%	543,316 34.13%

Housing Age (County & State)	Social Explorer   ACS 5-Year Estimates
	Table: (SE:A10055) Occupied Housing Units by Year Structure Built
Mobile Homes (County & State)	Social Explorer   ACS 5-Year Estimates
	Table: (SE:A10032) Housing Units in Structure
Residential Facilities (County & State)	Social Explorer   ACS 5-Year Estimates
	Tables: (SE:A10029) Housing Units by Telephone Service Available, (SE:A10034) House Heating Fuel
	US Census Bureau   ACS 5-Year Estimates
	Tables: (B25047) Plumbing Facilities for All Housing Units (B25051) Kitchen Facilities for All Housing Units
Home Heating Choices (County & State)	Social Explorer   ACS 5-Year Estimates
	Table: (SE:A10034) House Heating Fuel



# “8 Questions” Excel Data Template – Update Guide

## QUESTION 7

Update each **data point** using the sources listed.

### Question: What level of education attainment and earnings are residents reaching?

People who attain higher education and/or have specialized skills are more likely to be employed and earn higher wages and less likely to primarily depend on public services. Regions that have educational facilities can provide essential resources and training for local residents preparing to join the workforce. In addition, if economic conditions change and the local employment sectors shift, educational facilities can be a valuable asset for the community by offering community members new or additional training.

QUESTION 7	WHAT LEVEL OF EDUCATION ATTAINMENT AND EARNINGS ARE RESIDENTS REACHING?				
	<b>Educational Attainment</b>	<b>COUNTY</b>	<b>%</b>	<b>STATE</b>	<b>%</b>
	Population 25 Years and Over:	50,000		2,850,693	
	Less than High School	676	0.00%	274,182	9.60%
	High School Graduate (Includes Equivalency)	767	0.00%	656,365	23.00%
	Some College	878	0.00%	982,329	34.50%
	Bachelor's Degree	989	0.00%	583,144	20.50%
	Master's Degree	1,212	0.00%	247,490	8.70%
	Professional School Degree	1,232	0.00%	62,012	2.20%
	Doctorate Degree	2,343	0.00%	45,171	1.60%
	Bachelor's Degree or higher	5,776	0.00%	937,817	33%
	Median Earnings by Educational Attainment	COUNTY	% of State Stats	STATE	

Educational Attainment (County & State)	Social Explorer ACS 5-Year Estimates
	Table: (SE:A12001) Educational Attainment for Population 25 Years and Over
Median Earnings by Educational Attainment (County & State)	Social Explorer ACS 5-Year Estimates
	Table: (SE:A15001) Median Earnings by Sex by Educational Attainment (In Inflation Adjusted Dollars) (For Population Age 25+)
Access to Education and Training Institutions	GIS Prepared by OCWCOG <b>By Request</b>
	Public and Private Education Location Data



# "8 Questions" Excel Data Template – Update Guide

## QUESTION 8

Update each **data point** using the sources listed.

### Question: Do residents have access to health and wellness facilities?

A resilient economy can consistently provide residents with basic needs, including shelter, safety, and food. Hospitals, clinics, and grocery stores are vital for preparing for, responding to, and recovering from a major disruption. High levels of baseline community health are important for resilience because communities with healthy residents are better able to absorb the impacts of, and recover from, disasters. Health insurance coverage is a positive indicator of community resilience.

QUESTION 8 DO RESIDENTS HAVE ACCESS TO HEALTH AND WELLNESS FACILITIES?				
Insurance Coverage	COUNTY	%	STATE	%
Total Population in Survey	47,515		4,042,073	
No Health Insurance Coverage	500	0.0%	293,690	7.3%
With Health Insurance Coverage:	500	0.0%	3,748,383	92.7%
Public Health Coverage	250	0.0%	1,586,088	39.2%
Private Health Insurance	250	0.0%	2,728,149	67.5%

Access to Health Services	GIS Prepared by OCWCOG <b>By Request</b>
	<i>Custom inventory of local data must be provided.</i>
Insurance Coverage (County & State & National)	Social Explorer ACS 5-Year Estimates
	Table: (SE:A20001) Health Insurance

# C. County Profiles





# Benton County

## Economic Resilience Profile

ECONOMIC  
RESILIENCE

BENTON COUNTY

Benton County is located in Oregon’s Willamette Valley. The largest cities within the county are Corvallis (County Seat), Albany, and Philomath. Benton County residents are more educated than the general state population, and younger, which contributes to a strong local workforce. Benton County is home to Oregon State University. The local economy was traditionally driven by agriculture and is now led by the Health Care sector.

Quick Facts

Population  
Population as % of State Total

94,665  
2%

Economic Diversity Score  
(Hachman Index)

0.641 (/1.0) 7<sup>th</sup> Highest of 36 Oregon Counties

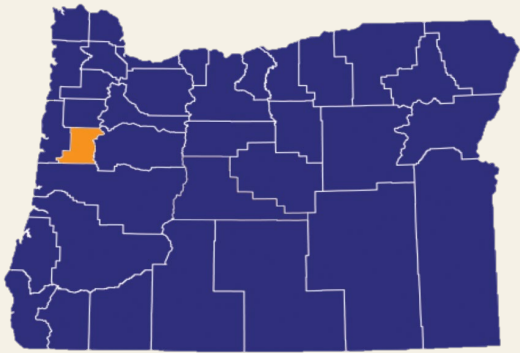
Top 3 Industries by employment  
and Average Wages

#1 16.1% Health Care & Social Assistance \$59,203	#2 10.0% Accommodation and Food Services \$17,647	#3 9.8% Retail Trade \$26,891
\$52,192 Average Annual Wages in Benton County (all industries/ownerships)		

Stronger Signals of Resilience



- Benton County’s educated and younger workforce is a positive indicator of economic resilience
- The housing inventory in Benton County includes a more diverse mix of housing types and newer construction than other parts of Oregon, contributing to a more resilient economy



Weaker Signals of Resilience



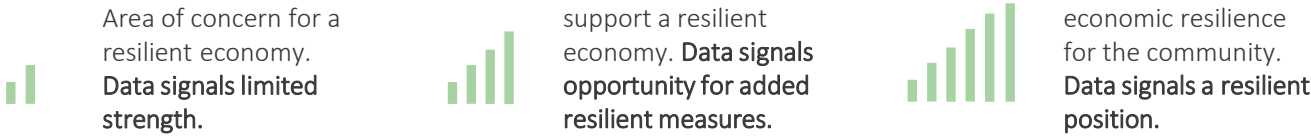
- Benton County has a high concentration of jobs in the Accommodation and Food Services industries, which pay lower-wages and may be less stable sources of employment during a major event
- Higher-wage industries in Benton County are shrinking, while lower-wage employment opportunities are growing

	US	State	County
Median Household Income (2018 \$)	\$60,293	\$59,393	\$58,655
Median Age	37.9	39.2	32.9
% of Residents with at least High School Degree	87.6%	90.5%	95.5%
% of Renters spending 30% or more of income on housing	47%	49%	54%

City	Population
Corvallis UGB	59,730
Outside UGBs	19,300
Albany UGB (Benton)	8,300
Philomath	5,370
Adair Village	1,325
Monroe	690



## Gauging Resilience: Signal Strength Measures



This profile measures resilience in the County using the data detailed in the **8 Questions Framework Introduction**. Some data help answer more than one question, and most questions are answered using a combination of datasets. Measuring economic resilience is challenging because many factors impact a community’s ability to recover from a shock. The elements that contribute to a more resilient community are varied, and often independently managed. It is entirely possible for a community to demonstrate economic strengths and vulnerabilities at the same time.




This framework measures the “signal strength” associated with each dataset. Within every question, the datasets with the weaker signals should be noted and further investigated. Communities should aim to have full-power resilience signals for most datasets and may want to concentrate efforts where there is limited signal strength.

### Terms Used in Measuring Resilience




Term	Defined as
Age Dependency Ratio	Determined by measuring the number of dependents (young and old) in a population divided by the number of working-age people. This data point describes the level of pressure on an economy from supporting populations that are typically less active in the labor market.
Average Wages	Average of the wages earned in a particular job or industry occupation. Wages include tips, commissions, bonuses, vacation, and holiday pay, but do not include benefits.
Complete Kitchen / Complete Plumbing	Homes that have a sink with faucet, a stove or range, and a refrigerator meet the criteria for having complete kitchen facilities. Homes that have hot and cold running water, a flush toilet and a bathtub or shower meet the criteria for having complete plumbing facilities.
Cost-burdened / Severe cost-burdened Households	Households that pay more than 30% of their income for housing are considered cost-burdened. Households that pay more than 50% of their income for housing are considered severely cost-burdened.
Fastest Growing Industries (& wages)	Private industries with the highest percentage of total employment, as measured by Oregon Employment Department (OED).
Jobs to Homes Ratio	Used to examine the proportions of residents, jobs, and services in urban areas. The ratio is measured by dividing the total employment by total occupied housing units.
Median Household Income	Median of households’ income earned in the past 12 months within a geography. Income includes the income of the householder and all other individuals 15 years and over in the household (whether or not they are related to householder).
Population Growth Rate	This rate expresses the percent change in population over a given time period.
Vacancy Rate	The proportion of housing units that are not seasonal or for sale that are not occupied.

What Indicates Resilience?		
1	Does the economy have diverse and well-paid jobs?	<p>Diversified economies are more resilient.</p> <ul style="list-style-type: none"><li>+ A distribution of jobs in higher-wage industries indicates more economic resilience</li><li>■ A concentration of jobs in a single industry indicates less economic resilience</li></ul>
2	What is the projected future of major employment industries in the region and nationally?	<p>Industries that are less subject to volatility are more resilient.</p> <ul style="list-style-type: none"><li>+ A distribution of employment across industries that will likely remain stable indicates greater economic resilience</li><li>■ A concentration of employment in industries that are regulated, taxed, or that rely on natural resources introduces more risk for economic resilience</li></ul>
3	What is the age breakdown of residents?	<p>A mix of young, working, and older populations is indicative of a more resilient economy.</p> <ul style="list-style-type: none"><li>+ Populations that are active in the labor force promote economic resilience</li><li>■ An aging population threatens economic resilience</li></ul>
4	Do people live and work in the community?	<p>In communities where people live and work, the local economy is more active and independent, and therefore more resilient.</p> <ul style="list-style-type: none"><li>+ Mix of housing types and costs indicates greater economic resilience</li><li>■ Limited affordable housing options and major commuter outflows indicates less economic resilience</li></ul>
5	How has the population grown in the last decade and what is predicted for the next 30 years?	<p>Growing populations indicate economic opportunities and resilience.</p> <ul style="list-style-type: none"><li>+ Steady and continuous growth indicates greater economic resilience</li><li>■ Sharp inclines and declines in populations indicate less economic resilience</li></ul>
6	Are residential homes able to withstand a natural hazard or weather incident?	<p>Newer homes are more likely to have been constructed to withstand natural hazards and weather incidents. Older homes and manufactured homes may be more vulnerable to damages and/or more difficult to repair.</p> <ul style="list-style-type: none"><li>+ A sufficient supply of newer housing stock (built after 1970) indicates economic resilience</li><li>■ Limited newer housing stock and a decline in homebuilding over the last decade indicates less economic resilience</li></ul>
7	What level of education attainment and earnings are residents reaching?	<p>Residents with advanced or specialized degrees have higher earning potential. Regions that have choices for advanced education (trade schools, community colleges, four-year colleges, and universities) are better positioned to support the training of local residents.</p> <ul style="list-style-type: none"><li>+ Higher percentage of residents with advanced or specialized degrees indicates greater economic resilience</li><li>■ Lower percentage of residents with advanced or specialized degrees indicates less economic resilience</li></ul>
8	Do residents have access to health and wellness facilities?	<p>Communities with health and wellness facilities are more resilient than communities that lack these facilities. People with health insurance contribute to a more resilient economy by reserving scarce public health resources for those most in need.</p> <ul style="list-style-type: none"><li>+ Populations that are mostly insured and mostly located near health care facilities indicates greater economic resilience</li><li>■ Populations that have lower insurance rates and that are located farther from health care facilities indicates less economic resilience</li></ul>

1. Does the economy have diverse and well-paid jobs?

Data to Answer the Question			Results																
Employment Data  Source: QCEW + Oregon Employment Department (OED)	<p>Resilient economies are not predominated by low-wage industries.</p> <p><b>Average Annual Wages 2018</b></p> <table><tr><td>Oregon</td><td>\$53,053</td></tr><tr><td>Benton County</td><td>\$52,192</td></tr></table> <p><b>Industry with Highest Employment</b></p> <table><tr><td>1. Healthcare &amp; Social Asst.</td><td>Wages</td><td>% of Total Emp.</td></tr><tr><td>2. Accommodation &amp; Food Services</td><td>\$59,203</td><td>16%</td></tr><tr><td>3. Retail Trade</td><td>\$17,647</td><td>10%</td></tr><tr><td></td><td>\$26,891</td><td>10%</td></tr></table>		Oregon	\$53,053	Benton County	\$52,192	1. Healthcare & Social Asst.	Wages	% of Total Emp.	2. Accommodation & Food Services	\$59,203	16%	3. Retail Trade	\$17,647	10%		\$26,891	10%	
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Hachman Index  Source: Oregon Employment Department (OED)	<p>The Hachman Index is a measure of economic diversity.</p> <p>Benton County 0.641 7<sup>th</sup> highest of Oregon’s Counties (2019)</p>																		
Income Earned  Source: ACS (2018)	<p>Do people earn an equivalent income in Benton County compared to other parts of the state?</p> <p><u>Median Household Income</u>   <u>% of State Median Household Income</u></p> <table><tr><td><b>Benton County</b></td><td><b>\$58,655</b></td><td><b>98.8%</b></td></tr><tr><td><b>Oregon</b></td><td><b>\$59,393</b></td><td></td></tr><tr><td>Lane County</td><td>\$49,958</td><td>84.1%</td></tr><tr><td>Lincoln County</td><td>\$46,061</td><td>77.6%</td></tr><tr><td>Linn County</td><td>\$52,097</td><td>87.7%</td></tr></table>		<b>Benton County</b>	<b>\$58,655</b>	<b>98.8%</b>	<b>Oregon</b>	<b>\$59,393</b>		Lane County	\$49,958	84.1%	Lincoln County	\$46,061	77.6%	Linn County	\$52,097	87.7%		
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People with jobs in the top industry, Heath Care and Social Assistance, are earning more than the County’s median wage, and nearly the same income as people who work in this industry in other parts of Oregon. In comparison, people who work in the 2nd largest industry, Accommodation and Food Services, are earning less than \$18,000 annually, more than 70% less than the state’s median income. Each of the top three industries account for less than 20% of the total employment, meaning that there is employment diversity and less vulnerability from an industry-specific disruption.




Data Definitions & Thresholds				
Employment Data	Of the 3 fastest growing industries, how many account for 20% or more of total area employment?	3	1-2	0
Economic Diversity	The Hachman Index is a measure of economic diversity. Using indicators such as gross domestic product (GDP) or employment, the index measures the mix of industries present in a particular region relative to a (well-diversified) reference region.	0-0.33	0.34-0.66	0.67-1.0
Income Earned	Median household income in the County as a percentage of state median income.	Less than 60%	60%-80%	More than 80%

2.

What is the projected future of major employment industries in the region and nationally?

Diversified economies are more resilient. Regions that have a concentration of jobs in fewer industries are less resilient.

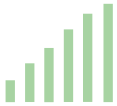

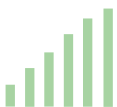
Data to Answer the Question		Results
<div>Employment Data</div> <div>Source: QCEW</div>	<div>From 2010-2019, Benton County has seen a decrease in higher-wage jobs in sectors like Information and federal government. In the same period, more than 25% of the County’s job growth has occurred in the leisure and hospitality industry, which supports lower-wage jobs. The average Leisure and Hospitality wages in Benton County (\$17,464) is significantly lower than the county and state median household incomes.</div> <div><div><div>Fastest Growing</div><div>1. Health care and social assistance</div><div>2. Mining, logging, and construction</div><div>3. Leisure and Hospitality</div></div><div><div>Wages</div><div>\$58,690</div><div>\$N/A</div><div>\$17,464</div></div></div>	
<div>Current Events and National Trends</div> <div>Source: Various</div>	<div>In Benton County, the employment sectors are diverse, but there is economic vulnerability when job growth is aligned with lower-wage industries.</div>	




Data Definitions & Thresholds				
Employment Data	Of the 3 fastest growing industries, how many offer wages above, or equivalent to, average wages in the county?	0	1-2	3
Current Events and National Trends	Articles that discuss growing and shrinking industries in Oregon may offer insights into potential economic and employment related risk.	News and Trends suggest industries will not prosper in the future	Nothing Noteworthy	News and Trends suggest industries are growing (regionally, nationally, globally)

3.

What is the age breakdown of residents?

Communities that are resilient have a mix of younger and older populations, and a growing number of working-age residents. Higher concentrations of older or younger populations require more services from the public, particularly during an economic disruption.

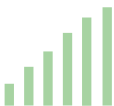

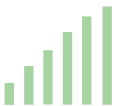
Data to Answer the Question		Results
Population characteristics Source: ACS (2018)	The median age of Benton County residents is 32.9, lower than the state (39.2) and national (37.2) averages. The age breakdown in Benton County skews younger, with 23% of the population between the ages of 18-24.	
Workers over 55 stats Source: OED	25% of Benton County's total population are over 55 years old and currently working (compared to 23% at the state level).	
Age dependency ratio Source: ACS (2018)	The age dependency ratio for Benton County is 46.8, suggesting less economic pressure compared to the State's ratio of 60.6.	




Data Definitions & Thresholds				
Population characteristics	Median Age	Over 50	40-50	Under 40
Workers over 55 stats	Percentage of population of people over 55 and employed full-time  When the workforce is relying on an aging population it may be less sustainable.	More than 30%	15%-30%	Less than 15%
Age dependency ratio	The dependency ratio is the number of dependents in a population (under-18 and over-65) divided by the number of working-age (18-64) people, multiplied by 100. This data point describes the level of pressure on an economy from supporting the portions of the population least likely to be working.	More than 65.0	50.0-65.0	Less than 50.0

4.

Do people live and work in the community?

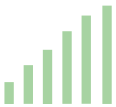
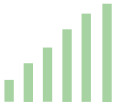
If people live close to where they work, productive time is not wasted on commuting and employment is more accessible during infrastructure disruptions. Communities that provide housing and employment options to residents of all income-levels are more resilient during a shock to the economic landscape.




Data to Answer the Question		Results
Housing Data  Source: ACS (2018)	The housing inventory in Benton County includes a mix of single-family, multi-unit, and mobile homes. About 60% of housing inventory is single-family and 30% is multi-unit, 6% mobile homes, signaling a more diverse housing stock than the state averages. The vacancy rate in Benton County is 3%, a bit higher than at the state level.	
Cost of Living vs Median Household Income  Source: ACS (2018)	In Benton County, 55% of residents who rent and 35% of all residents are cost-burdened. In comparison, almost 50% of renters and 34% of all residents in the state are cost-burdened.	
Commuting Patterns  Source: ACS (2018), On the Map (2019)	In Benton County, 50% of people live and work within the county; fewer people drive to work than the state average, and more people walk and bicycle than state average (16% v. 6%). The average commute time is 19 minutes.	

Data Definitions & Thresholds				
Housing and Employment Data	Jobs to Homes Ratio	Less than 0.75	More than 1.5	0.75-1.5
Cost of Living	Vacancy Rate	Less than 2.25%, More than 7%	2.25%-4.49%	4.5%-7%
	Percentage of households spending more than 30% of their income on housing (known as cost-burdened)	More than 25%	20-25%	Less than 20%
Commuting Patterns	Average commuting time	More than 26 min	20 min - 26 min	Less than 20 min
	Percentage of population that commute via walking, bicycling, or public transportation	Less than 5%	5%-10%	More than 10%
	Percentage of population that live and work in the county.	Less than 50%	50-75%	More than 75%

5. How has the population grown in the last decade and what is predicted for the next 30 years?

Populations in decline signal a weaker (less resilient) economy. People often move to seek better employment or housing opportunities. A declining population is indicative of changing development/ settlement patterns and loss of potential workforce.

Data to Answer the Question		Results
Population Growth Rate  Source: ACS (2018)	Benton County accounts for 2% of the state’s population and has increased by 5% between 2008-2018. This increase in population is fairly consistent, although slightly lower, than the state’s population growth over the same time period (6.4%).	
Population Forecasts  Source: PSU	Benton County’s total population is forecasted to increase by 1.0% (2017-2035) and 0.4% (2035-2067), or nearly 18,000 over the next 18 years (2017-2035) and by more than 33,000 over the entire 50-year forecast period (2017-2067).	


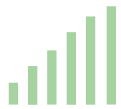
Data Definitions & Thresholds				
Past Population Data	Percentage change in population in the past 10 years	Less than 1.5%	1.5-3%	More than 3%
Population Forecasts	Forecasts for population trends and net migration over the next 30 years relate to the economic drivers that attract and/or retain a growing population.	Declining	No significant Growth or Decline	Growing






6.

Are residential homes able to withstand a natural hazard or weather incident?

Newer homes are more likely to have been constructed to withstand natural hazards and weather incidents. Older homes and manufactured homes may be more vulnerable to damages and/or more difficult to repair. Homes without plumbing, electricity or phone services are at a greater risk during an emergency. The capacity to recover quickly from a shock is greater when people (the workforce) are not displaced.

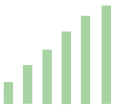
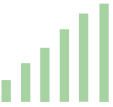
Data to Answer the Question		Results
Housing Data  Source: QCEW	About 5% of the houses in Benton County were built in 2010 or later. In the period following the last economic recession, Benton County saw a decline in housing construction, but notably, was less affected than the state and other CWEDD counties, on average.  Mobile homes make up a slightly smaller portion of the housing stock than the state average (6% v. 9%).	
Utility & Services  Source: Oregon Employment Department (OED)	The split of residents who use gas and electricity for heating fuel is comparable to the state figures (approximately 40% gas, 50% electricity). 3% of housing or less lack of plumbing, kitchen, or telephone services.	



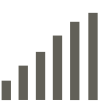
Data Definitions & Thresholds				
Housing Data	Percentage of homes built in the last decade	Less than 4%	4-15%	More than 15%
	Percentage of homes built before 1970	More than 60%	40%-60%	Less than 40%
	Percentage of housing stock that is classified as mobile homes	More than 10%	5-10%	Less than 5%
Utility & Services	Percentage of homes without complete plumbing	More than 2%	1-2%	Less than 1%
	Percentage of homes without complete kitchens	More than 3%	1-3%	Less than 1%
	Percentage of homes dependent on any single fuel supply	More than 70%	60-70%	Less than 60%

7.

What level of educational attainment and earnings are residents reaching?

People who attain higher education and/or have specialized skills are more likely to be employed and earn higher wages and less likely to primarily depend on public services. Regions that have educational opportunities can provide essential resources and training for local residents preparing to join the workforce. In addition, if economic conditions change and the local employment sectors shift, educational opportunities can be an asset for the community by offering community members new or additional training.

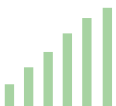
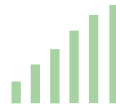
Data to Answer the Question		Results
Local resources for training and education  Source: OCWCOG	Oregon State University is a public research institute that offers undergraduate, graduate, and PhD degrees. The University attracts 32,000 students and is an economic driver in Corvallis. The Community Services Consortium serves Benton, Linn, and Lincoln Counties, as a resource for local job seekers and business owners offering a variety of programs and services.	
Educational attainment of populations  Source: ACS (2018)	<p>More than 95% of people in Benton County have attained a minimum of a high-school degree, and more than 50% of people have earned a bachelor's degree or higher. In Benton County, a greater proportion of residents have attained higher-education than the state averages.</p> <p>People with only a high-school degree in Benton County have median earnings that are 95% of the state median for those with only a high school degree.</p>	




Data Definitions & Thresholds				
Educational attainment and earnings	Percentage of population (25 years+) with Bachelor's Degree or higher	Less than 25%	25%-35%	More than 35%
	Median earnings of high school graduates (or equivalency) in the county as a percentage of median earnings of high school graduates in state	Less than 75%	75%-105%	More than 105%

8.

Do residents have access to health and wellness facilities?

A resilient economy can consistently provide residents with basic needs, including shelter, safety, and food. Hospitals, clinics, and grocery stores are vital for preparing for, responding to, and recovering from a major disruption. High levels of baseline community health are important for resilience because communities with healthy residents are better able to absorb the impacts of, and recover from, disasters. Health insurance coverage is a positive indicator of community resilience.

Data to Answer the Question		Results
Hospital, urgent care, and pharmacy coverage  Source: OCWCOG & LCOG	Health services are concentrated in Corvallis and limited in smaller communities, but most residents are within at least 15 miles of a medical facility.	
Insurance Coverage  Source: ACS (2018)	Just over 5% of Benton County residents are uninsured, a lower rate than the State (7%) and a positive indicator for local economic resilience.	

Data Definitions & Thresholds				
Hospital, urgent care, and pharmacy coverage	Percentage of population within 15 miles of a medical facility (hospital, urgent care, clinic)	Less than 40%	40-70%	More than 70%
Insurance Coverage	Percentage of uninsured (non-incarcerated) population	More than 11%	7-11%	Less than 7%



# Lane County

## Economic Resilience Profile

ECONOMIC  
RESILIENCE

LANE COUNTY

Lane County is located in Oregon’s Willamette Valley. The largest cities within the county are Eugene (County Seat), Springfield, Cottage Grove, and Florence. The local economy has shifted from timber and agriculture towards service-oriented industries. Lane County is home to the University of Oregon, and Northwest Christian University, attracting students and talent to the region.

Quick Facts

Population  
Population as % of State Total

381,365  
9%

Economic Diversity Score  
(Hachman Index)

0.861 (/1.0) Highest of 36 Oregon Counties

Top 3 Industries by employment  
and Average Wages

#1 16.5%  
Health Care &  
Social Assistance  
\$48,953

#2 13.0%  
Accommodation  
and Food Services  
\$17,647

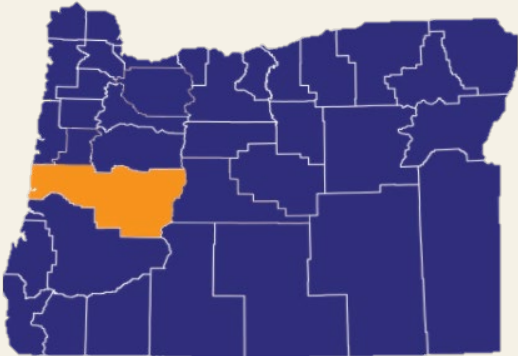
#3 9.9%  
Retail Trade  
\$26,891

\$43,783  
Average Annual Wages in Lane County  
(all industries/ownerships)

Stronger Signals of Resilience



- Lane County’s educated workforce is a positive indicator of economic resilience
- Job growth is across diverse industries and wages are competitive in comparison to the state
- An established network of education, training and employment resources and services exists



Weaker Signals of Resilience



- Higher wage industries are shrinking and lower wage industries that require a less educated workforce are growing
- The housing inventory in Lane County is prominently older and home values are more than 30% lower than the state average. The cost of living and limited availability of housing in the region are negative signals for economic resilience.

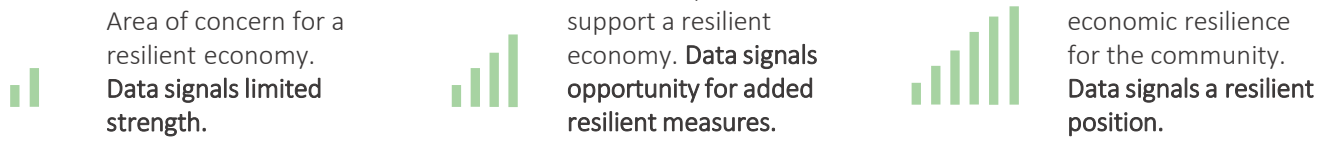
	US	State	County
Median Household Income	\$60,293	\$59,393	\$49,958
Median Age	37.9	39.2	39.4
% of Residents with at least High School Degree	87.6%	90.5%	91.5%
% of Renters spending 30% or more of income on housing	47%	49%	53%

Source: US Census 5-year ACS 2018

City	Population
Eugene & Springfield	266,806
Florence	10,912
Cottage Grove	10,645
Florence	10,912
Junction City	6,821
Creswell	6,041
Veneta	4,906
Oakridge	3,998

Source: PSU 2020

Gauging Resilience: Signal Strength Measures



This profile measures resilience in the County using the data detailed in the **8 Questions Framework Introduction**. Some data help answer more than one question, and most questions are answered using a combination of datasets. Measuring economic resilience is challenging because many factors impact a community’s ability to recover from a shock. The elements that contribute to a more resilient community are varied, and often independently managed. It is entirely possible for a community to demonstrate economic strengths and vulnerabilities at the same time.

This framework measures the “signal strength” associated with each dataset. Within every question, the datasets with the weaker signals should be noted and further investigated. Communities should aim to have full-power resilience signals for most datasets and may want to concentrate efforts where there is limited signal strength.




Terms Used in Measuring Resilience

Term	Defined as
Age Dependency Ratio	Determined by measuring the number of dependents (young and old) in a population divided by the number of working-age people. This data point describes the level of pressure on an economy from supporting populations that are typically less active in the labor market.
Average Wages	Average of the wages earned in a particular job or industry occupation. Wages include tips, commissions, bonuses, vacation, and holiday pay, but do not include benefits.
Complete Kitchen / Complete Plumbing	Homes that have a sink with faucet, a stove or range, and a refrigerator meet the criteria for having complete kitchen facilities. Homes that have hot and cold running water, a flush toilet and a bathtub or shower meet the criteria for having complete plumbing facilities.
Cost-burdened / Severe cost-burdened Households	Households that pay more than 30% of their income for housing are considered cost-burdened. Households that pay more than 50% of their income for housing are considered severely cost-burdened.
Fastest Growing Industries (& wages)	Private industries with the highest percentage of total employment, as measured by Oregon Employment Department (OED).
Jobs to Homes Ratio	Used to examine the proportions of residents, jobs, and services in urban areas. The ratio is measured by dividing the total employment by total occupied housing units.
Median Household Income	Median of households’ income earned in the past 12 months within a geography. Income includes the income of the householder and all other individuals 15 years and over in the household (whether or not they are related to householder).
Population Growth Rate	This rate expresses the percent change in population over a given time period.
Vacancy Rate	The proportion of housing units that are not seasonal or for sale that are not occupied.




What Indicates Resilience?		
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2	What is the projected future of major employment industries in the region and nationally?	<p>Industries that are less subject to volatility are more resilient.</p> <ul style="list-style-type: none"><li>+ A distribution of employment across industries that will likely remain stable indicates greater economic resilience</li><li>■ A concentration of employment in industries that are regulated, taxed, or that rely on natural resources introduces more risk for economic resilience</li></ul>
3	What is the age breakdown of residents?	<p>A mix of young, working, and older populations is indicative of a more resilient economy.</p> <ul style="list-style-type: none"><li>+ Populations that are active in the labor force promote economic resilience</li><li>■ An aging population threatens economic resilience</li></ul>
4	Do people live and work in the community?	<p>In communities where people live and work, the local economy is more active and independent, and therefore more resilient.</p> <ul style="list-style-type: none"><li>+ Mix of housing types and costs indicates greater economic resilience</li><li>■ Limited affordable housing options and major commuter outflows indicates less economic resilience</li></ul>
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6	Are residential homes able to withstand a natural hazard or weather incident?	<p>Newer homes are more likely to have been constructed to withstand natural hazards and weather incidents. Older homes and manufactured homes may be more vulnerable to damages and/or more difficult to repair.</p> <ul style="list-style-type: none"><li>+ A sufficient supply of newer housing stock (built after 1970) indicates economic resilience</li><li>■ Limited newer housing stock and a decline in homebuilding over the last decade indicates less economic resilience</li></ul>
7	What level of education attainment and earnings are residents reaching?	<p>Residents with advanced or specialized degrees have higher earning potential. Regions that have choices for advanced education (trade schools, community colleges, four-year colleges, and universities) are better positioned to support the training of local residents.</p> <ul style="list-style-type: none"><li>+ Higher percentage of residents with advanced or specialized degrees indicates greater economic resilience</li><li>■ Lower percentage of residents with advanced or specialized degrees indicates less economic resilience</li></ul>
8	Do residents have access to health and wellness facilities?	<p>Communities with health and wellness facilities are more resilient than communities that lack these facilities. People with health insurance contribute to a more resilient economy by reserving scarce public health resources for those most in need.</p> <ul style="list-style-type: none"><li>+ Populations that are mostly insured and mostly located near health care facilities indicates greater economic resilience</li><li>■ Populations that have lower insurance rates and that are located farther from health care facilities indicates less economic resilience</li></ul>



1. Does the economy have diverse and well-paid jobs?

Data to Answer the Question			Results							
Employment Data	Resilient economies are not predominated by low-wage industries. <b>Average Annual Wages 2018</b> Oregon \$53,053 Lane County \$43,783									
Source: QCEW + Oregon Employment Department (OED)	<b>Industry with Highest Employment</b>	<table><tr><th>Wages</th><th>% of Total Emp.</th></tr><tr><td>1. Healthcare &amp; Social Asst.</td><td>\$48,953 17%</td></tr><tr><td>2. Retail Trade</td><td>\$29,899 13%</td></tr><tr><td>3. Accommodation &amp; Food Services</td><td>\$18,635 10%</td></tr></table>		Wages	% of Total Emp.	1. Healthcare & Social Asst.	\$48,953 17%	2. Retail Trade	\$29,899 13%	3. Accommodation & Food Services
Wages	% of Total Emp.									
1. Healthcare & Social Asst.	\$48,953 17%									
2. Retail Trade	\$29,899 13%									
3. Accommodation & Food Services	\$18,635 10%									
Hachman Index	The Hachman Index is a measure of economic diversity.									
Source: Oregon Employment Department (OED)	Lane County 0.861 Highest of Oregon’s Counties (2019)									
Income Earned	Do people earn an equivalent income in Lane County compared to other parts of the state?									
Source: ACS (2018)	<b>Median Household Income / % of State Median Household Income</b>									
	<b>Lane County</b>	<b>\$49,958 84.1%</b>								
	<b>Oregon</b>	<b>\$59,393</b>								
	Benton County	\$58,655 98.8%								
	Lincoln County	\$46,061 77.6%								
	Linn County	\$52,097 87.7%								



The top 3 industries in Lane County pay less, on average, than the state’s median household income. Jobs in Health Care and Social Assistance are projected to grow, and jobs in the higher-paying Information industry are projected to shrink. It is worth noting that Retail Trade accounts for 13% of jobs and that the average earnings for Retail Trade is less than half of the state’s median household income, suggesting that there are a lot of people working in lower paying retail trade jobs. Each of the top three industries account for less than 20% of the total employment, meaning that there is employment diversity and less vulnerability from an industry-specific disruption.




Data Definitions & Thresholds				
Employment Data	Of the 3 fastest growing industries, how many account for 20% or more of total area employment?	3	1-2	0
Economic Diversity	The Hachman Index is a measure of economic diversity. Using indicators such as gross domestic product (GDP) or employment, the index measures the mix of industries present in a particular region relative to a (well-diversified) reference region.	0-0.33	0.34-0.66	0.67-1.0
Income Earned	Median household income in the County as a percentage of state median income.	Less than 60%	60%-80%	More than 80%

2.

What is the projected future of major employment industries in the region and nationally?

Diversified economies are more resilient. Regions that have a concentration of jobs in fewer industries are less resilient.

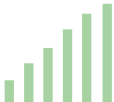


Data to Answer the Question		Results
<div>Employment Data</div> <div>Source: QCEW</div>	<div>From 2010-2019, Lane County has seen a decrease in higher-wage jobs in industries like Information Federal Government and Wood Product Manufacturing. In the same period, 30% of the County’s job growth has occurred in Food &amp; Drink services which provides significantly lower annual wages than the county and state median household incomes. In Lane County, there is diversity in the employment sectors which is a positive indicator of economic resilience. Recent trends in job growth signal a rise in lower-wage industries and fewer higher-wage employment opportunities for Lane County residents.</div> <div><div><div>Fastest Growing</div><div><div>1. Construction</div><div>2. Health care &amp; social assistance</div><div>3. Food services &amp; drinking places</div></div></div><div><div>Wages</div><div><div>\$52,687</div><div>\$48,953</div><div>\$18,233</div></div></div></div>	
<div>Current Events and National Trends</div> <div>Source: Various</div>	<div>In Lane County, the employment sectors are diverse, but there is economic vulnerability when job growth is aligned with lower-wage industries.</div>	




Data Definitions & Thresholds				
Employment Data	Of the 3 fastest growing industries, how many offer wages above, or equivalent to, average wages in the county?	0	1-2	3
Current Events and National Trends	Articles that discuss growing and shrinking industries in Oregon may offer insights into potential economic and employment related risk.	News and Trends suggest industries will not prosper in the future	Nothing Noteworthy	News and Trends suggest industries are growing (regionally, nationally, globally)

3.

What is the age breakdown of residents?

Communities that are resilient have a mix of younger and older populations, and a growing number of working-age residents. Higher concentrations of older or younger populations require more services from the public, particularly during an economic disruption.




Data to Answer the Question		Results
Population characteristics Source: ACS (2018)	The median age of Lane County residents is 39.4, consistent with the state average (39.2). The age breakdown in Lane County is also similar to the state trends, with 18% of the population over the age of 65.	
Workers over 55 stats Source: OED	25% of Lane County's total population are over 55 years old and currently working (compared to 23% at the state level).	
Age dependency ratio Source: ACS (2018)	The age dependency ratio for Lane County is 61.6, close to the state's ratio (60.6), but suggesting some economic pressure.	




Data Definitions & Thresholds				
Population characteristics	Median Age	Over 50	40-50	Under 40
Workers over 55 stats	Percentage of population of people over 55 and employed full-time  When the workforce is relying on an aging population it may be less sustainable.	More than 30%	15%-30%	Less than 15%
Age dependency ratio	The dependency ratio is the number of dependents in a population (under-18 and over-65) divided by the number of working-age (18-64) people, multiplied by 100. This data point describes the level of pressure on an economy from supporting the portions of the population least likely to be working.	More than 65.0	50.0-65.0	Less than 50.0

4.

Do people live and work in the community?

If people live close to where they work, productive time is not wasted on commuting and employment is more accessible during infrastructure disruptions. Communities that provide housing and employment options to residents of all income-levels are more resilient during a shock to the economic landscape.

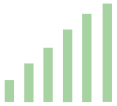
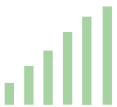
Data to Answer the Question		Results
Housing Data  Source: ACS (2018)	The housing inventory in Lane County includes a mix of single-family, multi-unit, and mobile homes. About 67% of housing inventory is single-family, 24% is attached and multi-unit, and 9% mobile homes, similar to the state breakdown. The vacancy rate in Lane County at 2%, about the same as at the state level. Housing costs and availability are of concern.	
Cost of Living vs Median Household Income  Source: ACS (2018)	In Lane County, 53% of residents who rent and 38% of all residents are cost-burdened. In comparison, almost 50% of renters and 34% of all residents in the state are cost-burdened, so the situation is somewhat worse in Lane County.	
Commuting Patterns  Source: ACS (2018), On the Map (2019)	In Lane County, 77% of people live and work within the county. About the same proportion of people drive to work than the state average (81%), and more people walk and bicycle than state average (9% v. 6%). The average commute time is 19 minutes.	




Data Definitions & Thresholds				
Housing and Employment Data	Jobs to Homes Ratio	Less than 0.75	More than 1.5	0.75-1.5
Cost of Living	Vacancy Rate	Less than 2.25%, More than 7%	2.25%-4.49%	4.5%-7%
	Percentage of households spending more than 30% of their income on housing (known as cost-burdened)	More than 25%	20-25%	Less than 20%
Commuting Patterns	Average commuting time	More than 26 min	20 min - 26 min	Less than 20 min
	Percentage of population that commute via walking, bicycling, or public transportation	Less than 5%	5%-10%	More than 10%
	Percentage of population that live and work in the county.	Less than 50%	50-75%	More than 75%

5.

How has the population grown in the last decade and what is predicted for the next 30 years?

Populations in decline signal a weaker (less resilient) economy. People often move to seek better employment or housing opportunities. A declining population is indicative of changing development/ settlement patterns and loss of potential workforce.



Data to Answer the Question		Results
Population Growth Rate  Source: ACS (2018)	Lane County accounts for 9% of the state’s population and has increased by 5% between 2008-2018. This increase in population is fairly consistent, although slightly lower, than the state’s population growth (6.4%). Lane County’s total population grew by about 50% between 1975 and 2014. Following economic and population declines in the 1980’s, the county has experienced consistent population growth, averaging just less than one percent per year.	
Population Forecasts  Source: PSU	According to PSU, net in-migration of younger school-age persons and net out-migration of younger to middle-aged individuals will persist throughout the forecast period (2017-2067). Lane County’s total population is forecast to increase by 42% (2017-2067) with the highest growth rate — almost 1% percent per year — occurring in the near-term (2015-2030). Cottage Grove is expected to have the fastest growth rate in Lane County between 2015-2035.	




Data Definitions & Thresholds				
Past Population Data	Percentage change in population in the past 10 years	Less than 1.5%	1.5-3%	More than 3%
Population Forecasts	Forecasts for population trends and net migration over the next 30 years relate to the economic drivers that attract and/or retain a growing population.	Declining	No significant Growth or Decline	Growing

6.

Are residential homes able to withstand a natural hazard or weather incident?

Newer homes are more likely to have been constructed to withstand natural hazards and weather incidents. Older homes and manufactured homes may be more vulnerable to damages and/or more difficult to repair. Homes without plumbing, electricity or phone services are at a greater risk during an emergency. The capacity to recover quickly from a shock is greater when people (the workforce) are not displaced.

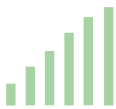

Data to Answer the Question		Results
Housing Data  Source: QCEW	37% of housing in Lane County was built before 1970, higher than the state overall (34%). Homes, on average are older in Lane County than they are in Oregon. Only about 4% of the housing in Lane County were built in the last decade.  Mobile homes make up about the same portion of the housing stock as the state (8% v. 9%).	
Utility & Services  Source: Oregon Employment Department (OED)	Significantly more homes in Lane County use electric heating in comparison to the state (73% v. 50%), and fewer homes use gas in Lane County. Homes that have electric heat are more vulnerable to hazards that result in a loss of electricity. 3% of housing or less lack of plumbing, kitchen, or telephone services.	




Data Definitions & Thresholds				
Housing Data	Percentage of homes built in the last decade	Less than 4%	4-15%	More than 15%
	Percentage of homes built before 1970	More than 60%	40%-60%	Less than 40%
	Percentage of housing stock that is classified as mobile homes	More than 10%	5-10%	Less than 5%
Utility & Services	Percentage of homes without complete plumbing	More than 2%	1-2%	Less than 1%
	Percentage of homes without complete kitchens	More than 3%	1-3%	Less than 1%
	Percentage of homes dependent on any single fuel supply	More than 70%	60-70%	Less than 60%

7.

What level of educational attainment and earnings are residents reaching?

People who attain higher education and/or have specialized skills are more likely to be employed and earn higher wages and less likely to primarily depend on public services. Regions that have educational opportunities can provide essential resources and training for local residents preparing to join the workforce. In addition, if economic conditions change and the local employment sectors shift, educational opportunities can be an asset for the community by offering community members new or additional training.

Data to Answer the Question		Results
Local resources for training and education  Source: OCWCOG	Lane County is home to private and public colleges and universities that offer a variety programs and degrees. The University of Oregon and Lane Community College are public educational institutions that together enroll more than 33,000 students each. In addition to education, the Lane County JOBS Program, through Oregon DHS, provides short-term vocational training at no cost for eligible TANF (temporary assistance for needy families) recipients.	
Educational attainment of populations  Source: ACS (2018)	92% of people in Lane County have attained a minimum of a high-school degree, and 30% of people have earned a bachelor's degree or higher. In Lane County, a slightly smaller proportion of residents have attained higher-education than the state averages.  People with only a high-school degree in Lane County have median earnings that are 93% of the state median for those with only a high school degree.	



Data Definitions & Thresholds				
Educational attainment and earnings	Percentage of population (25 years+) with Bachelor's Degree or higher	Less than 25%	25%-35%	More than 35%
	Median earnings of high school graduates (or equivalency) in the county as a percentage of median earnings of high school graduates in state	Less than 75%	75%-105%	More than 105%






8.

Do residents have access to health and wellness facilities?

A resilient economy can consistently provide residents with basic needs, including shelter, safety, and food. Hospitals, clinics, and grocery stores are vital for preparing for, responding to, and recovering from a major disruption. High levels of baseline community health are important for resilience because communities with healthy residents are better able to absorb the impacts of, and recover from, disasters. Health insurance coverage is a positive indicator of community resilience.

Data to Answer the Question		Results
Hospital, urgent care, and pharmacy coverage  Source: OCWCOG & LCOG	Health services are concentrated in Eugene/Springfield and limited in smaller communities. Communities in the eastern part of the county are more than 15 miles from the nearest hospital or urgent care provider.	
Insurance Coverage  Source: ACS (2018)	Just under 8% of Lane County residents are uninsured, a slightly higher rate than the State (7%).	

Data Definitions & Thresholds				
Hospital, urgent care, and pharmacy coverage	Percentage of population within 15 miles of a medical facility (hospital, urgent care, clinic)	Less than 40%	40-70%	More than 70%
Insurance Coverage	Percentage of uninsured (non-incarcerated) population	More than 11%	7-11%	Less than 7%



# Lincoln County

## Economic Resilience Profile

ECONOMIC  
RESILIENCE

LINCOLN COUNTY

Lincoln County is located in Oregon’s Willamette Valley. The largest cities within the county are Newport (County Seat), Lincoln City, and Waldport. Lincoln County has a rich fishing history as Newport is one of the 2 major fishing ports in Oregon. The local economy is predominately dependent on tourism and related industries.

Quick Facts

Population  
Population as % of State Total

48,305  
1%

Economic Diversity Score  
(Hachman Index)

0.308 (/1.0) 23<sup>rd</sup> Highest of 36 Oregon Counties

Top 3 Industries by employment  
and Average Wages

#1 24.0%  
Accommodation  
and Food Services  
\$22,861

#2 15.4%  
Retail Trade  
\$27,526

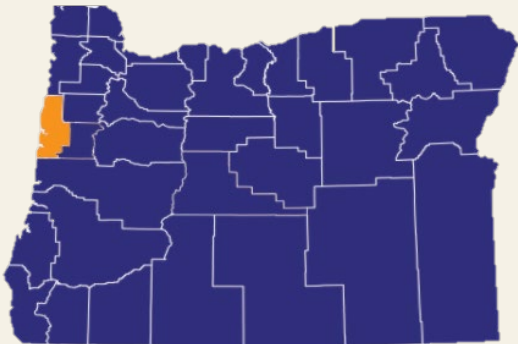
#3 10.7%  
Health Care &  
Social Assistance  
\$27,379

\$38,606  
Average Annual Wages in Lincoln County  
(all industries/ownerships)

Stronger Signals of Resilience



- Lincoln County is a popular destination for visitors of the Oregon coast.
- Opportunities for economic development in areas of recreation, tourism and hospitality services



Weaker Signals of Resilience



- Lincoln County’s older and less educated workforce indicates some economic resilience risks
- Job growth is modest and concentrated in lower wage industries that cater to tourism and hospitality industries.
- The housing inventory in Lincoln County is prominently older, single family homes, and home values are more than 30% lower than the state average.

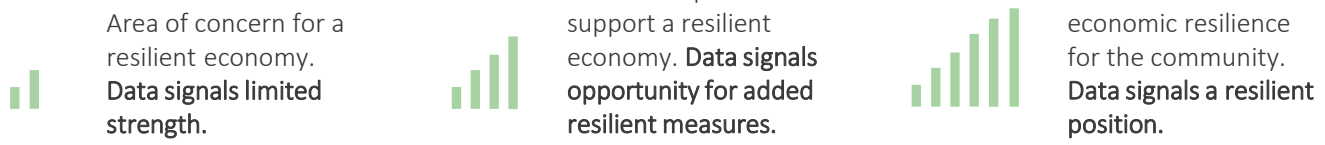
	US	State	County
Median Household Income	\$60,293	\$59,393	\$46,061
Median Age	37.9	39.2	51.3
% of Residents with at least High School Degree	87.6%	90.5%	90.6%
% of Renters spending 30% or more of income on housing	47%	49%	45%

Source: US Census 5-year ACS 2018

City	Population
Newport	10,381
Lincoln City	8,684
Waldport	2,043
Yachats	669

Source: PSU 2020

Gauging Resilience: Signal Strength Measures



This profile measures resilience in the County using the data detailed in the **8 Questions Framework Introduction**. Some data help answer more than one question, and most questions are answered using a combination of datasets. Measuring economic resilience is challenging because many factors impact a community’s ability to recover from a shock. The elements that contribute to a more resilient community are varied, and often independently managed. It is entirely possible for a community to demonstrate economic strengths and vulnerabilities at the same time.




This framework measures the “signal strength” associated with each dataset. Within every question, the datasets with the weaker signals should be noted and further investigated. Communities should aim to have full-power resilience signals for most datasets and may want to concentrate efforts where there is limited signal strength.

Terms Used in Measuring Resilience




Term	Defined as
Age Dependency Ratio	Determined by measuring the number of dependents (young and old) in a population divided by the number of working-age people. This data point describes the level of pressure on an economy from supporting populations that are typically less active in the labor market.
Average Wages	Average of the wages earned in a particular job or industry occupation. Wages include tips, commissions, bonuses, vacation, and holiday pay, but do not include benefits.
Complete Kitchen / Complete Plumbing	Homes that have a sink with faucet, a stove or range, and a refrigerator meet the criteria for having complete kitchen facilities. Homes that have hot and cold running water, a flush toilet and a bathtub or shower meet the criteria for having complete plumbing facilities.
Cost-burdened / Severe cost-burdened Households	Households that pay more than 30% of their income for housing are considered cost-burdened. Households that pay more than 50% of their income for housing are considered severely cost-burdened.
Fastest Growing Industries (& wages)	Private industries with the highest percentage of total employment, as measured by Oregon Employment Department (OED).
Jobs to Homes Ratio	Used to examine the proportions of residents, jobs, and services in urban areas. The ratio is measured by dividing the total employment by total occupied housing units.
Median Household Income	Median of households’ income earned in the past 12 months within a geography. Income includes the income of the householder and all other individuals 15 years and over in the household (whether or not they are related to householder).
Population Growth Rate	This rate expresses the percent change in population over a given time period.
Vacancy Rate	The proportion of housing units that are not seasonal or for sale that are not occupied.

What Indicates Resilience?		
1	Does the economy have diverse and well-paid jobs?	<p>Diversified economies are more resilient.</p> <ul style="list-style-type: none"><li>+ A distribution of jobs in higher-wage industries indicates more economic resilience</li><li>■ A concentration of jobs in a single industry indicates less economic resilience</li></ul>
2	What is the projected future of major employment industries in the region and nationally?	<p>Industries that are less subject to volatility are more resilient.</p> <ul style="list-style-type: none"><li>+ A distribution of employment across industries that will likely remain stable indicates greater economic resilience</li><li>■ A concentration of employment in industries that are regulated, taxed, or that rely on natural resources introduces more risk for economic resilience</li></ul>
3	What is the age breakdown of residents?	<p>A mix of young, working, and older populations is indicative of a more resilient economy.</p> <ul style="list-style-type: none"><li>+ Populations that are active in the labor force promote economic resilience</li><li>■ An aging population threatens economic resilience</li></ul>
4	Do people live and work in the community?	<p>In communities where people live and work, the local economy is more active and independent, and therefore more resilient.</p> <ul style="list-style-type: none"><li>+ Mix of housing types and costs indicates greater economic resilience</li><li>■ Limited affordable housing options and major commuter outflows indicates less economic resilience</li></ul>
5	How has the population grown in the last decade and what is predicted for the next 30 years?	<p>Growing populations indicate economic opportunities and resilience.</p> <ul style="list-style-type: none"><li>+ Steady and continuous growth indicates greater economic resilience</li><li>■ Sharp inclines and declines in populations indicate less economic resilience</li></ul>
6	Are residential homes able to withstand a natural hazard or weather incident?	<p>Newer homes are more likely to have been constructed to withstand natural hazards and weather incidents. Older homes and manufactured homes may be more vulnerable to damages and/or more difficult to repair.</p> <ul style="list-style-type: none"><li>+ A sufficient supply of newer housing stock (built after 1970) indicates economic resilience</li><li>■ Limited newer housing stock and a decline in homebuilding over the last decade indicates less economic resilience</li></ul>
7	What level of education attainment and earnings are residents reaching?	<p>Residents with advanced or specialized degrees have higher earning potential. Regions that have choices for advanced education (trade schools, community colleges, four-year colleges, and universities) are better positioned to support the training of local residents.</p> <ul style="list-style-type: none"><li>+ Higher percentage of residents with advanced or specialized degrees indicates greater economic resilience</li><li>■ Lower percentage of residents with advanced or specialized degrees indicates less economic resilience</li></ul>
8	Do residents have access to health and wellness facilities?	<p>Communities with health and wellness facilities are more resilient than communities that lack these facilities. People with health insurance contribute to a more resilient economy by reserving scarce public health resources for those most in need.</p> <ul style="list-style-type: none"><li>+ Populations that are mostly insured and mostly located near health care facilities indicates greater economic resilience</li><li>■ Populations that have lower insurance rates and that are located farther from health care facilities indicates less economic resilience</li></ul>

1. Does the economy have diverse and well-paid jobs?

Data to Answer the Question			Results
Employment Data  Source: QCEW + Oregon Employment Department (OED)	Resilient economies are not predominated by low-wage industries. <b>Average Annual Wages 2018</b> Oregon \$53,053 Lincoln County \$38,606  <b>Industry with Highest Employment</b> 1. Accommodation & Food Services \$22,861 24% 2. Retail Trade \$27,526 15% 3. Healthcare & Social Asst. \$51,357 11%		
Hachman Index  Source: Oregon Employment Department (OED)	The Hachman Index is a measure of economic diversity.  Lincoln County 0.308 23rd highest of Oregon’s Counties (2019)		
Income Earned  Source: ACS (2018)	Do people earn an equivalent income in Lincoln County compared to other parts of the state?  <b>Median Household Income / % of State Median Household Income</b> <b>Lincoln County \$46,061 77.6%</b> <b>Oregon \$59,393</b> Benton County \$58,655 98.8% Lane County \$49,958 84.1% Linn County \$52,097 87.7%		



The median household income in Lincoln County is more than 25% less than state data, and employment is concentrated in lower-wage industries related to tourism and hospitality. Accommodation and Food Services account for more than 20% of the total employment in Lincoln County, meaning that there is limited employment diversity and that the employment landscape is more vulnerable to economic disruptions.




Data Definitions & Thresholds				
Employment Data	Of the 3 fastest growing industries, how many account for 20% or more of total area employment?	3	1-2	0
Economic Diversity	The Hachman Index is a measure of economic diversity. Using indicators such as gross domestic product (GDP) or employment, the index measures the mix of industries present in a particular region relative to a (well-diversified) reference region.	0-0.33	0.34-0.66	0.67-1.0
Income Earned	Median household income in the County as a percentage of state median income.	Less than 60%	60%-80%	More than 80%

2.

What is the projected future of major employment industries in the region and nationally?

Diversified economies are more resilient. Regions that have a concentration of jobs in fewer industries are less resilient.

Data to Answer the Question		Results
<div>Employment Data</div> <div>Source: QCEW</div>	<div>Overall job growth in Lincoln County has outpaced job loss, signaling a stable job market. Lincoln County’s fastest growing industries mostly have higher average wages than the county’s average wage. Accommodation and Food Services is currently the largest job sector in the County and has seen the most job growth between 2010-2019, but does not have particularly high wages.</div> <div><div><div>Fastest Growing</div><div>Wages</div><div>1. Food Manufacturing</div><div>\$52,687</div><div>2. Food Services &amp; Drinking Places</div><div>\$48,953</div><div>3. Professional &amp; business services</div><div>\$18,233</div></div></div>	<div></div>
<div>Current Events and National Trends</div> <div>Source: Various</div>	<div>In Lincoln County 24% of the jobs are in Accommodation and Food Services, which can be a vulnerable sector to unexpected closures from natural disasters and pandemics. The wages associated with hospitality and retail industries are not high and are often without benefits. In Lincoln County, nearly 40% of the jobs are in retail, food and beverage. Major disruptions to these industries can have negative impacts on the local tax base, as well as the employees and business owners.</div>	<div></div>




Data Definitions & Thresholds				
Employment Data	Of the 3 fastest growing industries, how many offer wages above, or equivalent to, average wages in the county?	0	1-2	3
Current Events and National Trends	Articles that discuss growing and shrinking industries in Oregon may offer insights into potential economic and employment related risk.	News and Trends suggest industries will not prosper in the future	Nothing Noteworthy	News and Trends suggest industries are growing (regionally, nationally, globally)





3.

What is the age breakdown of residents?

Communities that are resilient have a mix of younger and older populations, and a growing number of working-age residents. Higher concentrations of older or younger populations require more services from the public, particularly during an economic disruption.




Data to Answer the Question		Results
Population characteristics Source: ACS (2018)	The median age of Lincoln County residents is 51.3, older than the state average (39.2). The age breakdown in Lincoln County skews older, with 27% of the population over the age of 65. The median age went from 44.1 in 2000 to 49.6 in 2010, an increase that is more than double what is observed statewide over the same time frame.	
Workers over 55 stats Source: OED	31% of Lincoln County's total population are over 55 years old and currently working (compared to 23% at the state level).	
Age dependency ratio Source: ACS (2018)	The age dependency ratio for Lincoln County is 81.1, signaling more severe economic pressure, compared to the State's ratio of 60.6.	




Data Definitions & Thresholds				
Population characteristics	Median Age	Over 50	40-50	Under 40
Workers over 55 stats	Percentage of population of people over 55 and employed full-time  When the workforce is relying on an aging population it may be less sustainable.	More than 30%	15%-30%	Less than 15%
Age dependency ratio	The dependency ratio is the number of dependents in a population (under-18 and over-65) divided by the number of working-age (18-64) people, multiplied by 100. This data point describes the level of pressure on an economy from supporting the portions of the population least likely to be working.	More than 65.0	50.0-65.0	Less than 50.0

4.

Do people live and work in the community?

If people live close to where they work, productive time is not wasted on commuting and employment is more accessible during infrastructure disruptions. Communities that provide housing and employment options to residents of all income-levels are more resilient during a shock to the economic landscape.

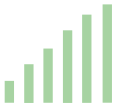

Data to Answer the Question		Results
Housing Data  Source: ACS (2018)	The housing inventory in Lincoln County is predominantly single-family, homes (72%). Mobile homes account for 13% of the inventory, while duplexes, triplexes and quads account for less than 6% of the inventory. Limited housing options contribute to a less resilient economy. The vacancy rate in Lincoln County is 3.7%, a bit higher than the state level. Housing costs and availability are of concern, particularly for those looking for something other than a single-family residence.	
Cost of Living vs Median Household Income  Source: ACS (2018)	In Lincoln County, 45% of residents who rent and 34% of all residents are cost-burdened. In comparison, almost 50% of renters and 34% of all residents in the state are cost-burdened, so the situation in Lincoln County is slightly better.	
Commuting Patterns  Source: ACS (2018), On the Map (2019)	In Lincoln County, 66% of people live and work within the county. A slightly higher proportion of people drive to work than the state average (86% v. 81%), and fewer people walk and bicycle than state average (5% v. 6%). The average commute time is 18 minutes.	



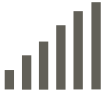
Data Definitions & Thresholds				
Housing and Employment Data	Jobs to Homes Ratio	Less than 0.75	More than 1.5	0.75-1.5
Cost of Living	Vacancy Rate	Less than 2.25%, More than 7%	2.25%-4.49%	4.5%-7%
	Percentage of households spending more than 30% of their income on housing (known as cost-burdened)	More than 25%	20-25%	Less than 20%
Commuting Patterns	Average commuting time	More than 26 min	20 min - 26 min	Less than 20 min
	Percentage of population that commute via walking, bicycling, or public transportation	Less than 5%	5%-10%	More than 10%
	Percentage of population that live and work in the county.	Less than 50%	50-75%	More than 75%

5.

How has the population grown in the last decade and what is predicted for the next 30 years?

Populations in decline signal a weaker (less resilient) economy. People often move to seek better employment or housing opportunities. A declining population is indicative of changing development/ settlement patterns and loss of potential workforce.




Data to Answer the Question		Results
Population Growth Rate  Source: ACS (2018)	Lincoln County accounts for 1% of the state’s population and has increased by 4% between 2008-2018, lower than the state’s rate of 6.4%. The county experienced the highest growth rates during the late 1970s, which coincided with a period of relative economic prosperity. During the early 1990s Lincoln’s population growth rates again increased, but challenging economic conditions late in the decade yielded declines in that rate. Still, Lincoln County has recently experienced positive population, averaging less than one half percent per year.	
Population Forecasts  Source: PSU	According to PSU, net out-migration of younger persons and net in-migration of middle-aged individuals will persist throughout the forecast period (2017-2067). Lincoln County’s total population is forecast to increase by 27.0% (2017-2067) with the highest growth rate — 0.7 percent per year — occurring in the near-term (2017-2025). Newport and the area outside of the Newport UGB are expected to capture the largest share of population growth.	




Data Definitions & Thresholds				
Past Population Data	Percentage change in population in the past 10 years	Less than 1.5%	1.5-3%	More than 3%
Population Forecasts	Forecasts for population trends and net migration over the next 30 years relate to the economic drivers that attract and/or retain a growing population.	Declining	No significant Growth or Decline	Growing

6.

Are residential homes able to withstand a natural hazard or weather incident?

Newer homes are more likely to have been constructed to withstand natural hazards and weather incidents. Older homes and manufactured homes may be more vulnerable to damages and/or more difficult to repair. Homes without plumbing, electricity or phone services are at a greater risk during an emergency. The capacity to recover quickly from a shock is greater when people (the workforce) are not displaced.



Data to Answer the Question		Results
Housing Data  Source: QCEW	About 3% of the houses in Lincoln County were built in 2010 or later. Up until the latest recession, housing was being built in Lincoln County at a steady rate. 31% of housing was built before 1970, a slightly lower proportion than in the state.	
	Mobile homes make up a higher portion of the housing stock than the state average (13% v. 9%).	
Utility & Services  Source: Oregon Employment Department (OED)	More homes in Lincoln County use electric heating in comparison to the state (62% v. 50%), and fewer homes use gas in Lincoln County. Homes that have electric heat are more vulnerable to hazards that result in a loss of electricity. 3% of housing or less lack of plumbing, kitchen, or telephone services.	




Data Definitions & Thresholds				
Housing Data	Percentage of homes built in the last decade	Less than 4%	4-15%	More than 15%
	Percentage of homes built before 1970	More than 60%	40%-60%	Less than 40%
	Percentage of housing stock that is classified as mobile homes	More than 10%	5-10%	Less than 5%
Utility & Services	Percentage of homes without complete plumbing	More than 2%	1-2%	Less than 1%
	Percentage of homes without complete kitchens	More than 3%	1-3%	Less than 1%
	Percentage of homes dependent on any single fuel supply	More than 70%	60-70%	Less than 60%

7.

What level of educational attainment and earnings are residents reaching?

People who attain higher education and/or have specialized skills are more likely to be employed and earn higher wages and less likely to primarily depend on public services. Regions that have educational opportunities can provide essential resources and training for local residents preparing to join the workforce. In addition, if economic conditions change and the local employment sectors shift, educational opportunities can be an asset for the community by offering community members new or additional training.

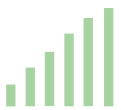

Data to Answer the Question		Results
Local resources for training and education  Source: OCWCOG	Lincoln County is home to Oregon Coast Community College which offers technical degrees, certificates and Associate’s degrees in several fields of study, as well as the option to take the first 2-years of courses towards a Bachelor’s Degree. Nearly 1,500 students attend annually. In addition to the community college resources, employment services and training are provided by WorkSource, based in Lincoln City.	
Educational attainment of populations  Source: ACS (2018)	90% of people in Lincoln County have attained a minimum of a high-school degree, and 24% of people have earned a bachelor’s degree or higher. In Lincoln County, a smaller proportion of residents have attained higher-education than the state averages.  People with only a high-school degree in Lincoln County have median earnings that are 78% of the state median for those with only a high school degree.	




Data Definitions & Thresholds				
Educational attainment and earnings	Percentage of population (25 years+) with Bachelor's Degree or higher	Less than 25%	25%-35%	More than 35%
	Median earnings of high school graduates (or equivalency) in the county as a percentage of median earnings of high school graduates in state	Less than 75%	75%-105%	More than 105%

8.

Do residents have access to health and wellness facilities?

A resilient economy can consistently provide residents with basic needs, including shelter, safety, and food. Hospitals, clinics, and grocery stores are vital for preparing for, responding to, and recovering from a major disruption. High levels of baseline community health are important for resilience because communities with healthy residents are better able to absorb the impacts of, and recover from, disasters. Health insurance coverage is a positive indicator of community resilience.

Data to Answer the Question		Results
Hospital, urgent care, and pharmacy coverage  Source: OCWCOG & LCOG	While health care services are concentrated in larger towns, almost everyone in Lincoln County is as least 15 miles from the nearest facility.	
Insurance Coverage  Source: ACS (2018)	Just under 8% of Lincoln County residents are uninsured, a slightly higher rate than the State (7%).	

Data Definitions & Thresholds				
Hospital, urgent care, and pharmacy coverage	Percentage of population within 15 miles of a medical facility (hospital, urgent care, clinic)	Less than 40%	40-70%	More than 70%
Insurance Coverage	Percentage of uninsured (non-incarcerated) population	More than 11%	7-11%	Less than 7%



# Linn County

## Economic Resilience Profile



ECONOMIC  
RESILIENCE

LINN COUNTY

Linn County is located in Oregon’s Willamette Valley. The largest cities within the county are Albany (County Seat), Lebanon, and Sweet Home. Linn County has a rich agricultural history and an economy that depends on agriculture and manufacturing.

Quick Facts

Population  
Population as % of State Total

127,320  
3%

Economic Diversity Score  
(Hachman Index)

0.518 (/1.0) 11<sup>th</sup> Highest of 36 Oregon Counties

Top 3 Industries by employment  
and Average Wages

#1 17.5%  
Manufacturing  
\$63,848

#2 12.4%  
Health Care &  
Social Assistance  
\$44,283

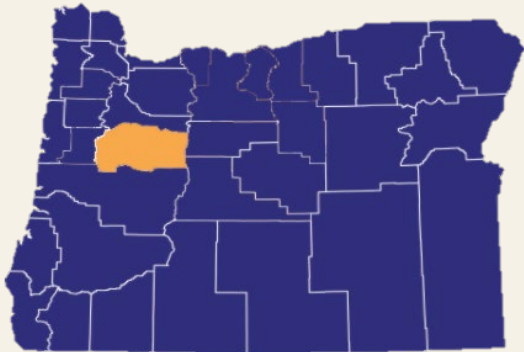
#3 11.2%  
Retail Trade  
\$27,373

\$43,882  
Average Annual Wages in Linn County  
(all industries/ownerships)

Stronger Signals of Resilience



- Job growth in Linn County is outpacing job loss, and wages are competitive
- Jobs are concentrated in specialized trades such as construction, wood product manufacturing and primary metal manufacturing industries and depend on local, skilled labor
- Projected population growth supports a growing local economy



Weaker Signals of Resilience

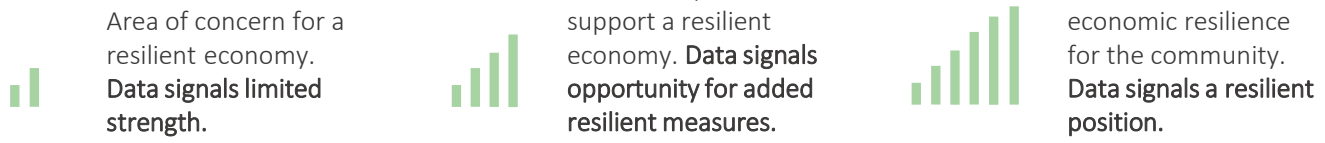


- Linn County’s older and less educated workforce indicates some economic resilience risks related to employment diversity and earned wages
- The age-dependency ratio is higher than state average
- The housing inventory in Linn County is prominently older, single-family homes, signaling a less resilient housing market

	US	State	County
Median Household Income	\$60,293	\$59,393	\$52,097
Median Age	37.9	39.2	39.7
% of Residents with at least High School Degree	87.6%	90.5%	90.0%
% of Renters spending 30% or more of income on housing	47%	49%	49%

City	Population
Albany UGB (Benton)	52,736
Lebanon	16,599
Sweet Home	9,435

Gauging Resilience: Signal Strength Measures



This profile measures resilience in the County using the data detailed in the **8 Questions Framework Introduction**. Some data help answer more than one question, and most questions are answered using a combination of datasets. Measuring economic resilience is challenging because many factors impact a community’s ability to recover from a shock. The elements that contribute to a more resilient community are varied, and often independently managed. It is entirely possible for a community to demonstrate economic strengths and vulnerabilities at the same time.

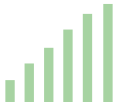

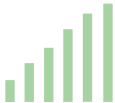
This framework measures the “signal strength” associated with each dataset. Within every question, the datasets with the weaker signals should be noted and further investigated. Communities should aim to have full-power resilience signals for most datasets and may want to concentrate efforts where there is limited signal strength.

Terms Used in Measuring Resilience




Term	Defined as
Age Dependency Ratio	Determined by measuring the number of dependents (young and old) in a population divided by the number of working-age people. This data point describes the level of pressure on an economy from supporting populations that are typically less active in the labor market.
Average Wages	Average of the wages earned in a particular job or industry occupation. Wages include tips, commissions, bonuses, vacation, and holiday pay, but do not include benefits.
Complete Kitchen / Complete Plumbing	Homes that have a sink with faucet, a stove or range, and a refrigerator meet the criteria for having complete kitchen facilities. Homes that have hot and cold running water, a flush toilet and a bathtub or shower meet the criteria for having complete plumbing facilities.
Cost-burdened / Severe cost-burdened Households	Households that pay more than 30% of their income for housing are considered cost-burdened. Households that pay more than 50% of their income for housing are considered severely cost-burdened.
Fastest Growing Industries (& wages)	Private industries with the highest percentage of total employment, as measured by Oregon Employment Department (OED).
Jobs to Homes Ratio	Used to examine the proportions of residents, jobs, and services in urban areas. The ratio is measured by dividing the total employment by total occupied housing units.
Median Household Income	Median of households’ income earned in the past 12 months within a geography. Income includes the income of the householder and all other individuals 15 years and over in the household (whether or not they are related to householder).
Population Growth Rate	This rate expresses the percent change in population over a given time period.
Vacancy Rate	The proportion of housing units that are not seasonal or for sale that are not occupied.

What Indicates Resilience?		
1	Does the economy have diverse and well-paid jobs?	<p>Diversified economies are more resilient.</p> <ul style="list-style-type: none"><li>+ A distribution of jobs in higher-wage industries indicates more economic resilience</li><li>■ A concentration of jobs in a single industry indicates less economic resilience</li></ul>
2	What is the projected future of major employment industries in the region and nationally?	<p>Industries that are less subject to volatility are more resilient.</p> <ul style="list-style-type: none"><li>+ A distribution of employment across industries that will likely remain stable indicates greater economic resilience</li><li>■ A concentration of employment in industries that are regulated, taxed, or that rely on natural resources introduces more risk for economic resilience</li></ul>
3	What is the age breakdown of residents?	<p>A mix of young, working, and older populations is indicative of a more resilient economy.</p> <ul style="list-style-type: none"><li>+ Populations that are active in the labor force promote economic resilience</li><li>■ An aging population threatens economic resilience</li></ul>
4	Do people live and work in the community?	<p>In communities where people live and work, the local economy is more active and independent, and therefore more resilient.</p> <ul style="list-style-type: none"><li>+ Mix of housing types and costs indicates greater economic resilience</li><li>■ Limited affordable housing options and major commuter outflows indicates less economic resilience</li></ul>
5	How has the population grown in the last decade and what is predicted for the next 30 years?	<p>Growing populations indicate economic opportunities and resilience.</p> <ul style="list-style-type: none"><li>+ Steady and continuous growth indicates greater economic resilience</li><li>■ Sharp inclines and declines in populations indicate less economic resilience</li></ul>
6	Are residential homes able to withstand a natural hazard or weather incident?	<p>Newer homes are more likely to have been constructed to withstand natural hazards and weather incidents. Older homes and manufactured homes may be more vulnerable to damages and/or more difficult to repair.</p> <ul style="list-style-type: none"><li>+ A sufficient supply of newer housing stock (built after 1970) indicates economic resilience</li><li>■ Limited newer housing stock and a decline in homebuilding over the last decade indicates less economic resilience</li></ul>
7	What level of education attainment and earnings are residents reaching?	<p>Residents with advanced or specialized degrees have higher earning potential. Regions that have choices for advanced education (trade schools, community colleges, four-year colleges, and universities) are better positioned to support the training of local residents.</p> <ul style="list-style-type: none"><li>+ Higher percentage of residents with advanced or specialized degrees indicates greater economic resilience</li><li>■ Lower percentage of residents with advanced or specialized degrees indicates less economic resilience</li></ul>
8	Do residents have access to health and wellness facilities?	<p>Communities with health and wellness facilities are more resilient than communities that lack these facilities. People with health insurance contribute to a more resilient economy by reserving scarce public health resources for those most in need.</p> <ul style="list-style-type: none"><li>+ Populations that are mostly insured and mostly located near health care facilities indicates greater economic resilience</li><li>■ Populations that have lower insurance rates and that are located farther from health care facilities indicates less economic resilience</li></ul>

1. Does the economy have diverse and well-paid jobs?

Data to Answer the Question			Results																
Employment Data  Source: QCEW + Oregon Employment Department (OED)	<p>Resilient economies are not predominated by low-wage industries.</p> <p><b>Average Annual Wages 2018</b></p> <table><tr><td>Oregon</td><td>\$53,053</td></tr><tr><td>Linn County</td><td>\$43,882</td></tr></table> <p><b>Industry with Highest Employment</b></p> <table><tr><td></td><td>Wages</td><td>% of Total Emp.</td></tr><tr><td>1. Manufacturing</td><td>\$63,848</td><td>17%</td></tr><tr><td>2. Healthcare &amp; Social Asst.</td><td>\$44,283</td><td>12%</td></tr><tr><td>3. Retail Trade</td><td>\$55,257</td><td>11%</td></tr></table>		Oregon	\$53,053	Linn County	\$43,882		Wages	% of Total Emp.	1. Manufacturing	\$63,848	17%	2. Healthcare & Social Asst.	\$44,283	12%	3. Retail Trade	\$55,257	11%	
Oregon	\$53,053																		
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1. Manufacturing	\$63,848	17%																	
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3. Retail Trade	\$55,257	11%																	
Hachman Index  Source: Oregon Employment Department (OED)	<p>The Hachman Index is a measure of economic diversity.</p> <p>Linn County 0.518 11<sup>th</sup> highest in Oregon of 36 counties</p>																		
Income Earned  Source: ACS (2018)	<p>Do people earn an equivalent income in Linn County compared to other parts of the state?</p> <p><b>Median Household Income / % of State Median Household Income</b></p> <table><tr><td><b>Linn County</b></td><td><b>\$52,097</b></td><td><b>87.7%</b></td></tr><tr><td><b>Oregon</b></td><td><b>\$59,393</b></td><td></td></tr><tr><td>Benton County</td><td>\$58,655</td><td>98.8%</td></tr><tr><td>Lane County</td><td>\$49,958</td><td>84.1%</td></tr><tr><td>Lincoln County</td><td>\$46,061</td><td>77.6%</td></tr></table>		<b>Linn County</b>	<b>\$52,097</b>	<b>87.7%</b>	<b>Oregon</b>	<b>\$59,393</b>		Benton County	\$58,655	98.8%	Lane County	\$49,958	84.1%	Lincoln County	\$46,061	77.6%		
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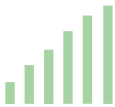

Nearly 30% of the employment in Linn County is attributed to higher wage jobs in the Manufacturing and Health Care and Social Assistance industries. Each of the top three industries account for less than 20% of the total employment, meaning that there is employment diversity and less vulnerability from an industry-specific disruption.

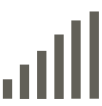
Data Definitions & Thresholds				
Employment Data	Of the 3 fastest growing industries, how many account for 20% or more of total area employment?	3	1-2	0
Economic Diversity	The Hachman Index is a measure of economic diversity. Using indicators such as gross domestic product (GDP) or employment, the index measures the mix of industries present in a particular region relative to a (well-diversified) reference region.	0-0.33	0.34-0.66	0.67-1.0
Income Earned	Median household income in the County as a percentage of state median income.	Less than 60%	60%-80%	More than 80%

2.

What is the projected future of major employment industries in the region and nationally?

Diversified economies are more resilient. Regions that have a concentration of jobs in fewer industries are less resilient.

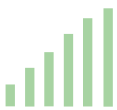


Data to Answer the Question		Results								
Employment Data  Source: QCEW	<p>Overall job growth in Linn County has outpaced job loss, with minimal loss of higher-wage industries, signaling a healthy job market. From 2010-2019, the Construction industry dominated job growth in Linn County along with wood product and metal manufacturing industries. Jobs in these industries offer competitive wages to people with a mix of educational attainment levels</p> <table><tr><th>Fastest Growing</th><th>Wages</th></tr><tr><td>1. Construction</td><td>\$55,257</td></tr><tr><td>2. Wood product manufacturing</td><td>\$54,057</td></tr><tr><td>3. Primary metal manufacturing</td><td>\$85,141</td></tr></table>	Fastest Growing	Wages	1. Construction	\$55,257	2. Wood product manufacturing	\$54,057	3. Primary metal manufacturing	\$85,141	
Fastest Growing	Wages									
1. Construction	\$55,257									
2. Wood product manufacturing	\$54,057									
3. Primary metal manufacturing	\$85,141									
Current Events and National Trends  Source: Various	<p>In Linn County, the concentration of jobs in manufacturing suggests a competitive advantage in the County that will attract continued growth, but also a potential vulnerability to industry-specific economic downturns.</p>									

Data Definitions & Thresholds				
Employment Data	Of the 3 fastest growing industries, how many offer wages above, or equivalent to, average wages in the county?	0	1-2	3
Current Events and National Trends	Articles that discuss growing and shrinking industries in Oregon may offer insights into potential economic and employment related risk.	News and Trends suggest industries will not prosper in the future	Nothing Noteworthy	News and Trends suggest industries are growing (regionally, nationally, globally)

3.

What is the age breakdown of residents?

Communities that are resilient have a mix of younger and older populations, and a growing number of working-age residents. Higher concentrations of older or younger populations require more services from the public, particularly during an economic disruption.




Data to Answer the Question		Results
Population characteristics  Source: ACS (2018)	The median age of Linn County residents is 39.7, about in line with the state average (39.2). Similarly, about with 18% of the population over the age of 65, compared to 17% statewide. The median age went from 37.4 in 2000 to 39.2 in 2010 and 39.5 in 2015, an increase that is smaller than that observed statewide.	
Workers over 55 stats  Source: OED	25% of Lincoln County’s total population are over 55 years old and currently working (compared to 23% at the state level).	
Age dependency ratio  Source: ACS (2018)	The age dependency ratio for Linn County is 69.6, suggesting more economic pressure, compared to the State’s ratio of 60.6.	




Data Definitions & Thresholds				
Population characteristics	Median Age	Over 50	40-50	Under 40
Workers over 55 stats	Percentage of population of people over 55 and employed full-time  When the workforce is relying on an aging population it may be less sustainable.	More than 30%	15%-30%	Less than 15%
Age dependency ratio	The dependency ratio is the number of dependents in a population (under-18 and over-65) divided by the number of working-age (18-64) people, multiplied by 100. This data point describes the level of pressure on an economy from supporting the portions of the population least likely to be working.	More than 65.0	50.0-65.0	Less than 50.0

4.

Do people live and work in the community?

If people live close to where they work, productive time is not wasted on commuting and employment is more accessible during infrastructure disruptions. Communities that provide housing and employment options to residents of all income-levels are more resilient during a shock to the economic landscape.

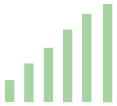
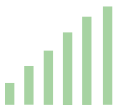
Data to Answer the Question		Results
Housing Data  Source: ACS (2018)	The housing inventory in Linn County is predominantly single-family, homes (72%). Mobile homes account for 12% of the inventory, duplexes, triplexes and quads account for about 7% of the inventory. Limited housing options contribute to a less resilient economy. The vacancy rate in Linn County is 2.4%, about the same as the state level.	
Cost of Living vs Median Household Income  Source: ACS (2018)	In Linn County, 49% of residents who rent and 34% of all residents are cost-burdened. In comparison, almost 50% of renters and 34% of all residents in the state are cost-burdened, so the situation in Linn County is about the same.	
Commuting Patterns  Source: ACS (2018), On the Map (2019)	In Linn County, 53% of people live and work within the county. A higher proportion of people drive to work than the state average (90% v. 81%), and fewer people walk and bicycle than state average (3% v. 6%). The average commute time is 23 minutes.	




Data Definitions & Thresholds				
Housing and Employment Data	Jobs to Homes Ratio	Less than 0.75	More than 1.5	0.75-1.5
Cost of Living	Vacancy Rate	Less than 2.25%, More than 7%	2.25%-4.49%	4.5%-7%
	Percentage of households spending more than 30% of their income on housing (known as cost-burdened)	More than 25%	20-25%	Less than 20%
Commuting Patterns	Average commuting time	More than 26 min	20 min - 26 min	Less than 20 min
	Percentage of population that commute via walking, bicycling, or public transportation	Less than 5%	5%-10%	More than 10%
	Percentage of population that live and work in the county.	Less than 50%	50-75%	More than 75%

5.

How has the population grown in the last decade and what is predicted for the next 30 years?

Populations in decline signal a weaker (less resilient) economy. People often move to seek better employment or housing opportunities. A declining population is indicative of changing development/ settlement patterns and loss of potential workforce.

Data to Answer the Question		Results
Population Growth Rate Source: ACS (2018)	Linn County accounts for 3% of the state’s population and has increased by 5% between 2008-2018. This increase in population is fairly consistent with the state’s population growth (6.4%). Millersburg and Harrisburg posted the highest average annual growth rates at 7.1% and 2.6%, respectively.	
Population Forecasts Source: PSU	According to PSU, net out-migration of younger persons and net in-migration of middle-aged individuals will persist throughout the forecast period (2017-2067). Linn County’s total population is forecast to increase by 48.0% (2017-2067) with the highest growth rate — 1% per year — occurring in the near-term (2017-2025). Albany, Lebanon, and Sweet Home are expected to capture the largest share of population growth.	




Data Definitions & Thresholds				
Past Population Data	Percentage change in population in the past 10 years	Less than 1.5%	1.5-3%	More than 3%
Population Forecasts	Forecasts for population trends and net migration over the next 30 years relate to the economic drivers that attract and/or retain a growing population.	Declining	No significant Growth or Decline	Growing






6.

Are residential homes able to withstand a natural hazard or weather incident?

Newer homes are more likely to have been constructed to withstand natural hazards and weather incidents. Older homes and manufactured homes may be more vulnerable to damages and/or more difficult to repair. Homes without plumbing, electricity or phone services are at a greater risk during an emergency. The capacity to recover quickly from a shock is greater when people (the workforce) are not displaced.



Data to Answer the Question		Results
Housing Data  Source: QCEW	About 3% of the houses in Linn County were built in 2010 or later. Immediately following the last economic recession, Linn County experienced a notable decline in housing construction between 2010-2013, but since 2014, housing construction is slowly rebounding. 38% of housing was built before 1970, a slightly higher lower proportion than in the state.	
	Mobile homes make up a higher portion of the housing stock than the state average (12% v. 9%)	
Utility & Services  Source: Oregon Employment Department (OED)	The split of residents who use gas and electricity for heating fuel is comparable to the state figures (approximately 40% gas, 50% electricity). 2% of housing or less lack of plumbing, kitchen, or telephone services.	




Data Definitions & Thresholds				
Housing Data	Percentage of homes built in the last decade	Less than 4%	4-15%	More than 15%
	Percentage of homes built before 1970	More than 60%	40%-60%	Less than 40%
	Percentage of housing stock that is classified as mobile homes	More than 10%	5-10%	Less than 5%
Utility & Services	Percentage of homes without complete plumbing	More than 2%	1-2%	Less than 1%
	Percentage of homes without complete kitchens	More than 3%	1-3%	Less than 1%
	Percentage of homes dependent on any single fuel supply	More than 70%	60-70%	Less than 60%

7.

What level of educational attainment and earnings are residents reaching?

People who attain higher education and/or have specialized skills are more likely to be employed and earn higher wages and less likely to primarily depend on public services. Regions that have educational opportunities can provide essential resources and training for local residents preparing to join the workforce. In addition, if economic conditions change and the local employment sectors shift, educational opportunities can be an asset for the community by offering community members new or additional training.

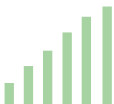

Data to Answer the Question		Results
Local resources for training and education  Source: OCWCOG	There is one community college serving Linn County, Oregon. Linn-Benton Community College offers degrees and certificates in several areas of study, including several agriculture programs. An apprenticeship program for people over 17 is available that specialized in keeping people employed in various trades. There is a partnership with Oregon State University that helps students transfer credits from an Associates Degree towards a Bachelors degree.	
Educational attainment of populations  Source: ACS (2018)	90% of people in Linn County have attained a minimum of a high-school degree, and 20% of people have earned a bachelor's degree or higher. In Linn County, a smaller proportion of residents have attained higher-education than the state averages.  People with only a high-school degree in Lincoln County have median earnings that are 102% of the state median for those with only a high school degree.	



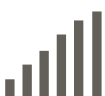
Data Definitions & Thresholds				
Educational attainment and earnings	Percentage of population (25 years+) with Bachelor's Degree or higher	Less than 25%	25%-35%	More than 35%
	Median earnings of high school graduates (or equivalency) in the county as a percentage of median earnings of high school graduates in state	Less than 75%	75%-105%	More than 105%

8.

Do residents have access to health and wellness facilities?

A resilient economy can consistently provide residents with basic needs, including shelter, safety, and food. Hospitals, clinics, and grocery stores are vital for preparing for, responding to, and recovering from a major disruption. High levels of baseline community health are important for resilience because communities with healthy residents are better able to absorb the impacts of, and recover from, disasters. Health insurance coverage is a positive indicator of community resilience.

Data to Answer the Question		Results
Hospital, urgent care, and pharmacy coverage  Source: OCWCOG & LCOG	Health services are concentrated in Albany, Lebanon, and other larger communities in neighboring counties, but smaller communities to the north and east are still mostly within 15 miles of the nearest health care facility.	
Insurance Coverage  Source: ACS (2018)	Just under 8% of Linn County residents are uninsured, a slightly higher rate than the State (7%).	

Data Definitions & Thresholds				
Hospital, urgent care, and pharmacy coverage	Percentage of population within 15 miles of a medical facility (hospital, urgent care, clinic)	Less than 40%	40-70%	More than 70%
Insurance Coverage	Percentage of uninsured (non-incarcerated) population	More than 11%	7-11%	Less than 7%

# D. County Factsheets

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# Benton County

## Economic Resilience Factsheet



County Data

Median Household Income	
County	\$58,655
State	\$59,393
National	\$60,293

Gross Median Rent & Rental Vacancy Rate		
County	\$1,019	2.9%
State	\$1,050	2.4%
National	\$1,023.00	3.0%

Median Home Value	
County	\$303,200
State	\$287,300
National	\$204,900

Median Age & Age Dependency Ratio		
Age dependency ratio describes the level of pressure on an economy from supporting its non-productive population. To calculate, the number of dependents in a population (under-18 and over-65) is divided by the number of working-age (18-64) people.		
County	32.9	46.8
State	39.2	60.6
National	37.9	62.0

Data Source: census.gov/data (ACS 2018 5yr Estimates)

**Diversified economies are more resilient.**  
Regions that have a concentration of jobs in fewer industries are less resilient.

No single industry should account for more than 20% of total employment.

TOP 3 INDUSTRIES & AVERAGE WAGES

#1	16.1%	total employment	Health Care & Social Assistance	\$59,203
#2	10.0%	total employment	Accommodation & Food Services	\$17,647
#3	9.8%	total employment	Retail Trade	\$17,647

Data Source: OED 2019

**Employment growth in higher-wage industries indicates economic resilience.**  
Industries that rely on natural resources, taxes, and international trade can be more susceptible to changing regulations.

FASTEST GROWING INDUSTRIES

Industry	Avg. Industry Wages	Percent Change in Employment (2010-2019)
Health care and social assistance	\$58,690	31%
Mining, logging, and construction	(C)	29%
Leisure and hospitality	\$17,464	26%

Data Source: OED 2019

FASTEST SHRINKING INDUSTRIES

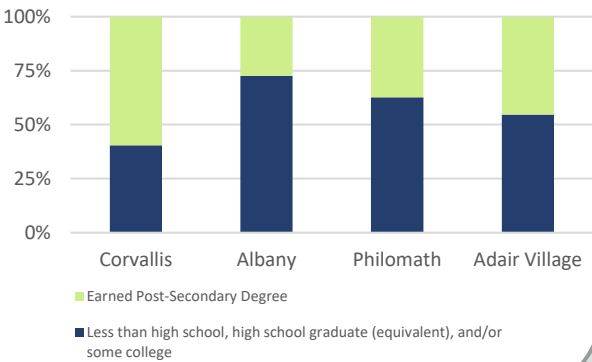
Industry	Avg. Industry Wages	Percent Change in Employment (2010-2019)
Information	\$74,594	-29%
Federal government	\$80,802	-19%
Durable goods manufacturing	(C)	-12%

	Corvallis	Albany	Philomath	Adair Village
POPULATION	59,730	52,736	5,370	1,325
MEDIAN HOUSEHOLD INCOME	\$49,835	\$55,263	\$59,880	\$69,688
MEDIAN AGE	27	37	35	33

Educational Attainment & Median Household Earnings

	Corvallis	Albany	Philomath	Adair Village
Population 25 years+ w earnings	31,041	35,247	3,165	681
Median Earnings	\$36,225	\$37,226	\$36,667	\$38,286
Less than high school graduate	4% \$21,801	9% \$21,737	9% -	2% \$41,667
High school graduate (includes equivalency)	12% \$21,615	24% \$29,541	20% \$31,063	9% \$31,250
Some college or associate's degree	25% \$25,949	41% \$37,364	33% \$35,920	44% \$30,714
Bachelor's degree	31% \$39,328	18% \$40,710	24% \$38,475	30% \$39,412
Graduate or professional degree	29% \$54,603	9% \$58,786	13% \$66,992	15% \$50,500

Educational Attainment  
25 Years and Older



Employment

	Corvallis	Albany	Philomath	Adair Village
Civilian employed population 16 years and over	28,210	24,222	2,547	611
Percent of Total Employment, by Industry				
Agriculture, Forestry, Fishing and Hunting, and Mining	1.5%	2.2%	3.6%	1.3%
Construction	2.5%	6.2%	7.2%	3.1%
Manufacturing	8.1%	13.1%	9.2%	2.6%
Wholesale Trade	1.7%	3.5%	0.3%	0.3%
Retail Trade	9.4%	11.9%	7.2%	4.8%
Transportation and Warehousing, and Utilities	1.8%	4.7%	2.6%	2.5%
Information	1.6%	1.2%	0.9%	4.8%
Finance and Insurance, and Real Estate and Rental and Leasing	2.6%	5.0%	3.5%	6.7%
Professional, Scientific, and Management, and Administrative and Waste Management Services	11.0%	7.0%	8.4%	9.7%
<b>Educational Services, and Health Care and Social Assistance</b>	<b>40.0%</b>	<b>25.9%</b>	<b>34.1%</b>	<b>45.5%</b>
Arts, Entertainment, and Recreation, and Accommodation and Food Services	12.2%	8.0%	10.4%	8.2%
Other Services, Except Public Administration	4.2%	5.3%	7.3%	7.7%
Public Administration	3.7%	6.0%	5.1%	3.0%

Housing

	Corvallis	Albany	Philomath	Adair Village
Total Housing Units	25,576	21,591	2,022	380
Occupied Units % - Vacant Units %	92% 8%	94% 6%	87% 13%	96% 4%
Rental Vacancy Rate	3%	2%	3%	0%
Single-family Homes %	54%	68%	72%	86%
Mobile Homes %	3%	5%	6%	0%
Multi-Unit Homes %	42%	25%	20%	14%
Median Home Value (Owner-occupied)	\$305,100	\$204,700	\$229,900	\$218,500
Median Gross Rent	\$1,020	\$928	\$827	\$1,363
Cost-Burdened (Gross Rent Above 30% of Household Income)	55%	47%	67%	39%

Source: census.gov/data (ACS 2018 5yr Estimates)

Common Trend

Notable County Data







# Lane County

## Economic Resilience Factsheet



County Data

Median Household Income	
County	\$49,958
State	\$59,393
National	\$60,293

Gross Median Rent & Rental Vacancy Rate		
County	\$954	2.2%
State	\$1,050	2.4%
National	\$1,023.00	3.0%

Median Home Value	
County	\$246,500
State	\$287,300
National	\$204,900

Median Age & Age Dependency Ratio		
Age dependency ratio describes the level of pressure on an economy from supporting its non-productive population. To calculate, the number of dependents in a population (under-18 and over-65) is divided by the number of working-age (18-64) people.		
County	39.4	61.6
State	39.2	60.6
National	37.9	62.0

Data Source: census.gov/data (ACS 2018 5yr Estimates)

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No single industry should account for more than 20% of total employment.

TOP 3 INDUSTRIES & AVERAGE WAGES

#1	17%	total employment	Health Care & Social Assistance	\$48,953
#2	13%	total employment	Retail Trade	\$29,899
#3	10%	total employment	Accommodation and Food Services	\$18,635

Data Source: OED 2019

**Employment growth in higher-wage industries indicates economic resilience.**  
Industries that rely on natural resources, taxes, and international trade can be more susceptible to changing regulations.

FASTEST GROWING INDUSTRIES

Industry	Avg. Industry Wages	Percent Change in Employment (2010-2019)
Construction	\$52,687	42%
Healthcare and social assistance	\$48,953	32%
Food Services	\$18,233	30%

Data Source: OED 2019

FASTEST SHRINKING INDUSTRIES

Industry	Avg. Industry Wages	Percent Change in Employment (2010-2019)
Information	\$70,559	-31%
Federal government	\$70,371	-1%
Wood product	\$56,936	4%

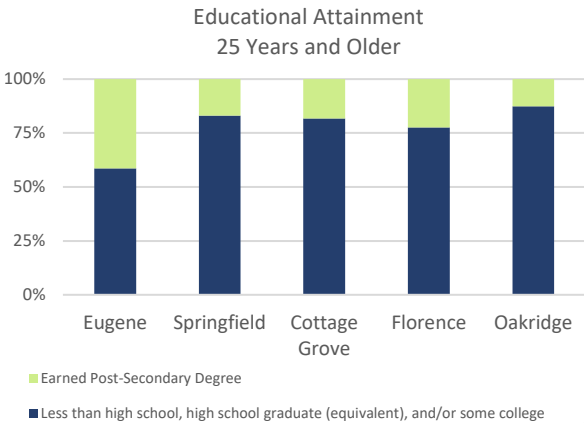
ECONOMIC  
RESILIENCE

LANE COUNTY

	Eugene	Springfield	Cottage Grove	Florence	Oakridge
POPULATION	173,620	61,535	10,645	10,912	3,998
MEDIAN HOUSEHOLD INCOME	\$49,029	\$43,157	\$47,316	\$40,833	\$37,514
MEDIAN AGE	34	36	39	60	43

### Educational Attainment & Median Household Earnings

	Eugene		Springfield		Cottage Grove		Florence		Oakridge	
Population 25 years+ w earnings	35,915		34,789		34,717		35,066		31,125	
Less than high school graduate	4%	\$19,138	9%	\$23,008	8%	-	2%	-	12%	\$22,500
High school graduate (includes equivalency)	12%	\$21,739	23%	\$27,205	19%	\$32,500	11%	\$28,750	36%	\$28,281
Some college or associate's degree	24%	\$25,583	41%	\$33,614	35%	\$28,224	46%	\$25,625	45%	\$38,036
Bachelor's degree	31%	\$38,670	18%	\$44,015	24%	\$35,586	28%	\$37,039	4%	\$73,333
Graduate or professional degree	29%	\$51,720	9%	\$53,821	14%	\$60,903	14%	\$50,625	2%	\$51,250



### Employment

	Eugene	Springfield	Cottage Grove	Florence	Oakridge
Civilian employed population 16 years and over	105,134	41,095	6,925	7,333	2,467
Percent of Total Employment, by Industry					
Agriculture, Forestry, Fishing and Hunting, and Mining	1%	2%	6%	2%	17%
Construction	4%	6%	9%	5%	12%
Manufacturing	8%	11%	17%	3%	9%
Wholesale Trade	3%	4%	4%	1%	0%
Retail Trade	13%	15%	14%	18%	9%
Transportation and Warehousing, and Utilities	3%	5%	3%	2%	6%
Information	2%	2%	0%	1%	0%
Finance and Insurance, and Real Estate and Rental and Leasing	5%	4%	4%	9%	3%
Professional, Scientific, and Management, and Administrative and Waste Management Services	11%	9%	5%	7%	5%
<b>Educational Services, and Health Care and Social Assistance</b>	<b>31%</b>	<b>24%</b>	<b>22%</b>	<b>23%</b>	<b>13%</b>
Arts, Entertainment, and Recreation, and Accommodation and Food Services	11%	10%	12%	24%	18%
Other Services, Except Public Administration	4%	6%	4%	3%	6%
Public Administration	3%	3%	2%	4%	2%

### Housing

	Eugene		Springfield		Cottage Grove		Florence		Oakridge	
Total Housing Units	73,049		25,494		4,226		5,079		1,791	
Occupied Units % - Vacant Units %	94%	6%	96%	4%	94%	6%	85%	15%	80%	20%
Rental Vacancy Rate	2%		1%		0.7%		2%		6%	
Single-family Homes %	60%		64%		76%		62%		64%	
Mobile Homes %	4%		7%		5%		19%		25%	
Multi-Unit Homes %	37%		28%		19%		19%		10%	
Median Home Value (Owner-occupied)	\$272,000		\$189,700		\$180,200		\$198,300		\$100,700	
Median Rent	\$988		\$893		\$867		\$845		\$794	
Cost-Burdened (Gross Rent Above 30% of Household Income)	57%		50%		61%		54%		29%	

Source: census.gov/data (ACS 2018 5yr Estimates)

Common Trend      Notable County Data



# Lincoln County

## Economic Resilience Factsheet

County Data

Median Household Income	
County	\$46,061
State	\$59,393
National	\$60,293

Gross Median Rent & Rental Vacancy Rate		
County	\$880	3.7%
State	\$1,050	2.4%
National	\$1,023.	3.0%

Median Home Value	
County	\$233,400
State	\$287,300
National	\$204,900

Median Age & Age Dependency Ratio		
Age dependency ratio describes the level of pressure on an economy from supporting its non-productive population. To calculate, the number of dependents in a population (under-18 and over-65) is divided by the number of working-age (18-64) people.		
County	51.3	81.1
State	39.2	60.6
National	37.9	62.0

Data Source: census.gov/data (ACS 2018 5yr Estimates)

**Diversified economies are more resilient.**  
Regions that have a concentration of jobs in fewer industries are less resilient.

No single industry should account for more than 20% of total employment.

TOP 3 INDUSTRIES & AVERAGE WAGES

#1	23.9%	total employment	Accommodation & Food Services	\$22,861
#2	15.4%	total employment	Retail Trade	\$27,526
#3	10.7%	total employment	Health Care & Social Assistance	\$51,357

Data Source: OED 2019

**Employment growth in higher-wage industries indicates economic resilience.**  
Industries that rely on natural resources, taxes, and international trade can be more susceptible to changing regulations.

FASTEST GROWING INDUSTRIES

Industry	Avg. Industry Wages	Percent Change in Employment (2010-2019)
Food manufacturing	\$52,687	34%
Food services	\$48,953	25%
Professional services	\$18,233	20%

Data Source: OED 2019

FASTEST SHRINKING INDUSTRIES

Industry	Avg. Industry Wages	Percent Change in Employment (2010-2019)
Information	\$39,158	-28%
Durable goods manufacturing	C	-16%
Other services	\$24,233	-14%

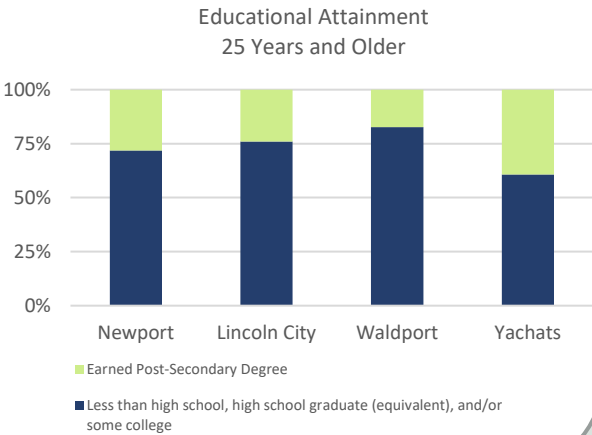
ECONOMIC  
RESILIENCE

LINCOLN COUNTY

	Newport	Lincoln City	Waldport	Yachats
POPULATION	10,381	8,684	2,043	669
MEDIAN HOUSEHOLD INCOME	\$45,250	\$38,010	\$46,367	\$49,293
MEDIAN AGE	45	48	54	60

Educational Attainment & Median Household Earnings

	Newport		Lincoln City		Waldport		Yachats	
Population 25 years+ w earnings	7,594		6,432		1,579		574	
Median Earnings	\$28,581		\$26,128		\$31,623		\$19,444	
Less than high school graduate	8%	\$22,014	12%	\$25,750	6%	-	12%	-
High school graduate (includes equivalency)	25%	\$218,313	27%	\$20,811	27%	\$25,417	15%	\$23,000
Some college or associate's degree	39%	\$29,931	36%	\$26,654	50%	\$30,903	34%	\$12,250
Bachelor's degree	17%	\$33,669	12%	\$35,089	10%	\$35,882	21%	\$20,000
Graduate or professional degree	12%	\$60,217	12%	\$35,278	8%	\$67,292	19%	\$40,446



Employment

	Newport	Lincoln City	Waldport	Yachats
Civilian employed population 16 years and over	4,460	3,633	750	260
Percent of Total Employment, by Industry				
Agriculture, Forestry, Fishing and Hunting, and Mining	5.4%	1.1%	3.3%	0.0%
Construction	6.7%	4.4%	10.7%	0.0%
Manufacturing	6.5%	2.1%	5.2%	15.0%
Wholesale Trade	1.5%	1.8%	0.0%	1.5%
Retail Trade	12.2%	16.8%	12.0%	7.3%
Transportation and Warehousing, and Utilities	2.9%	5.3%	13.3%	0.0%
Information	0.4%	2.1%	1.9%	0.0%
Finance and Insurance, and Real Estate and Rental and Leasing	3.9%	5.4%	3.7%	5.0%
Professional, Scientific, and Management, and Administrative and Waste Management Services	9.2%	6.7%	10.9%	17.7%
Educational Services, and Health Care and Social Assistance	20.4%	13.8%	11.7%	13.1%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	20.8%	32.0%	20.7%	33.1%
Other Services, Except Public Administration	4.1%	3.4%	0.7%	5.8%
Public Administration	6.0%	5.2%	5.9%	1.5%

Housing

	Newport		Lincoln City		Waldport		Yachats	
Total Housing Units	5,694		6,710		1,162		879	
Occupied Units % - Vacant Units %	80%	20%	59%	41%	80%	20%	38%	62%
Rental Vacancy Rate	5%		2%		0%		1.5%	
Single-family Homes %	61%		71%		76%		88%	
Mobile Homes %	8%		7%		10%		3%	
Multi-Unit Homes %	29%		22%		12%		9%	
Median Home Value (Owner-occupied)	\$239,600		\$226,200		\$212,700		\$344,900	
Median Gross Rent	\$856		\$902		\$772		\$1,040	
Cost-Burdened (Gross Rent Above 30% of Household Income)	44%		50%		56%		52%	

Source: census.gov/data (ACS 2018 5yr Estimates)

Common Trend

Notable County Data



# Linn County

## Economic Resilience Factsheet

County Data

Median Household Income	
County	\$52,097
State	\$59,393
National	\$60,293

Gross Median Rent & Rental Vacancy Rate		
County	\$928	2.4%
State	\$1,050	2.4%
National	\$1,023.00	3.0%

Median Home Value	
County	\$200,900
State	\$287,300
National	\$204,900

Median Age & Age Dependency Ratio		
Age dependency ratio describes the level of pressure on an economy from supporting its non-productive population. To calculate, the number of dependents in a population (under-18 and over-65) is divided by the number of working-age (18-64) people.		
County	39.7	69.6
State	39.2	60.6
National	37.9	62.0

Data Source: census.gov/data (ACS 2018 5yr Estimates)

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TOP 3 INDUSTRIES & AVERAGE WAGES

#1	17.5%	total employment	Manufacturing	\$63,848
#2	12.4%	total employment	Health Care and Social Assistance	\$44,283
#3	11.2%	total employment	Retail Trade	\$27,373

Data Source: OED 2019

**Employment growth in higher-wage industries indicates economic resilience.**  
Industries that rely on natural resources, taxes, and international trade can be more susceptible to changing regulations.

FASTEST GROWING INDUSTRIES

Industry	Avg. Industry Wages	Percent Change in Employment (2010-2019)
Construction	\$55,257	87%
Wood product manufacturing	\$54,057	50%
Primary metal manufacturing	\$85,141	44%

Data Source: OED 2019

FASTEST SHRINKING INDUSTRIES

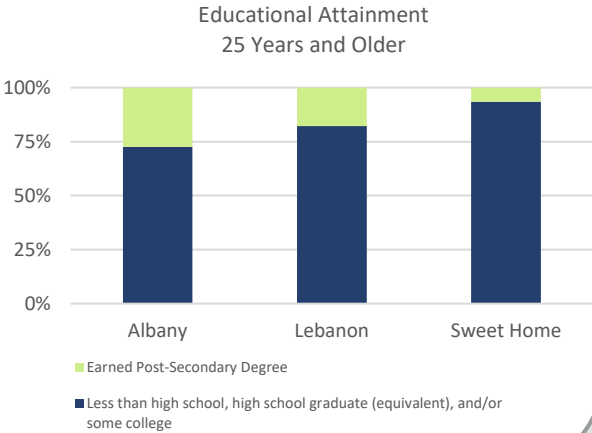
Industry	Avg. Industry Wages	Percent Change in Employment (2010-2019)
Federal government	\$74,726	-14%
Professional and business services	\$41,353	-2%
Information	\$48,342	0%



	Albany	Lebanon	Sweet Home
POPULATION	52,736	16,599	9,435
MEDIAN HOUSEHOLD INCOME	\$55,263	\$41,818	\$37,474
MEDIAN AGE	37	42	40

Educational Attainment & Median Household Earnings

	Albany	Lebanon	Sweet Home
Population 25 years+ w earnings	35,247	11,692	6,299
Median Earnings	\$37,226	\$30,695	\$31,316
Less than high school graduate	9% \$21,737	10% \$20,396	14% \$18,696
High school graduate (includes equivalency)	24% \$29,541	33% \$26,031	40% \$27,451
Some college or associate's degree	41% \$37,364	40% \$29,675	40% \$35,759
Bachelor's degree	18% \$40,710	13% \$44,496	5% \$50,833
Graduate or professional degree	9% \$58,786	5% \$52,174	2% -



Employment

	Albany	Lebanon	Sweet Home
Civilian employed population 16 years and over	24,222	6,774	2,888
Percent of Total Employment, by Industry			
Agriculture, Forestry, Fishing and Hunting, and Mining	2.2%	2%	6%
Construction	6.2%	5%	3%
Manufacturing	13.1%	17%	18%
Wholesale Trade	3.5%	2%	0%
Retail Trade	11.9%	15%	16%
Transportation and Warehousing, and Utilities	4.7%	4%	9%
Information	1.2%	1%	0%
Finance and Insurance, and Real Estate and Rental and Leasing	5.0%	3%	3%
Professional, Scientific, and Management, and Administrative and Waste Management Services	7.0%	6%	8%
Educational Services, and Health Care and Social Assistance	25.9%	30%	20%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	8.0%	9%	9%
Other Services, Except Public Administration	5.3%	3%	4%
Public Administration	6.0%	4%	4%

Housing

	Albany	Lebanon	Sweet Home
Total Housing Units	21,591	7,0901	3,836
Occupied Units % - Vacant Units %	95% 5%	97% 3%	94% 6%
Rental Vacancy Rate	2.3%	0.2%	3.9%
Single-family Homes %	68%	65%	72%
Mobile Homes %	5%	6%	17%
Multi-Unit Homes %	26%	29%	11%
Median Home Value (Owner-occupied)	\$204,700	\$159,900	\$138,600
Median Gross Rent	\$928	\$909	\$863
Cost-Burdened (Gross Rent Above 30% of Household Income)	47%	55%	55%

Source: census.gov/data (ACS 2018 5yr Estimates)

Common Trend

Notable County Data



# E. Maps







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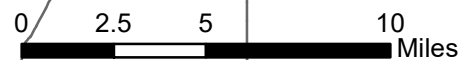


# **Benton County**

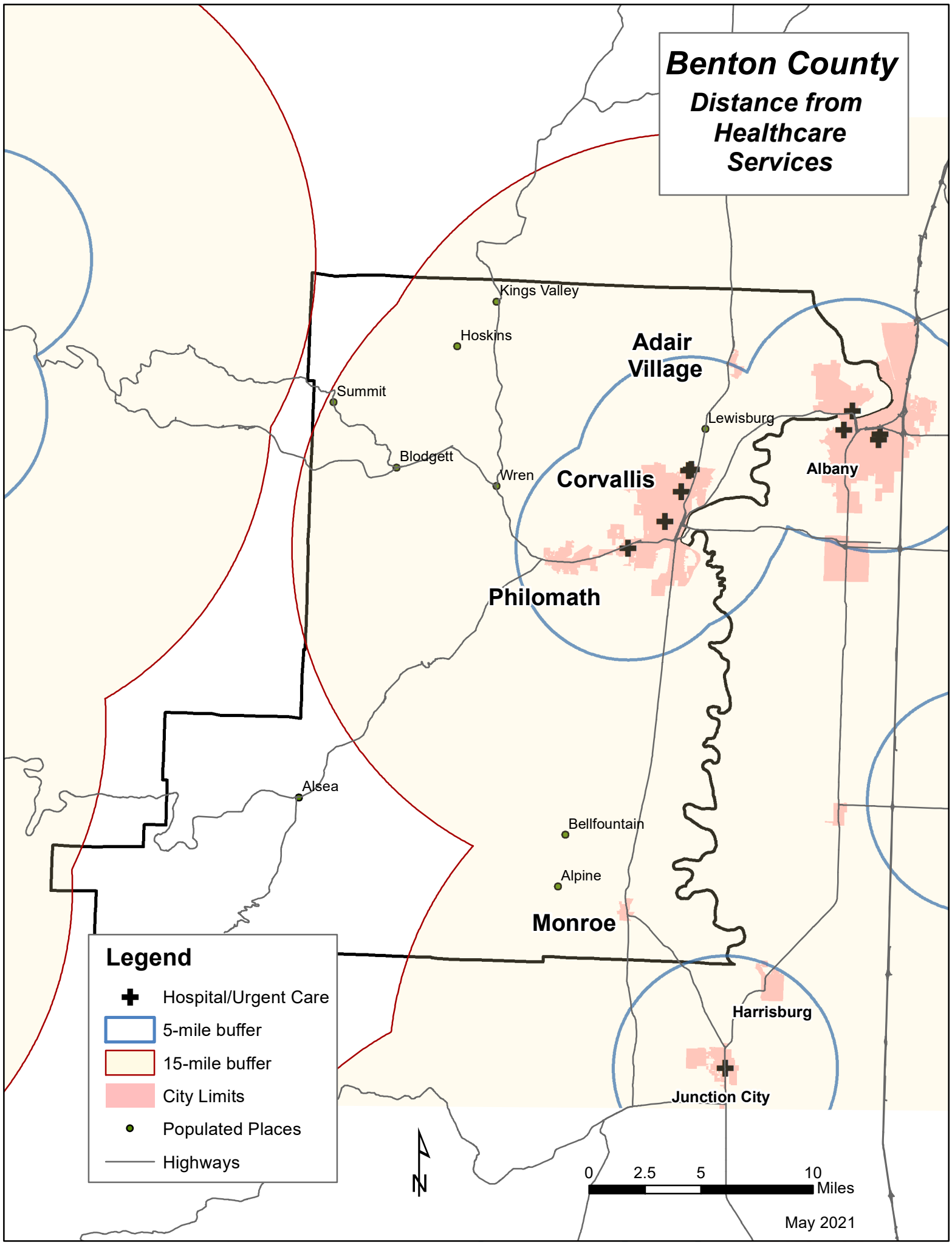
## ***Distance from Healthcare Services***

**Legend**

-  Hospital/Urgent Care
-  5-mile buffer
-  15-mile buffer
-  City Limits
-  Populated Places
-  Highways



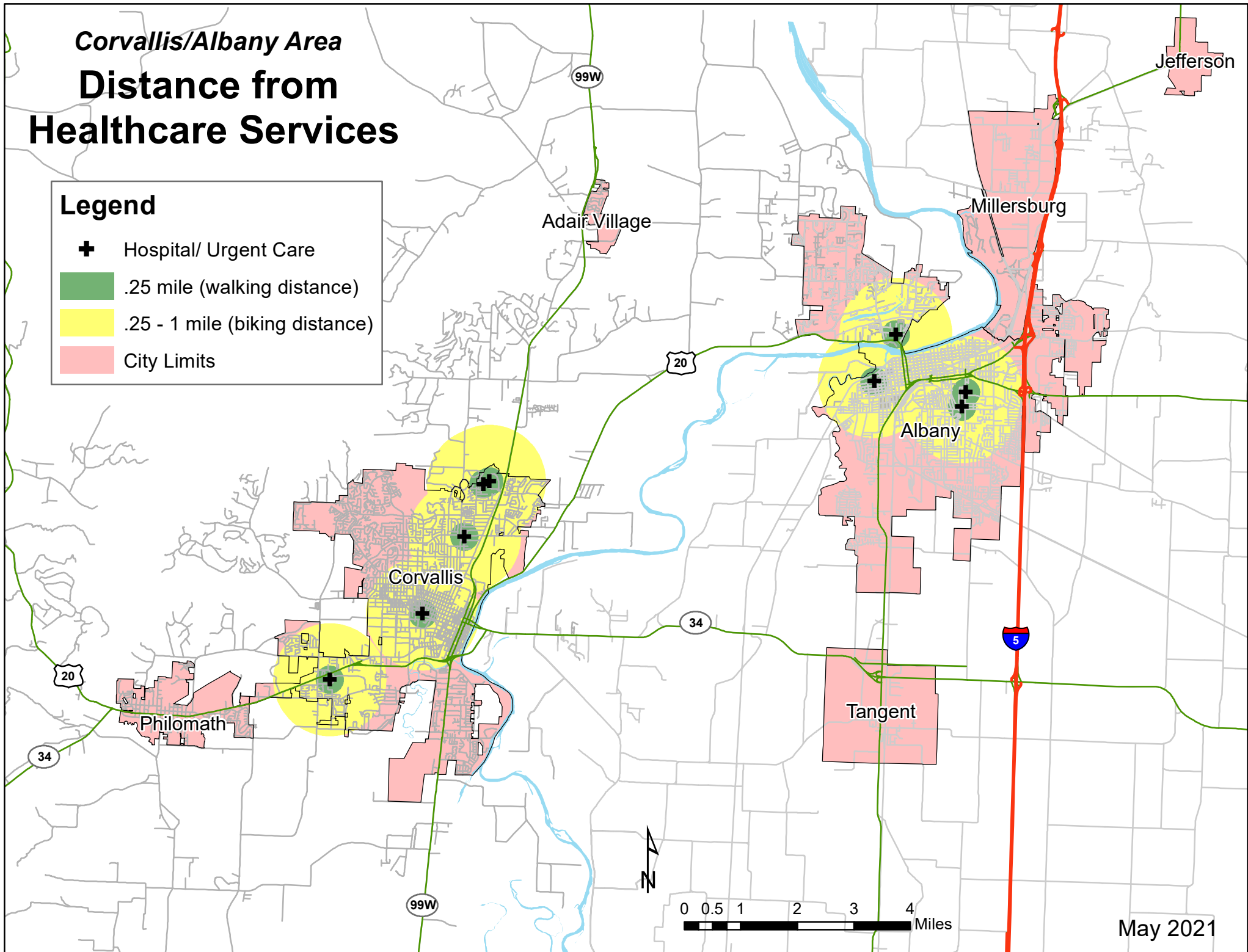
May 2021



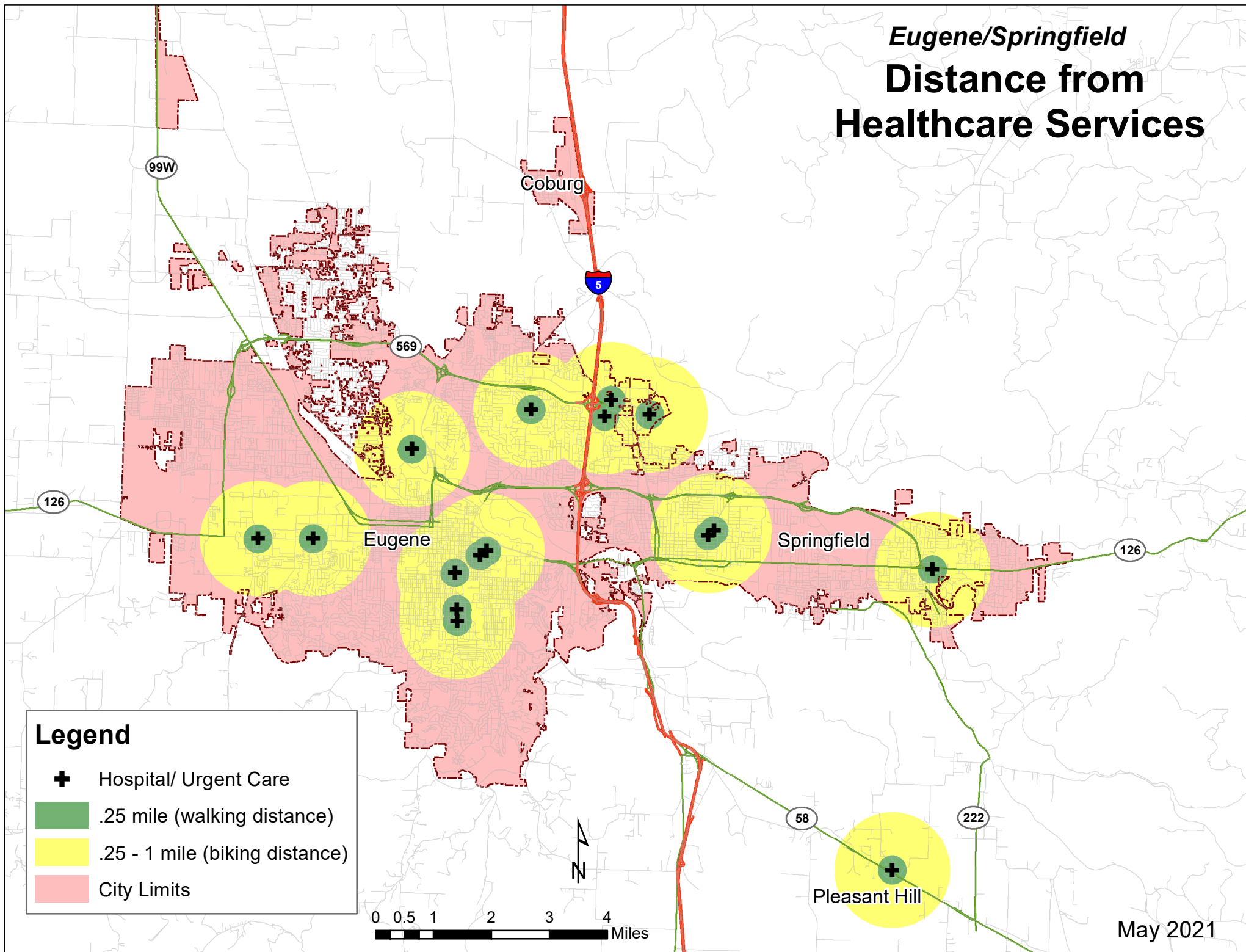
# Corvallis/Albany Area Distance from Healthcare Services

## Legend

- ⛶ Hospital/ Urgent Care
- .25 mile (walking distance)
- .25 - 1 mile (biking distance)
- City Limits



# Eugene/Springfield Distance from Healthcare Services



# Lane County

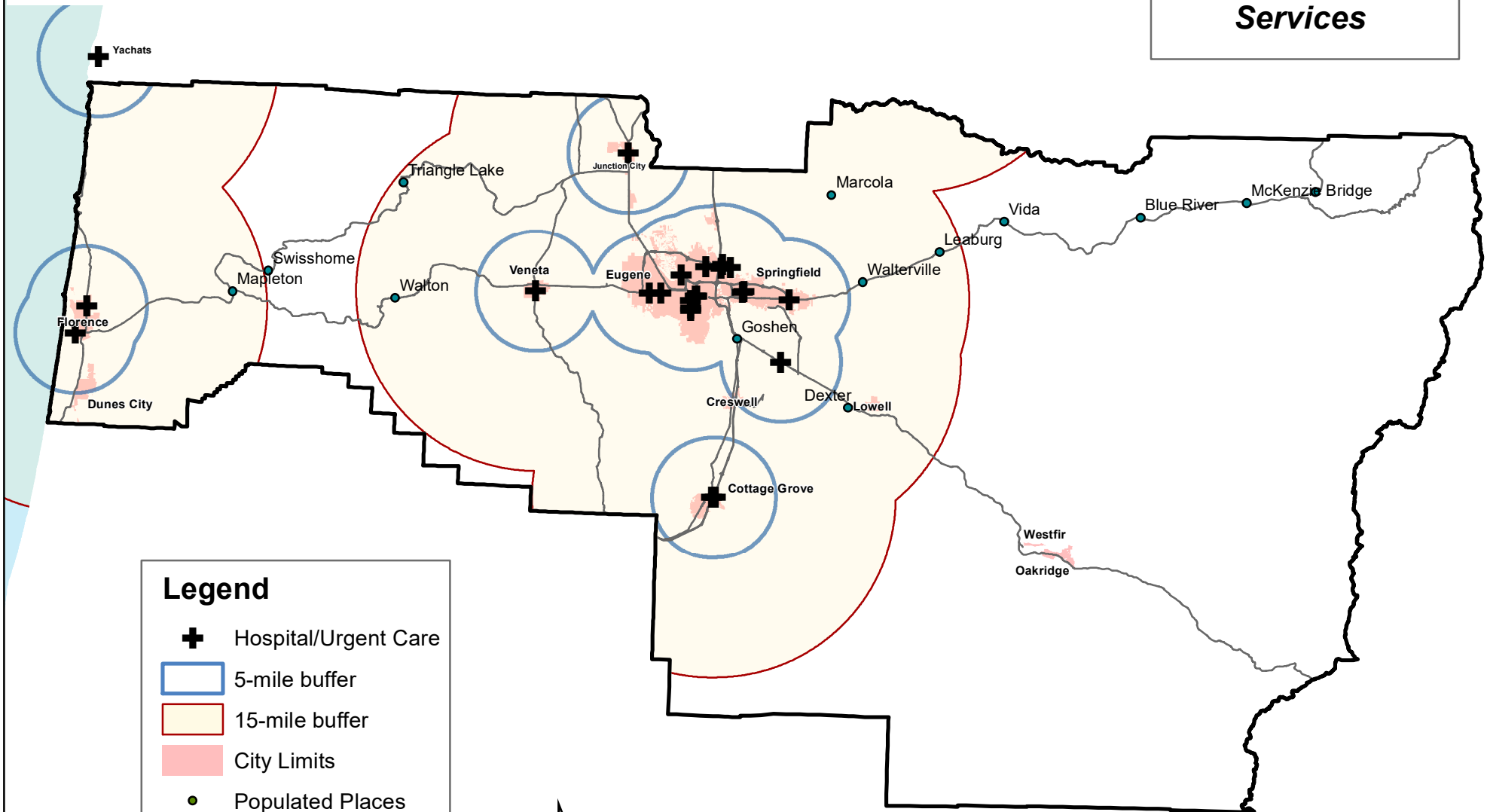
## Distance from Healthcare Services

### Legend

- ⛶ Hospital/Urgent Care
- 5-mile buffer
- 15-mile buffer
- City Limits
- Populated Places
- Highways



0 5 10 20  
Miles







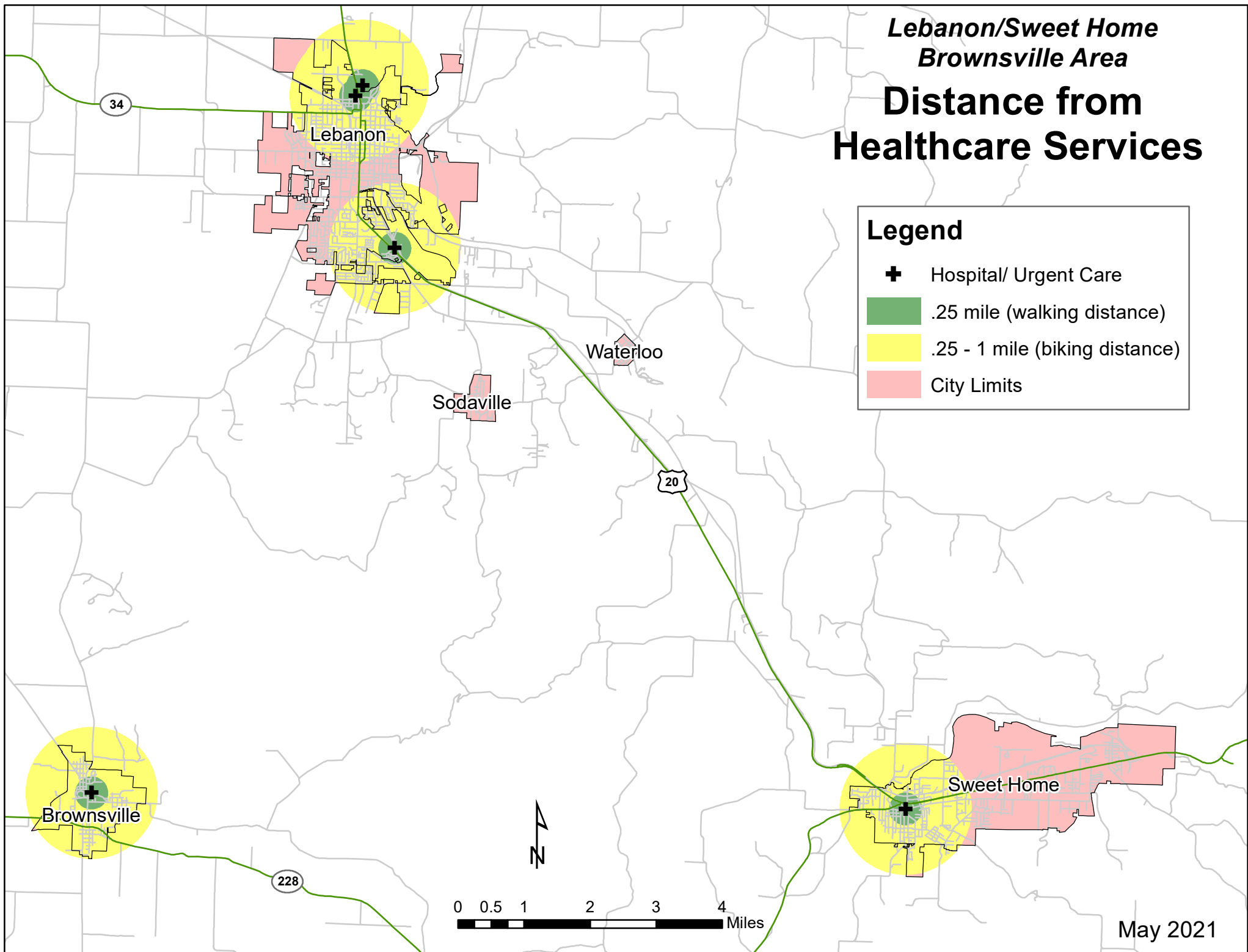


**Lebanon/Sweet Home  
Brownsville Area**

# Distance from Healthcare Services

## Legend

-  Hospital/ Urgent Care
-  .25 mile (walking distance)
-  .25 - 1 mile (biking distance)
-  City Limits



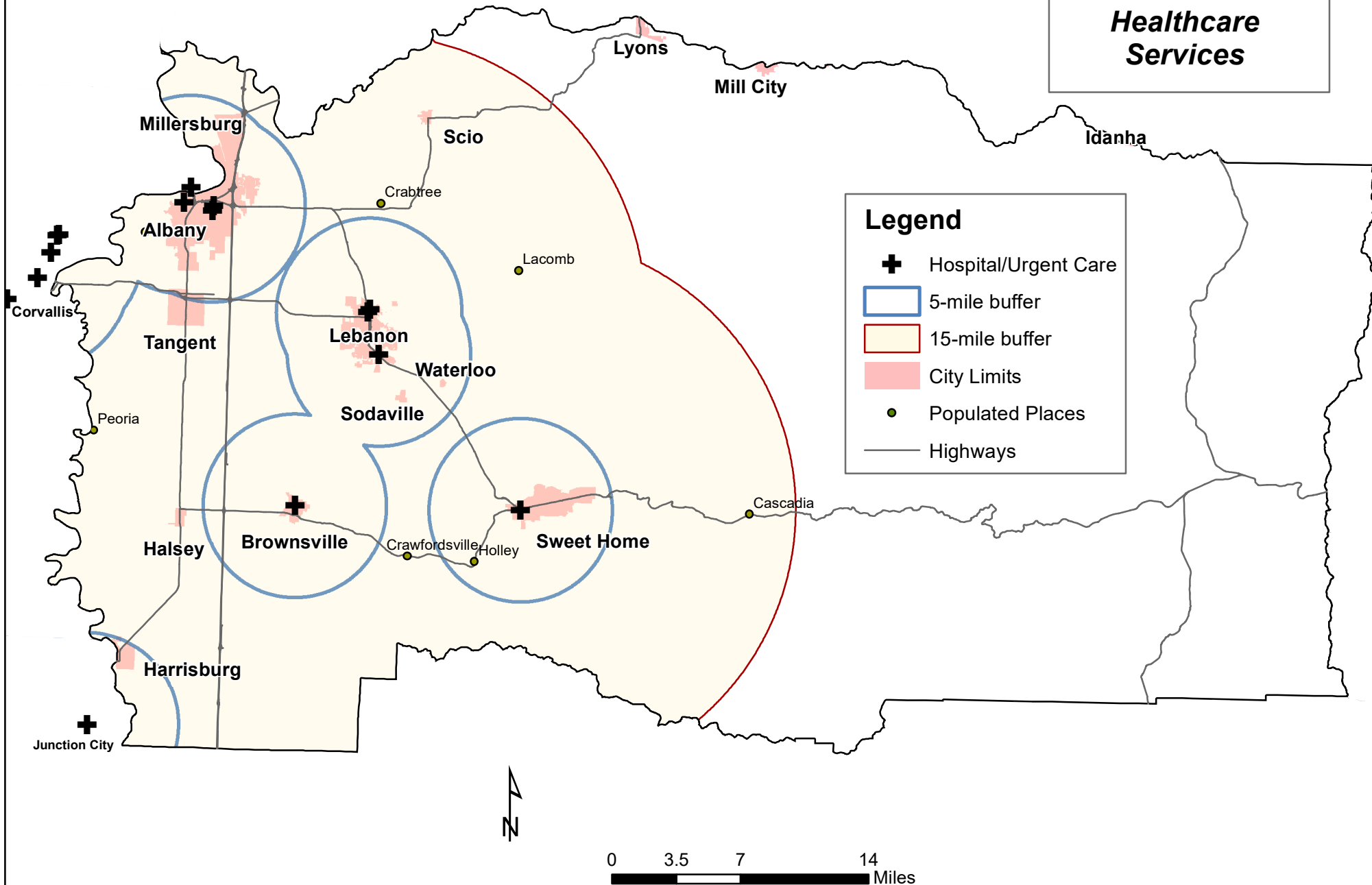
# Lincoln County

## Distance from Healthcare Services



# ***Linn County***

## ***Distance from Healthcare Services***





# Newport/Toledo/Siletz Area Distance from Healthcare Services

