

Socio-Economic Assessment Report

The purpose of this report is to provide a “snap shot” of what Forest Grove looks like in terms of social and economic characteristics for the year 2010. These important components are part of the “triple-bottom line” of sustainability. The social and economic spheres are just as important as the environmental one, with each sphere overlapping. It is important to keep in mind that the social and economic sectors of society are closely intertwined. Data from this report is primarily for the year 2010 (the most recent year with indicator data available), with a few comparisons to previous years, or to Washington County or the State of Oregon.

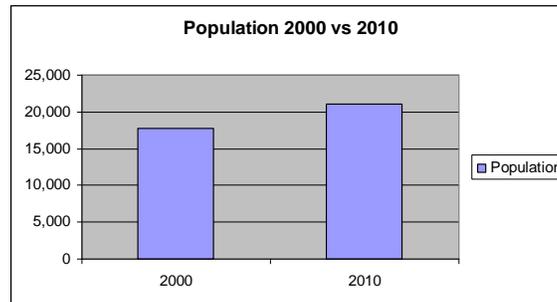
Basic Demographics

Population 2000: 17,708

Population 2010: 21,083

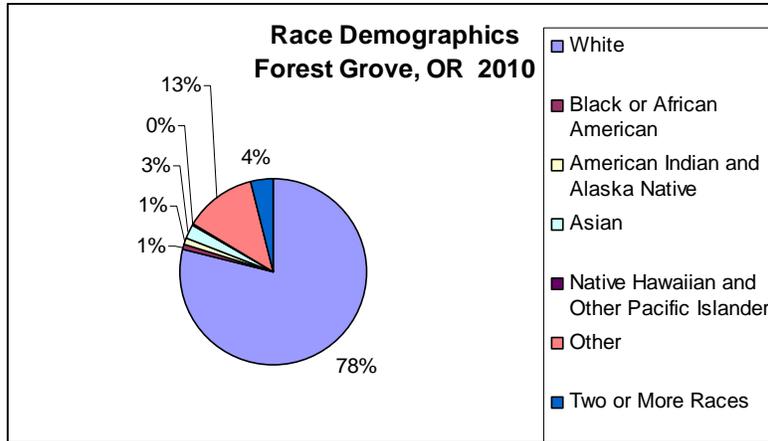
Increase: 19%

Projected Population 2035: 30,000



Source: U.S. Census Bureau

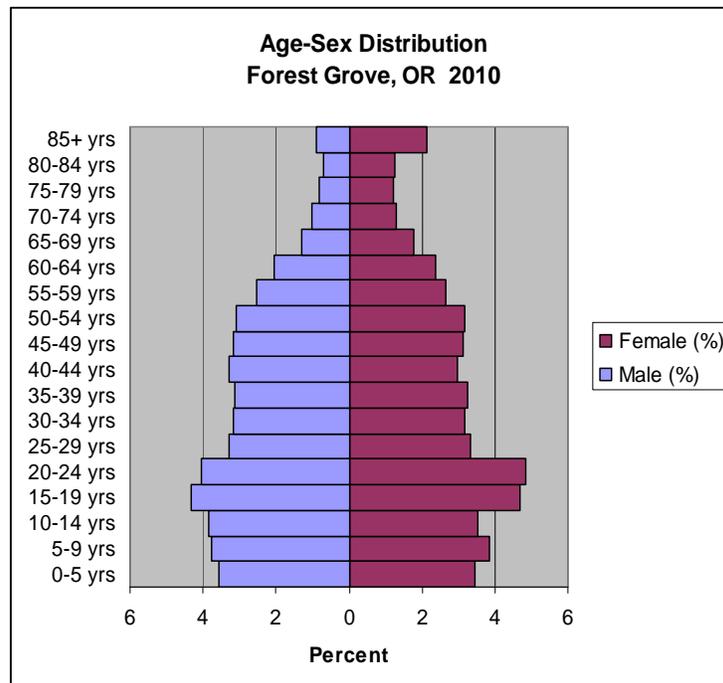
Just over 96% of the Forest Grove population reported themselves as one race. Among this, 78.8% classified themselves as White, 0.8% as Black or African American, 1.1% as American Indian and Alaskan Native, 2.6% as Asian, 0.3% as Native Hawaiian and Other Pacific Islander, and 12.5% of some other race. The rest of the population, 3.9% reported to having two or more races.



Source: U.S. Census Bureau

It is important to note that the Census considers Hispanic or Latino as an ethnic origin, not a race. Those of Hispanic or Latino background could classify themselves as “White” or “Other Race” or whatever else they may have chosen. However, 23.1% of the population marked that they are of Hispanic or Latino ethnicity.

52.03% of the population is female and 47.97% is male. The median age in Forest Grove is 32.7. The data table for the age-sex distribution table can be found at the end of this report. The average household size is 2.71, while the average family size is 3.31.



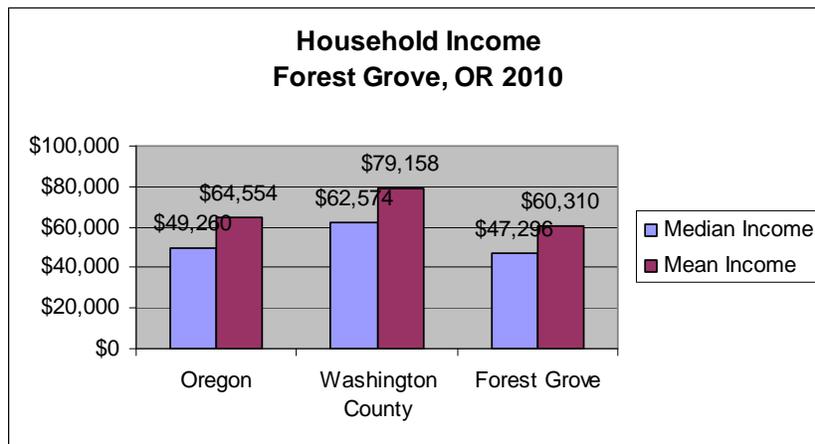
Source: U.S. Census Bureau

For more information

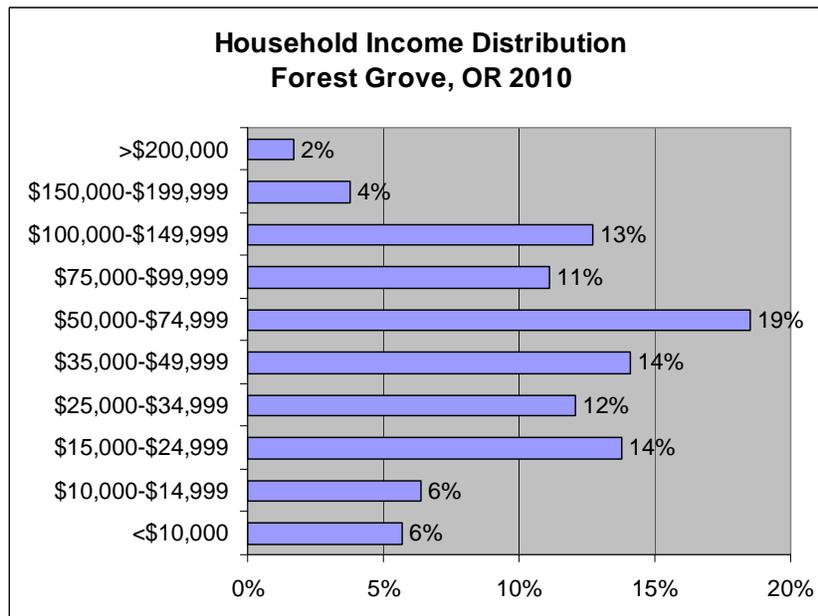
The projected population data comes from a Metro study that estimates there to be 11,070 households by 2040. This number was multiplied by the number of people in the average household (2.71) which comes from the 2010 U.S. Census. The rest of the data is from the U.S. Census Bureau, using 2010 data.

Income

The median household income is \$60,310, while the mean household income is \$47,296.



Source: American Community Survey



Source: American Community Survey

For more information

The data gathered comes from DP03 “Selected Economic Characteristics” from the 2006-2010 American Community Survey 5-Year Estimates. The geography for the data is Forest Grove and Washington County.

Poverty

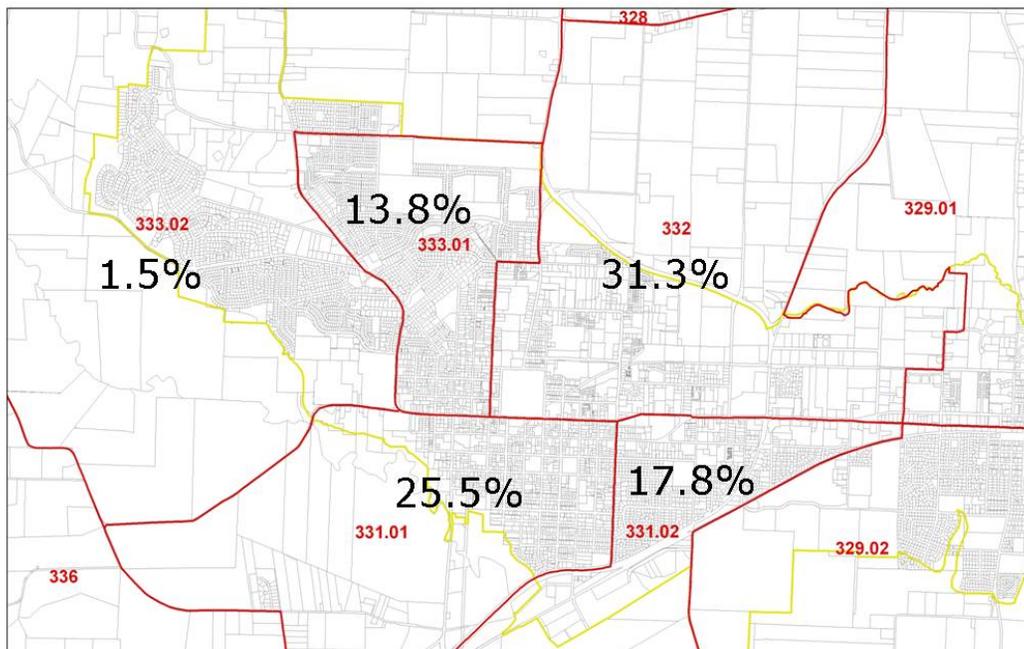
The percent of people below the poverty level in Forest Grove is 19.2% (+/-4.8%). This number is significantly higher than that of Washington County at 9.5% (+/-0.5%).

By origin, percent below poverty level

White	18.9%
Black or African American	65.0%
American Indian or Alaskan Native	11.0%
Asian	9.9%
Hispanic or Latino	32.1%
Other origin	4.0%

By census tract, percent below poverty level

Tract 331.01	Tract 331.02	Tract 332	Tract 333.01	Tract 333.02
25.5%	17.8%	31.3%	13.8%	1.5%



These numbers do not include college students who live on-campus. They do include college students living off-campus. There are 1.6% of people who are enrolled in undergraduate college who live below the poverty line.

For more information

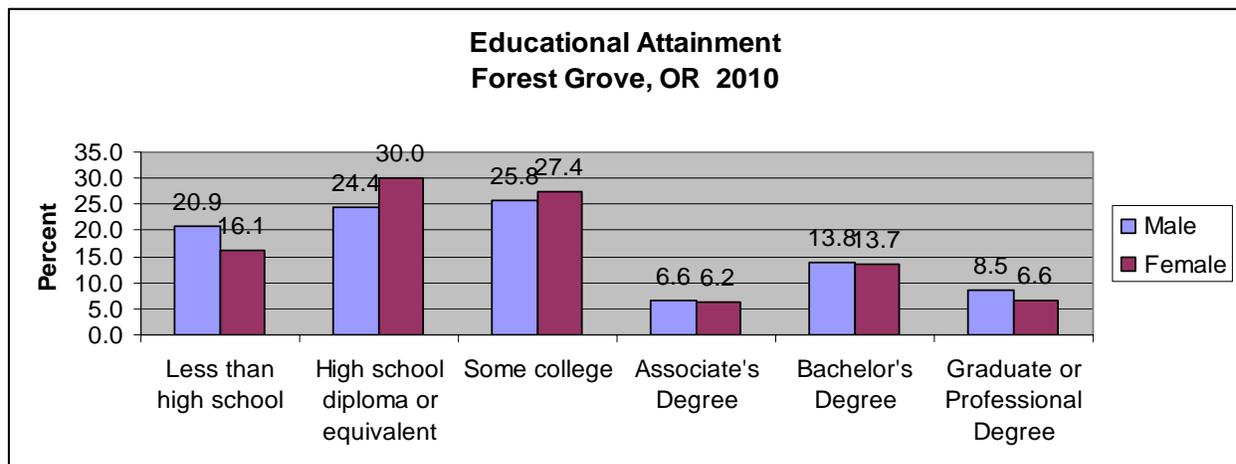
The data gathered comes from S1701 “Poverty Status in the Past 12 Months” from the 2006-2010 American Community Survey 5-Year Estimates. The geography for the data is Forest Grove, Washington County, Census Tract 331.01, Tract 331.02, Tract 332, Tract 333.01, and Tract 333.02, all in Washington County. Though not as current as the 3-Year or 1-Year estimates, the 5-Year estimates are the most accurate due to the larger sample size. These numbers are the averages from 2006-2010.

To data from the percentage of enrolled undergraduates living in poverty comes from B14006 “Poverty Status in the Past 12 Months by School Enrollment by Level of School for the Population 3 Years and Over” 2010 American Community Survey 5-Year Estimates. The geography for the data is Forest Grove. The number of enrolled college undergraduate years, 880 was divided by the total, 19,789.

Education

The percentages are of the population who are over 25.

	Oregon	Washington Co.	Forest Grove
Less than high school	11.5%	9.6%	18.4%
High school diploma	25.6%	19.1%	27.4%
Some college	26.3%	24.4%	26.6%
Associate’s Degree	8.1%	8.1%	6.4%
Bachelor’s Degree	18.3%	25.6%	13.7%
Grad or Professional Degree	10.4%	13.3%	7.5%

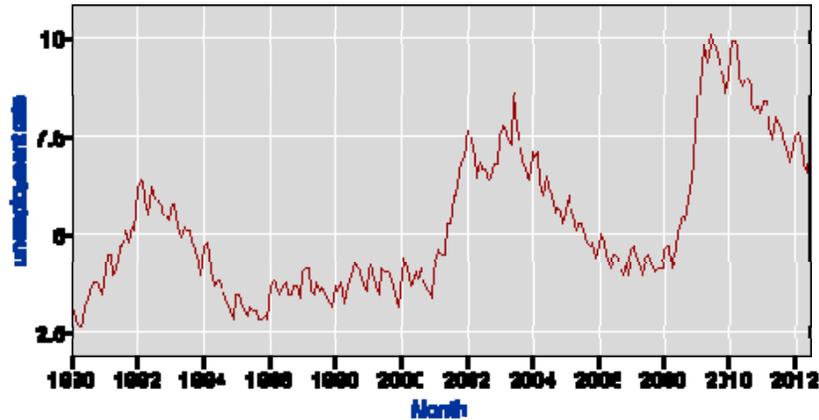


Source: American Community Survey

For more information

This data comes from the S1501 “Educational Attainment” 2006-2010 American Community Survey 5-Year Estimates for Forest Grove city, Washington County, and Oregon.

Unemployment



Source: Bureau of Labor Statistics

(Not seasonally adjusted)

Washington County-

1990: 3.3%
2000: 3.9%
2005: 5.2%
2008: 5.3%
2009: 9.3%
2010: 8.9%
2011: 7.7%

(Not seasonally adjusted)

Oregon-

1990: 5.4%
2000: 5.1%
2005: 6.2%
2008: 6.5%
2009: 11.1%
2010: 10.7%
2011: 9.5%

Washington County’s unemployment rate is slightly under that of the State’s.

For more information

The information and graph comes from the U.S. Bureau of Labor Statistics. The data base id is LAUPA41005003. To access, go to the BLS Database, Tables & Calculators by Subject at <http://www.bls.gov/data/>. Scroll down to Unemployment- Local Area Unemployment Statistics. Click on the multi-screen data search. Select desired locations and information. In this case, one was for Oregon> Counties and Equivalents> Washington County> Unemployment Rate> not seasonally adjusted.

Housing Affordability

The U.S. Department of Housing and Urban Development states that “the generally accepted definition of affordability is for a household to pay no more than 30% of its annual income on housing.” As defined by the American Community Survey, a housing unit is “a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.”

The table below shows the percentage of residents who live in a housing unit (either owned or rented) that is within 30% of their income.

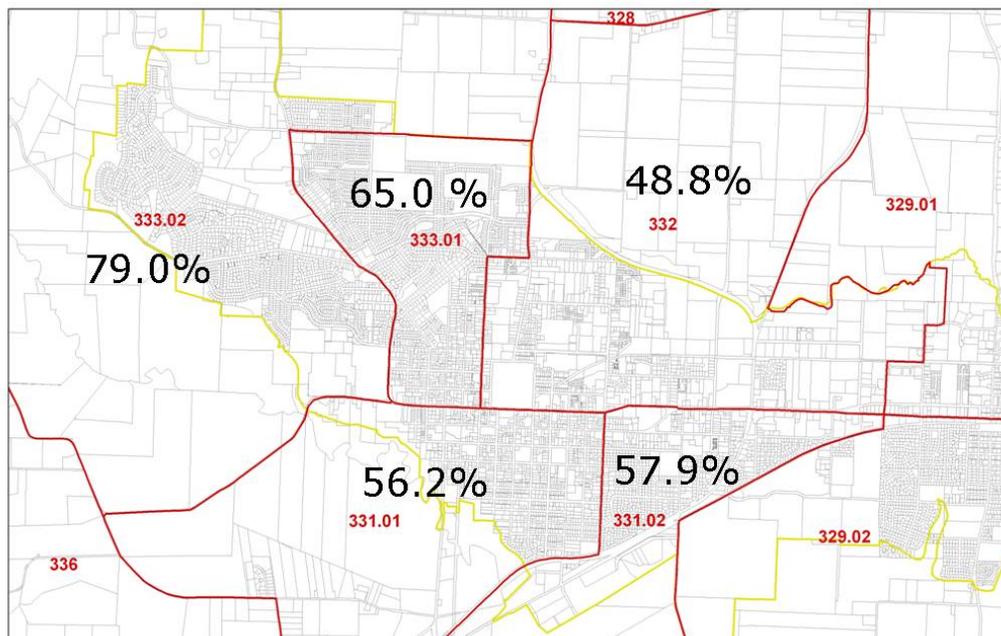
Percentage with affordable housing

	Forest Grove city	Washington County
Owner-occupied	69.7%	67.8%
Renter-occupied	46.7%	55.2%
Total	59.9%	63.1%

The table on the next page shows the percentage living with affordable housing. These are the percentages for each Census Tract within Forest Grove.

Percentage with affordable housing

	Tract 331.01	Tract 331.02	Tract 332	Tract 333.01	Tract 333.02
Owner-occ.	56.4%	67.8%	68.4%	65.5%	80.2%
Renter-occ.	55.8%	50.4%	40.2%	63.4%	63.1%
Total	56.2%	57.9%	48.8%	65.0%	79.0%



Based on the data gathered, Forest Grove has poor housing affordability with only 60% of residents with affordable housing. 40% of residents must pay more than 30% of their income towards housing, causing a decrease in other expenses such as food and clothing. Having high-

income and/or low housing costs contributes to the housing affordability of a neighborhood. With the exception of Tract 333.01 and Tract 333.02, the unaffordable housing percentage is higher than that of Washington County.

Housing affordability in Forest Grove

	1990	2000
Owner-occupied	89.1%	76.9%
Renter-occupied	55.8%	49.5%
Total	71%	63.4%

Source: Washington County

Over the past two decades, the percentage of those in affordable housing has consistently decreased. Renter-occupied households have seen a smaller decline than owner-occupied households.

Washington County has an Affordable Housing program under their Department of Housing Services to aid residents who are in need of affordable housing. The Section 8 Housing Voucher Program provides financial assistance to those in need. This is a national program. In addition there are two affordable housing rental apartments in Forest Grove and Public Housing units. Forest Grove has 607 sites that have at least one regulated housing units. These programs often have long waiting lists. The Community Housing Fund, a non-profit organization raises money in the form of grants and loans to other groups to increase the number of affordable housing. The Housing Alliance is comprised of members from local governments, organizations, advocates, and businesses who advocate for affordable housing in the Oregon Legislature. Bienstar is another organization that provides assistance to families, especially farmers and migrant workers, looking for affordable housing. They also offer educational programs to adults and youth.

For more information

To calculate this, data was used from the B25106 “Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months” American Community Survey 2006-2010 5-Year Estimates. The geography for the data is from Forest Grove city, Washington County, Census Tract 331.01, Tract 331.02, Tract 332, Tract 333.01, and Tract 333.02, all in Washington County. Then, within each housing cost bracket, the estimates of 30% or more were added up together for owner-occupied housing units and renter-occupied housing units. These numbers were divided by the total number of housing units for each category and converted into a percent. This number is the percentage living in unaffordable housing. This number subtracted by 100% gives the affordable housing percentage.

Washington County Department of Housing Services: <http://www.co.washington.or.us/Housing/>
 Community Housing Fund: <http://www.thecommunityhousingfund.org/default.htm>
 The Housing Alliance: <http://www.oregonhousingalliance.org/>
 Bienstar: <http://www.bienstar-or.org/default.asp>

Access to Healthy Foods

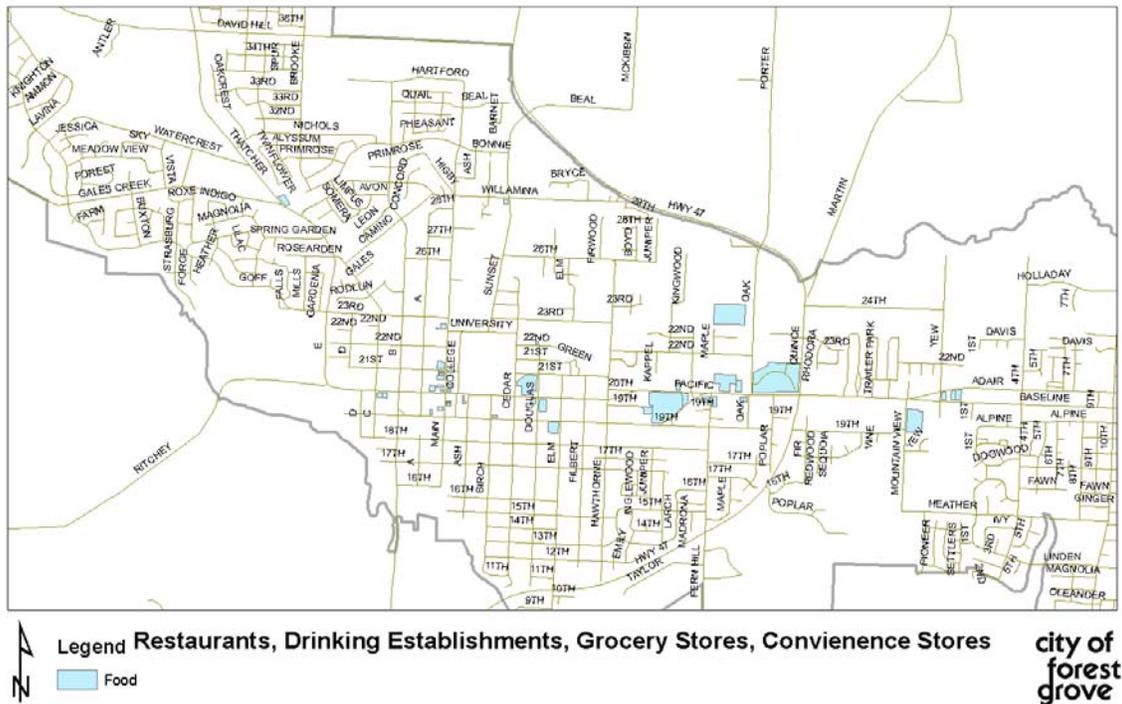
According to the USDA Desert Food Locator, there are no areas in Forest Grove in a “food desert.” The USDA looked at low-income communities within a census tract, and its proximity from a supermarket or large grocery store. According to the USDA Food Environment Atlas, 0.72% of Washington County residents are more than one mile from a grocery store with no car. 3.75% of low-income residents are more than a mile from a grocery store.

National and county level assessments indicate that Forest Grove seems to be good in access to healthy foods, a closer look within the city limits shows that there are neighborhoods who do not have easy access to healthy foods.

The Washington County Opportunity Maps gives Forest Grove a score of 2 (1 being low, 5 being high) to areas south of Pacific Avenue, and a 1 for areas north of Pacific Avenue in terms of “Density of Grocery Stores, Produce/Farmers Markets.” The Regional Equity Atlas gives Forest Grove a score of 2.1 out of 10. 29% of the population is within 0.5 miles of a full-service grocery store.

The map on the next page shows places to purchase foods such as convenient stores, restaurants, drinking establishments, grocery stores, and the community gardens. The colored areas indicate the tax lots of the establishments and stores. Some tax lots may have multiple businesses, not all of which are food related.

Unless someone lives along Pacific Avenue and 19th Avenue or in the downtown area, there is very little access to foods. Access to healthy food drops even more as Safeway (or the Farmer’s Market during the summer) is the only place within Forest Grove to purchase fresh food. Conveniently these places are easily accessible by bus; however, the bus line only runs down Pacific Avenue and 19th Avenue. The community garden is available for residents who want to purchase a plot, but this is not easily accessible to those who live west of Hawthorne Street or south of 19th Avenue.



For more information

The USDA Food Environment Atlas can be accessed here:

<http://www.ers.usda.gov/data-products/food-environment-atlas.aspx>

The Washington County Opportunity Maps can be accessed here:

<http://webags.co.washington.or.us/oppmapping/oppmaps.html>

The Forest Grove Land Use Inventory 2011 on ArcGIS was used to map out the food establishments. The attribute table, Yelp, Google Maps, and knowledge of the area helped to identify the restaurants, drinking establishments, grocery stores, and garden.

Homelessness

Definition of “homeless” varies with organization, person, and policy. Washington County includes those who lost their house due to financial reasons, those who are in transition living in motels, shelters, etc, those who live in “unsheltered” areas such as under a bridge, and those in a jail or hospital who will return to a state of homelessness.

There has been a steady increase of homeless in Washington County from 2002 until 2011. However, 2011 was slightly less than the year before. Based on the point-in-time homeless count in January, the homeless population was 1,356 in 2011. Only 200 of those persons were sheltered. In the rural areas that are south of the Hillsboro-Cornelius-Forest Grove area, there

were seven homeless adults. In 2010 there were only three homeless adults but five families with children (which includes both one and two parent families).

The number of homeless children in schools is also increasing. This definition is slightly expanded to include those who are in inadequate housing or are unaccompanied. In the Forest Grove School District, there was an estimated 146 homeless youth, or about 4.16% of the student population in the 2009-2010 school year. This is a 95% increase from the 2006-2007 school year when there were 75 homeless youth. The County has a ten year plan known as *A Road to Home: 10-Year Plan to End Homelessness*, starting in 2008.

In Forest Grove, the United Church of Christ opens a Severe Weather Shelter during the winter. On average, they are open 20-25 days of the year. This shelter provides a warm and secure place for people to reside for a night. For the past four years they saw 112 individuals with 507 bed stays. This past season, they had over a 100 bed stays. Pastor Jennifer Yocum of the United Church of Christ estimates around 50-60 people in the Forest Grove area are chronically homeless. This count is higher if the number in transition is included.

For more information

This information comes from the Washington County Department of Housing Services.

Linking it all Together

These socio-economic factors are linked together in a complex web. One of the most telling indicators of poverty is education. Many studies have proven that “education is a strong predictor of poverty status.” Someone without a high school degree has a high chance of being in poverty. In relationship to unemployment, individuals with a college degree are less likely to be unemployed than someone with no college degree. Likewise, a decrease in household earnings pushes people into poverty. There are other factors such as race, incarceration, and split families that also are factors of poverty.

Less job opportunities at lower pay with too high of housing costs creates a situation that can push one towards poverty. The decline of public assistance can push one even further into ultimately homelessness. Other factors include lack of health care, domestic violence, mental illness, and addiction disorders.

The links mentioned are very visible within Forest Grove. Just over 18% of Forest Grove residents do not have a high school diploma, while just over 19% of residents live below the poverty line. The similarity is striking.

The Census tracts with the greatest percentage of people living below the poverty line also have the lowest percentage of those with affordable housing. While some portions of these tracts are along the bus line route, huge portions are not.

For more information

The information on poverty comes from *Causes of Poverty: Findings from Recent Research* by Amy Rynell of the Heartland Alliance Mid-America Institute of Poverty.

The information on homelessness comes from the Washington County Department of Housing Services.