

Foundations for Understanding the Oak Lodge Community Composition from 1970 to 2020

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Prepared for the Oak Lodge Governance Project
and the People of Oak Lodge

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SECTION 1: INTRODUCTION

1.1: Summary and History of the Project

In many ways, unincorporated areas are often forgotten by both policymakers and academics alike. The study of a specific unincorporated area may run up against significant barriers, not the least of which may be undefined formal boundaries, decentralized sources of data, a lack of clarity around what constitutes the community, and significant undocumented history. The area known as Oak Lodge in Clackamas County, Oregon meets many of those criteria. However, Oak Lodge as well as this study both benefit greatly from many residents of the area who are committed to preserving its history, engaging its citizens, and exploring the potential that the area holds.¹

This project, *Foundations for Understanding the Oak Lodge Community Composition from 1970 to 2020*, was initiated in September of 2021 by members of the Oak Lodge Governance Project and the author, a graduate student of the Mark O. Hatfield School of Government's Master of Public Administration program at Portland State University.² This project is intended to build upon the research and findings of a study titled "[Oak Lodge Governance: Analysis of Governance Options for the Oak Grove-Jennings Lodge Area](#)," which was prepared for the Metro Regional Government through a grant to the Oak Lodge Governance Project.³

In particular, this project is interested in developing an understanding of how the community of Oak Lodge has changed over time, who are some of the stewards of those changes, and potential implications that the results may have for the future of the area.

1.2: Scope of Work

Study Area and Time Frame

The study area in this project was initially intended to mirror that of the Oak Lodge Governance report authored by ECONorthwest.⁴ However, several barriers prevented the use of that area for this study. First, as a result of the Oak Lodge area being unincorporated, the U.S. Census Bureau - which was the main source of data for this report - does not organize its data collection and reporting according to clear boundaries that match the ECONorthwest study area. Second, the closest-match boundaries, Census Blocks, do not provide adequate data from before the year 1990, which was not a substantive timeframe for the purposes of this study.

Census Tracts were therefore selected as the geographical units of analysis. Census Tracts provide the ability to select an approximate and relatively stable boundary for the study as well as reliable data for the study area beginning with 1970. In order to preserve the majority of the ECONorthwest

¹ See the website of the Oak Lodge History Detectives for more detailed information about the history of Oak Lodge. <https://oaklodgehistory.org/>. Accessed February 20, 2022.

² See the Oak Lodge Governance Project website for more information. <https://oaklodgegovernanceproject.org>. Accessed February 20, 2022.

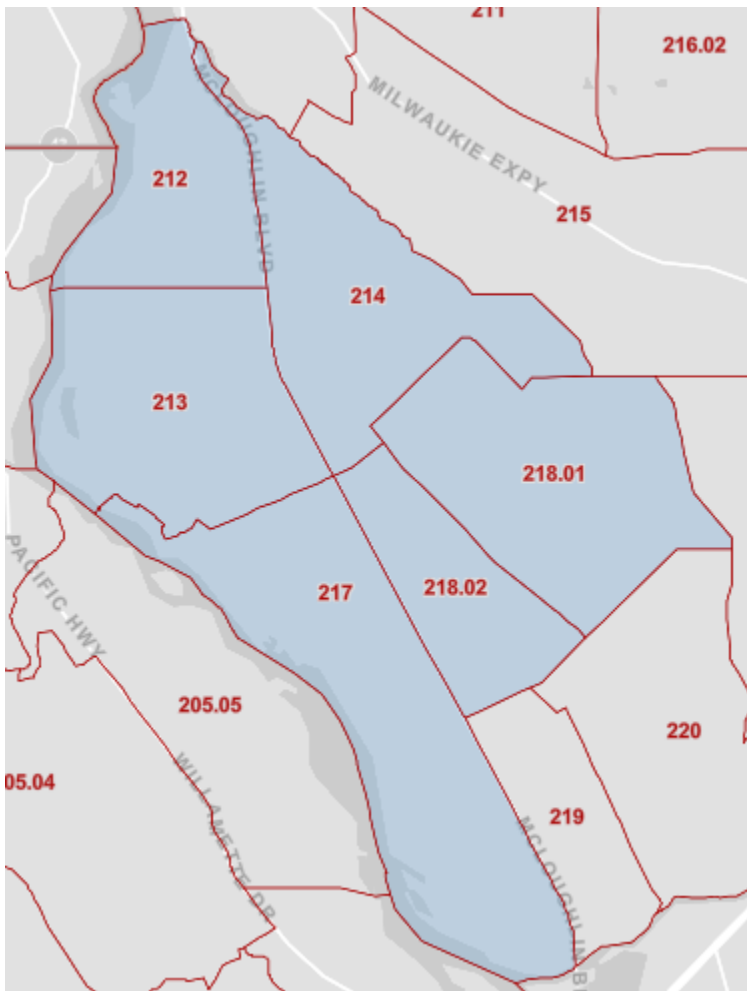
³ ECONorthwest, Tiberius Solutions, and MorganCPS Group. (2021). *Oak Lodge Governance: Analysis of Governance Options for the Oak Grove-Jennings Lodge Area*. <https://oaklodgegovernanceproject.org/wp-content/uploads/2021/09/Oak-lodge-governance-report-FINAL-09-29-21.pdf>. Accessed February 20, 2022.

⁴ [Oak Lodge Governance](#), p. 4.

study area without including substantial geographies outside of the study area, the following Census Tracts were used to define the boundaries of Oak Lodge for the purposes of this study:

- Oregon Census Tract 212
- Oregon Census Tract 213
- Oregon Census Tract 214
- Oregon Census Tract 217
- Oregon Census Tract 218 (1970-1990)
- Oregon Census Tract 218.01 (2000-2020)
- Oregon Census Tract 218.02 (2000-2020)

Image 1.2.1: Oak Lodge study area⁵



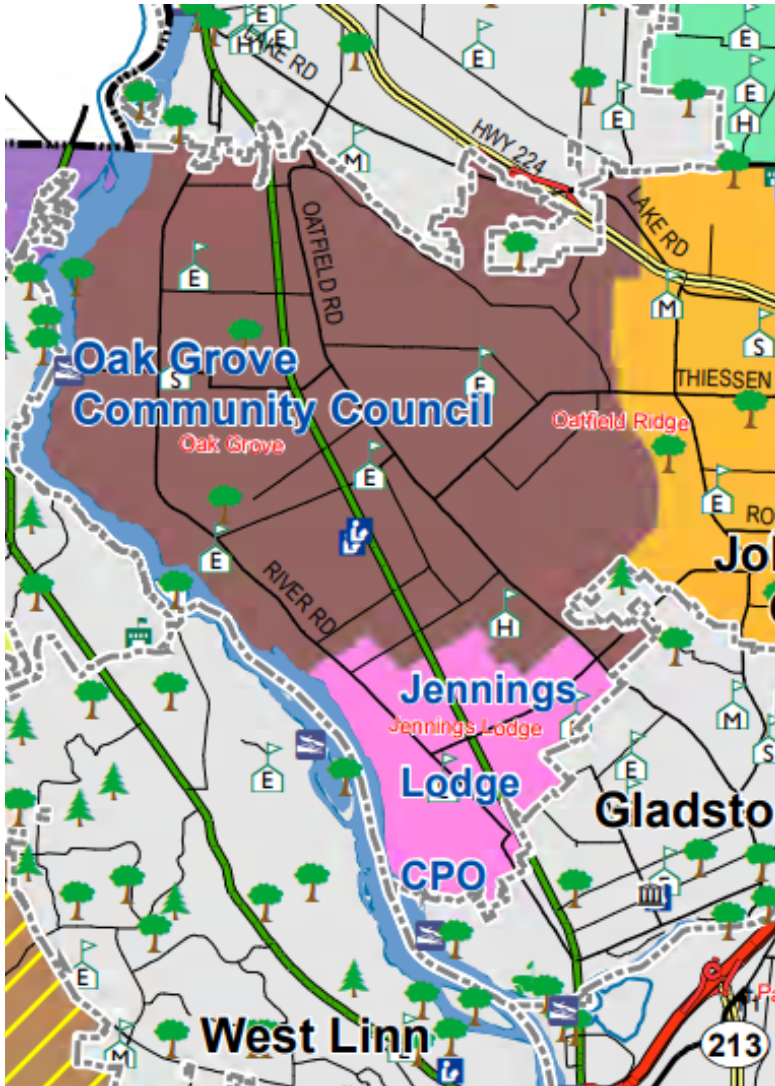
These Census Tracts partially overlap with the boundaries of three Community Planning Organizations (CPOs), which are “advisory to the Board of County Commissioners on land use matters affecting their communities. CPOs are notified of proposed land use actions and legislative

⁵ U.S. Census Bureau. (2022). *Explore Census Data*. <https://data.census.gov/cedsci/map>. Accessed March 6, 2022.

changes within their boundaries. They may review these applications and provide recommendations to the Board of County Commissioners.”⁶ The three CPOs that serve the study area are:

- Oak Grove Community Council CPO, which represents portions of Census Tract 212, 214, 217, 218.01, and 218.02. It also represents the entirety of Census Tract 213.⁷
- Jennings Lodge CPO, which represents portions of Census Tracts 217 and 218.02.⁸
- Clackamas CPO, which represents a portion of Census Tract 218.01.⁹

Image 1.2.2: CPO boundaries in the study area¹⁰



⁶ For more information on Community Planning Organizations in Clackamas County, see <https://www.clackamas.us/community/cpo.html>. Accessed April 3, 2022.

⁷ For a detailed map of the Oak Grove Community Council CPO boundaries, see <https://dochub.clackamas.us/documents/drupal/27ae3958-e48f-4118-a686-211f5d15aba3>. Accessed April 3, 2022.

⁸ For a detailed map of the Jennings Lodge CPO boundaries, see <https://dochub.clackamas.us/documents/drupal/70fb0d59-5dda-4557-80de-0155b9fe46bf>. Accessed April 3, 2022.

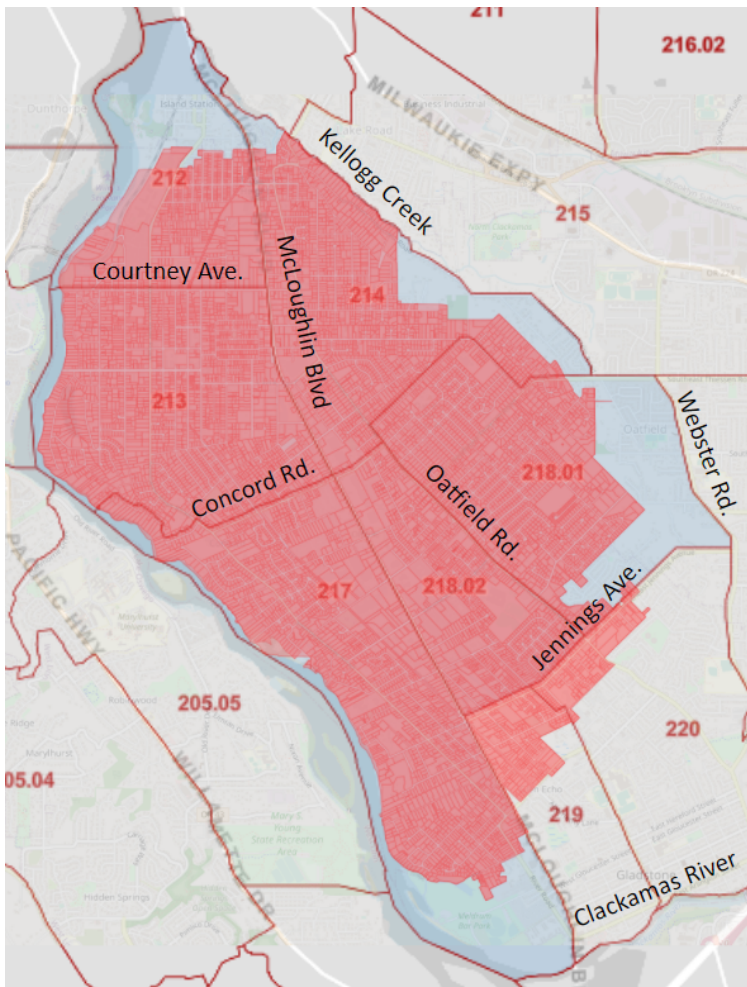
⁹ The Clackamas CPO is not currently recognized as a functioning CPO at the time of publication of this report.

¹⁰ Clackamas County. (2022). *Clackamas County CPOs, Hamlets & Villages Map*. <https://dochub.clackamas.us/documents/drupal/18815557-72ce-47e5-839c-5d6f41e0cc51>. Accessed April 3, 2022.

This study area boundary extends into the City of Milwaukie on the North end of Census Tracts 212 and 214, into the City of Gladstone on the South end of Census Tract 217 and part of Census Tract 218.01, and past the eastern edge of the ECONorthwest study area in Census Tracts 214 and 218.01. Additionally, these six Census Tracts do not include a small portion of the Jennings Lodge area, which extends partially into Census Tracts 219 and 220. Including those two Tracts would have included the majority of the City of Gladstone; as such, they were excluded from the study area. See Appendix A for maps of the Census Tract boundaries from 1990-2010.

A full analysis of the various jurisdictions included in this study area and their respective boundaries can be found in Section 4: Jurisdictional Inventory.

Image 1.2.3: Oak Lodge study area with ECONorthwest study area boundaries overlaid in red



This study also provides comparative data from Clackamas County as well as the Portland Metro Area. The data for the Portland Metro Area was calculated by summing the data from the following seven counties, which constitute the Portland Metropolitan Statistical Area: Clackamas County, OR; Clark County, WA; Columbia County, OR; Multnomah County, OR; Skamania County, WA; Washington County, OR; and Yamhill County, OR.

It is important to note that the comparisons of Oak Lodge to Clackamas County and the Portland Metro Area are useful purely as context for understanding Oak Lodge against the broader trends in the two larger areas. In many ways, a strict comparison of Oak Lodge to either Clackamas County or the Portland Metro Area is a bit like comparing a tangerine to a grapefruit. They are very different sizes and have different capacities for development. However, without contextualizing Oak Lodge in the larger Clackamas County or Portland Metro Area, some conclusions may not be as important as they would otherwise seem.

Selected Topics of Interest

This study presents and analyzes data from five central topics in order to provide a basic understanding of the demographics, community makeup, and history of development of the Oak Lodge area. These topics were chosen in order to give both a breadth of information as well as provide opportunity for in-depth analysis of the Oak Lodge area and how it has changed over the past fifty years.

Total Population: The total population of the study area.

Race & Ethnicity: The proportion of the race and ethnicity of the residents as defined by the U.S. Census Bureau. The variables for Race include:

- White;
- Black or African American;
- American Indian or Alaska Native;
- Asian;
- Native Hawai'ian or Other Pacific Islander;
- Some Other Race; and
- Two or More Races.

The variable for Ethnicity includes Hispanic or Latino.

Age: The proportion of ages of the residents within 5 or 10-year increments. The increments are:

- 0-4 years
- 5-9 years
- 10-14 years
- 15-19 years
- 20-24 years
- 25-34 years
- 35-44 years
- 45-54 years
- 55-64 years
- 65-74 years
- 75-84 years
- 85 years and older

Housing: The types and uses of the housing in the study area. While some variables change over time, as of 2020 they include:

- Total housing units
- Occupied units
- Vacant units
- Rental units
- Single, detached units
- Single, attached units
- 2-unit structures
- 3 or 4-unit structures
- 5 to 9-unit structures
- 10 to 19-unit structures
- 20 to 49-unit structures
- 50-unit or more structures
- Mobile homes, trailers, and other structures

Household Income: The income range of each household in the study area. While the specific income range typically changes decade-to-decade, the ranges are grouped into 8 income ranges per decade to allow for comparison across time. A description of each income range for each survey year is included in Section 2.3: Methodology for Data Analysis.

The analysis describes the characteristics of the Oak Lodge residents as they relate to each individual category and does not analyze potential intersections between the categories. Naturally, every resident of Oak Lodge exists with a unique combination of identities and realities which overlap all of the above categories. A future study may be able to explore these intersections and disaggregate the data presented here in order to identify more specific community demographics.

1.3: Contextualizing the Study

During the initial phases of the study, informal interviews were carried out with six residents whose families have lived in Oak Lodge for many decades. These interviews were not used as formal qualitative data collection, nor are the data collected used in any way throughout the report. Rather, they were intended to inform the context of the study for the author. The main goal in completing these interviews was to reinforce the fact that the numbers that follow in this report are illuminating some realities of the people who live in and care about the area. Oak Lodge has a rich and complex history, and an understanding of the composition of its community cannot and should not be divorced from that history.

The interviewees discussed a variety of questions about their personal and family histories in Oak Lodge, how Oak Lodge has changed - or not - over time, and their feelings and opinions of the area. While each interviewee brought their own unique perspectives, several themes recurred throughout many of the conversations. These included the increased automotive traffic along McLoughlin Blvd./Oregon Highway 99E and Oatfield Rd.; the automotive-heavy commercial areas around McLoughlin Blvd./Oregon Highway 99E; the preservation or restoration of natural areas in and around Oak Lodge; the loss of rural farmland to housing development over time; a lack of resident-friendly businesses such as grocery stores or restaurants; a strong historical presence of white supremacist ideology, the impacts of which can still be felt by many today; and the impact that

the former trolley, which ceased operations in 1958, and the newer MAX line, which opened in 2014, have had on the development of the community.

This study does not intend to explore any of these topics in great depth, nor does it necessarily endorse them as more than notable anecdotes. The interviews are also not necessarily representative of all of the perspectives in the community. They may very well provide insight into truths that could be illuminated through further study, but they are also not in and of themselves an outcome of this project. However, readers who are familiar with the area may be able to identify connections between the content of this report and the history of Oak Lodge. It is important to understand this study merely as building a foundation for a greater understanding of what the community of Oak Lodge has looked like in the past, how it exists today, and its potential trajectory into the future.

1.4: Introduction to the Report

Section 2 of this report discusses the methodology for data collection and analysis, catalogs the use of various data sources, and includes explanations of how to examine the data presented.

In Section 3, the report details each of the five topics in the order listed in Section 1.3. This section begins first with explanations and notes for the graphs and tables in the report. Each of the following sections includes data for the entire Oak Lodge area as well as comparative data from Clackamas County and the Portland Metro Area. Each section also presents the data disaggregated by Census Tract and includes a brief summary of the findings for each topic.

Section 4 is an inventory of the various jurisdictions that serve the Oak Lodge area, including maps of their service areas if they do not serve the entire study area, a brief summary of the services they provide, and a list of the elected and appointed officials that currently represent the residents of Oak Lodge.

Section 5 concludes the report with a reflection of the meaning and potential importance of these findings to the people of Oak Lodge, suggestions of how to apply this data to conversations in and about the community, and options for further research.

Acknowledgments, References Cited, Appendix A: Maps of Census Tract Boundaries 1990-2020, and Appendix B: Index of Images and Tables are included at the end of the document.

SECTION 2: METHODOLOGY AND DATA SOURCES

2.1: Census and American Community Survey Data

Sections 3.2 through 3.6 primarily report data from the United States Decennial Census years 1970 through 2020. The data collected for Total Population, Race, and Age utilize individual-level responses from tables SF1 and SF2, meaning that the numbers collected for each of those categories can be understood to be accurately reflective of very nearly 100% of the population in the study area.

The data collected for Housing uses tables SF1 and SF2 for Total Housing Units, Occupancy/Vacancy status, and Rental Units, or what this report calls “Basic Housing Data.” However, the Housing data for number or types of units per housing structure as well as the Household Income data utilize table SF3 for years 1970-2000. SF3 data was collected by the U.S. Census Bureau using what was called the “long-form” questionnaire, which was completed by a representative sample (approximately five percent) of the population and extrapolated to the rest of the area.¹¹

The U.S. Census Bureau discontinued the use of the “long-form” questionnaire in 2010 after implementation of the annually-distributed American Community Survey (ACS).¹² Data previously collected on the long-form questionnaire are now collected through the ACS and reported in five-year increments. This means that the 2010 data for the number or types of units per housing structure as well as Household Income is reflective of the aggregate survey results and subsequent extrapolation from the years 2006-2010.

This data from the 2006-2010 ACS also includes margins of error for each variable. A margin of error means that the reported value of a particular variable is estimated to be within a certain range above or below that value. For example, if there were an area with an estimated 500 housing structures and a margin of error of 27, that means that we can be 95% certain that the total number of housing structures in that area is somewhere between 473 (which is 500 minus 27) and 527 (500 plus 27).

Reporting and analyzing the same data from two different sources with two different methods of collection is not ideal. There are many different factors that contribute to variations in the data over time, and a change in data collection methods can exacerbate these variations between years. When considering the data for these variables, it is important for readers to examine the overall trends in the data instead of individual data points.

Finally, the impacts of COVID-19 and various external factors have raised some questions about the accuracy and validity of the 2020 census.¹³ According to the U.S. Census Bureau, rigorous quality controls and alignment of expected outcomes with estimates indicate a comparable level of quality

¹¹ For more information on the history of how questions were asked via the U.S. Decennial Census over time, see https://www.census.gov/history/www/innovations/data_collection/developing_sampling_techniques.html. Accessed February 21, 2022.

¹² For more information on the American Community Survey, see <https://www.census.gov/programs-surveys/acs/about.html>. Accessed February 21, 2022.

¹³ Cohn, D. (2020). “How accurate will the 2020 U.S. Census be? We’ll know more soon”. *Pew Research Center*. <https://pewresearch.org/fact-tank/2020/12/14/how-accurate-will-the-2020-u-s-census-be-well-know-more-soon/>. Accessed February 21, 2022.

with previous censuses.¹⁴ Some data scientists have called that validity partially into question when analyzing some of the privacy security measures and minutiae of the data reported so far, though for reasons beyond the impacts of the COVID-19 pandemic on data collection.¹⁵

As previously stated, this study is less interested in identifying 100% accurate numbers for Oak Lodge and more interested in documenting trends over time. As such, the debate over the accuracy of the 2020 Census is of less importance to the findings detailed in this report. However, readers are still encouraged to remain reasonably prudent when analyzing individual data points.

All data in Sections 3.2 through 3.6 was collected using the IPUMS National Historical Geographic Information System database.¹⁶

2.2: Jurisdictional Boundary Data

The jurisdictional boundaries identified in Section 4 were identified using a variety of sources. Primarily, Clackamas County's [Clackamas Maps](#) feature was used to identify the various tax codes present in the study area. The tax codes were then compared with the [2021 Clackamas County Rate Book](#) to determine each tax-levying jurisdictional boundary.

The only district serving the study area that did not levy any property taxes in 2021 is the Oak Lodge Water Services District (OLWSD). Their jurisdictional boundaries can be found on their website: [About the Oak Lodge Water Services District](#).

Several of the jurisdictions profiled in this study provide services in other jurisdictions by way of governmental contracts. For example, OLWSD and the City of Milwaukie have an Intergovernmental Agreement to each provide services for certain properties in the other's jurisdiction.¹⁷ For jurisdictions with these agreements, the jurisdictional boundaries do not necessarily mean that the services provided come from the taxing jurisdiction, especially for properties close to the boundary. This report does not detail any of those relationships, and further study would help to illuminate the diversity of service provision in Oak Lodge.

¹⁴ Vaquer, V. (2021). "Census Bureau Releases Quality Indicators on 2020 Census." *United States Census Bureau Press Releases*. <https://www.census.gov/newsroom/press-releases/2021/quality-indicators-on-2020-census.html>. Accessed February 21, 2022.

¹⁵ Capps, K. (2021). "Data Scientists Square Off Over Trust and Privacy in 2020 Census." *Bloomberg CityLab*. <https://www.bloomberg.com/news/articles/2021-08-12/data-scientists-ask-can-we-trust-the-2020-census>. Accessed February 21, 2022.

¹⁶ Steven Manson, Jonathan Schroeder, David Van Riper, Tracy Kugler, and Steven Ruggles. IPUMS National Historical Geographic Information System: Version 16.0. Minneapolis, MN: IPUMS. 2021. <http://doi.org/10.18128/D050.V16.0>. Accessed March 6, 2022.

¹⁷ City of Milwaukie, "Resolution 40-2015", Contract #2015-022, April 7, 2015. https://www.milwaukieoregon.gov/sites/default/files/fileattachments/ordinance/8791/r40-2015_with_final_iga.pdf. Accessed February 21, 2022.

2.3: Methodology for Data Analysis

This report utilizes descriptive statistics; tests for statistical significance were not performed on any data. Each variable is presented in this report as the Census Bureau designed it with the exception of 1) Age ranges and 2) the Household Income ranges for the years 1980 to 2010.

For Age, the Census reported varying age ranges from year to year. These ranges were also more granular than what this study needed. To standardize analysis for each census year, the age ranges were transformed from how they were reported to the following:

- 0-4 years
- 5-9 years
- 10-14 years
- 15-19 years
- 20-24 years
- 25-34 years
- 35-44 years
- 45-54 years
- 55-64 years
- 65-74 years
- 75-84 years
- 85 years and over

For Household Income, these variables required some transformation for several reasons. First, the number of income ranges that respondents could choose from vary between census year to census year. Second, the income ranges themselves changed with inflation. The combination of these two issues meant that comparing the income ranges over time would be impossible.

The income ranges for the years 1980 to 2010 were transformed into eight ranges to match the eight ranges that were reported in the 1970 census. The transformations were selected to be roughly comparable to previous years, a process which was checked by adjusting the ranges to 2022 amounts in order to determine alignment before re-adjusting back to their original amounts.

The 1970 household income ranges were not transformed. Those ranges are:

- Less than \$2,000
- \$2,000 to \$2,999
- \$3,000 to \$4,999
- \$5,000 to \$6,999
- \$7,000 to \$9,999
- \$10,000 to \$14,999
- \$15,000 to \$24,999
- \$25,000 or more

Table 2.3.1: Transformations of the Household Income ranges

1980 Original Ranges	1980 Adjusted Ranges	1990 Original Ranges	1990 Adjusted Ranges	
Less than \$2,500	Less than \$5,000	Less than \$5,000	Less than \$10,000	
\$2,500 to \$4,999		\$5,000 to \$9,999		
\$5,000 to \$7,499	No change	\$10,000 to \$12,499	\$10,000 to \$14,999	
\$7,500 to \$9,999	No change	\$12,500 to \$14,999		
\$10,000 to \$12,499	\$10,000 to \$14,999	\$15,000 to \$17,499	\$15,000 to \$22,499	
\$12,500 to \$14,999		\$17,500 to \$19,999		
\$15,000 to \$17,499	\$15,000 to \$22,499	\$20,000 to \$22,499		
\$17,500 to \$19,999		\$22,500 to \$24,999		
\$20,000 to \$22,499		\$25,000 to \$27,499		
\$22,500 to \$24,999	\$22,500 to \$29,999	\$27,500 to \$29,999	\$22,500 to \$29,999	
\$25,000 to \$27,499		\$30,000 to \$32,499		
\$27,500 to \$29,999		\$30,000 to \$49,999	\$32,500 to \$34,999	\$30,000 to \$39,999
\$30,000 to \$34,999	\$35,000 to \$37,499			
\$35,000 to \$39,999	\$37,500 to \$39,999			
\$40,000 to \$49,999	\$40,000 to \$42,499			
\$50,000 to \$74,999	\$50,000 or more	\$42,500 to \$44,999	\$40,000 to \$54,999	
\$75,000 or more		\$45,000 to \$47,499		
		\$47,500 to \$49,999		
		\$50,000 to \$54,999		
		\$55,000 to \$59,999		\$55,000 to \$74,999
		\$60,000 to \$74,999		
	\$75,000 to \$99,999	\$75,000 and above		
	\$100,000 to \$124,999			

		\$125,000 to \$150,000	
		\$150,000 or more	
2000 Original Ranges	2000 Adjusted Ranges	2010 Original Ranges	2010 Adjusted Ranges
Less than \$10,000	Less than \$15,000	Less than \$10,000	Less than \$15,000
\$10,000 to \$14,999		\$10,000 to \$14,999	
\$15,000 to \$19,999	\$15,000 to \$24,999	\$15,000 to \$19,999	\$15,000 to \$24,999
\$20,000 to \$24,999		\$20,000 to \$24,999	
\$25,000 to \$29,999	\$25,000 to \$34,999	\$25,000 to \$29,999	\$25,000 to \$34,999
\$30,000 to \$34,999		\$30,000 to \$34,999	
\$35,000 to \$39,999	\$35,000 to \$49,999	\$35,000 to \$39,999	\$35,000 to \$49,999
\$40,000 to \$44,999		\$40,000 to \$44,999	
\$45,000 to \$49,999		\$45,000 to \$49,999	
\$50,000 to \$59,999	\$50,000 to \$74,999	\$50,000 to \$59,999	\$50,000 to \$74,999
\$60,000 to \$74,999		\$60,000 to \$74,999	
\$75,000 to \$99,999	No change	\$75,000 to \$99,999	No change
\$100,000 to \$124,999	\$100,000 to \$149,999	\$100,000 to \$124,999	\$100,000 to \$149,999
\$125,000 to \$149,999		\$125,000 to \$149,999	
\$150,000 to \$199,999	\$150,000 or more	\$150,000 to \$199,999	\$150,000 or more
\$200,000 or more		\$200,000 or more	

Readers may note that the transformations of this variable do not follow a specific pattern. This is because each survey year had differing numbers of ranges; therefore, the transformations themselves could not be standardized.

There may be fluctuations in the data from year-to-year that are due to the transformations themselves. Analyzing both the trends over time as well as using the multiple areas studied to provide context for the reported results can be particularly helpful in this case.

SECTION 3: PRESENTATION OF RESULTS

3.1: Navigating the Graphs and Tables in this Report

Reading the Bar Graphs

All bar graphs in this report use the same color scheme. Each bar represents data for a certain year, and the coloration of that year remains the same throughout the report. Additionally, the direction in which the tables report the data remain consistent throughout the report. Vertical bar graphs read from left-to-right in chronological order, and horizontal bar graphs read from top-to-bottom in chronological order. A legend of the colors for each year and examples of two bar graphs are presented below.

Image 3.1.1: Bar graph legend

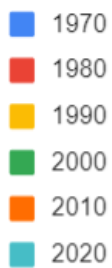


Image 3.1.2: Example of vertical bar graph with left-to-right chronological order

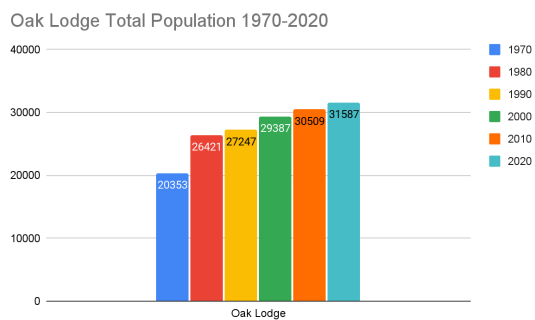
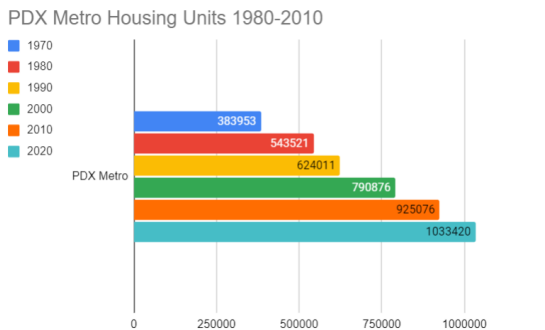


Image 3.1.3: Example of a horizontal bar graph with top-to-bottom chronological order



It is important to note that not all graphs across the report use the same axes. Some graphs are representing counts, while others are representing proportions or percentages. Some graphs are measuring changes in large numbers while others are representing changes within one percentage point. Readers are encouraged to check the axes before forming conclusions about the data presented.

All the graphs published in the report represent either Oak Lodge, Clackamas County, or the Portland Metro Area. Some graphs represent all three at once and are labeled as such. Due to the complexity of graphing the individual Census Tracts, those data are represented in this report in table form only.

Reading the Tables

Most tables in this report use the same color scheme. Data in the tables are colored using a low-to-high scale, with a lighter shade of blue representing lower numbers and a darker shade of blue representing higher colors. An example of the low-to-high coloring is below.

Table 3.1.1: Typical table color scheme

Low									High
1	2	3	4	5	6	7	8	9	10

Notes Regarding the Tables in Section 3.3: Race and Ethnicity

The data in Section 3.3: Race and Ethnicity is heavily skewed due to the very high proportions of the population that identify as white in all of the study areas. As a result, the color scheme that is used in tables throughout the rest of the report fails to capture the nuanced changes of the non-white racial groups over time. A table of the Race data from Oak Lodge using the typical color scheme is below.

Table 3.1.2: Oak lodge race data using the typical color scheme

Race	Oak Lodge					
	1970	1980	1990	2000	2010	2020
White	99.11%	97.24%	95.88%	91.21%	89.17%	80.99%
Black or African American	0.11%	0.27%	0.50%	0.69%	1.15%	1.47%
American Indian or Alaska Native	0.23%	0.45%	0.62%	0.66%	0.92%	0.90%
Asian	0.49%	1.21%	1.92%	1.73%	1.91%	2.48%
Native Hawai'ian or Other Pacific Islander			0.14%	0.12%	0.24%	0.28%
Some Other Race	0.08%	0.83%	0.94%	2.88%	3.24%	3.61%
Two or More Races	n/a			2.72%	3.36%	10.28%

Because the data for the white racial group is nearly 100% in 1970, which is the highest value in the table, the rest of the table has nearly indistinguishable color difference from cell to cell despite the values ranging from 0.08% to 10.28%. In order to preserve the visual nuance of these changes over time, splitting the coloration of the table into two sections - white and all others - makes sense.

However, a new problem emerges when the typical color scheme is used for both sections, wherein the lowest value of the White racial group (80.99%) is the same color value as the lowest value of the other racial groups (0.08%) and the highest value of the white racial group (99.11%) is the same color value as the highest value of the other racial groups (10.28%). The same table is reproduced below using the same color scheme, but with the coloration of the White racial group separated from the coloration of the other racial groups.

Table 3.1.3: Typical color scheme with white racial group coloration separated

Race	Oak Lodge					
	1970	1980	1990	2000	2010	2020
White	99.11%	97.24%	95.88%	91.21%	89.17%	80.99%
Black or African American	0.11%	0.27%	0.50%	0.69%	1.15%	1.47%
American Indian or Alaska Native	0.23%	0.45%	0.62%	0.66%	0.92%	0.90%
Asian	0.49%	1.21%	1.92%	1.73%	1.91%	2.48%
Native Hawai'ian or Other Pacific Islander			0.14%	0.12%	0.24%	0.28%
Some Other Race	0.08%	0.83%	0.94%	2.88%	3.24%	3.61%
Two or More Races	n/a			2.72%	3.36%	10.28%

In order to preserve both the visual diversity and avoid artificial coloration alignment of otherwise disparate data, the tables for Race data in Section 3.3 use a different color scheme than the rest of the tables in the report. The white racial group uses an orange color scheme and all other racial groups use a purple color scheme. Examples of those two color schemes and a reproduction of the same tables as above with this new color scheme are below.

Table 3.1.4: White racial group color scheme

Low									High
1	2	3	4	5	6	7	8	9	10

Table 3.1.5: Other racial groups color scheme

Low									High
1	2	3	4	5	6	7	8	9	10

Table 3.1.6: Example of Race table using alternative color scheme

Race	Oak Lodge					
	1970	1980	1990	2000	2010	2020
White	99.11%	97.24%	95.88%	91.21%	89.17%	80.99%
Black or African American	0.11%	0.27%	0.50%	0.69%	1.15%	1.47%
American Indian or Alaska Native	0.23%	0.45%	0.62%	0.66%	0.92%	0.90%
Asian			1.92%	1.73%	1.91%	2.48%
Native Hawai'ian or Other Pacific Islander	0.49%	1.21%	0.14%	0.12%	0.24%	0.28%
Some Other Race	0.08%	0.83%	0.94%	2.88%	3.24%	3.61%
Two or More Races	n/a			2.72%	3.36%	10.28%

3.2: Total Population

Oak Lodge in Context - Total Population

Table 3.2.1: Total population of the study area, 1970-2020

Total Population						
Area	1970	1980	1990	2000	2010	2020
Oak Lodge	20353	26421	27247	29387	30509	31587
Clackamas County	166088	241919	278850	338391	375992	421401
PDX Metro	1083977	1341491	1523741	1927881	2226009	2512859

Image 3.2.1: Oak Lodge total population, 1970-2020

Oak Lodge Total Population 1970-2020

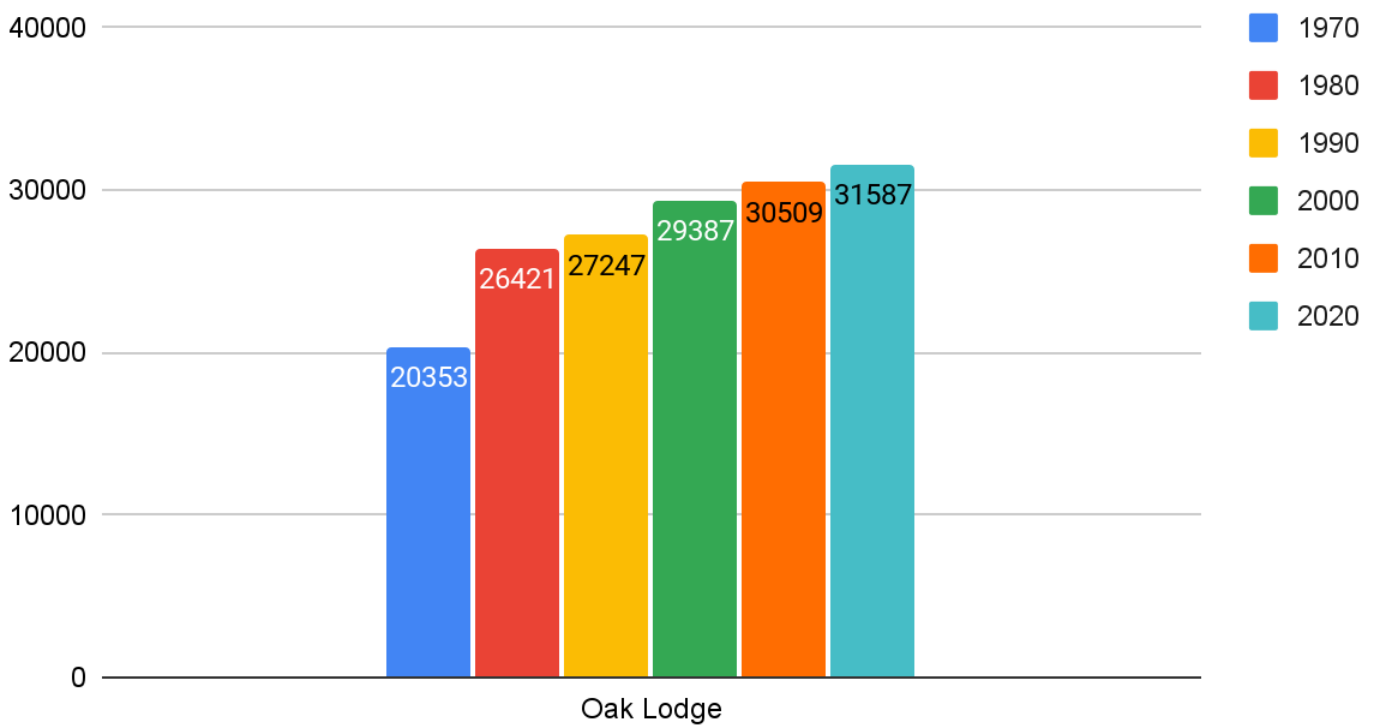


Image 3.2.2: Clackamas County total population, 1970-2020

Clackamas County Population 1970-2020

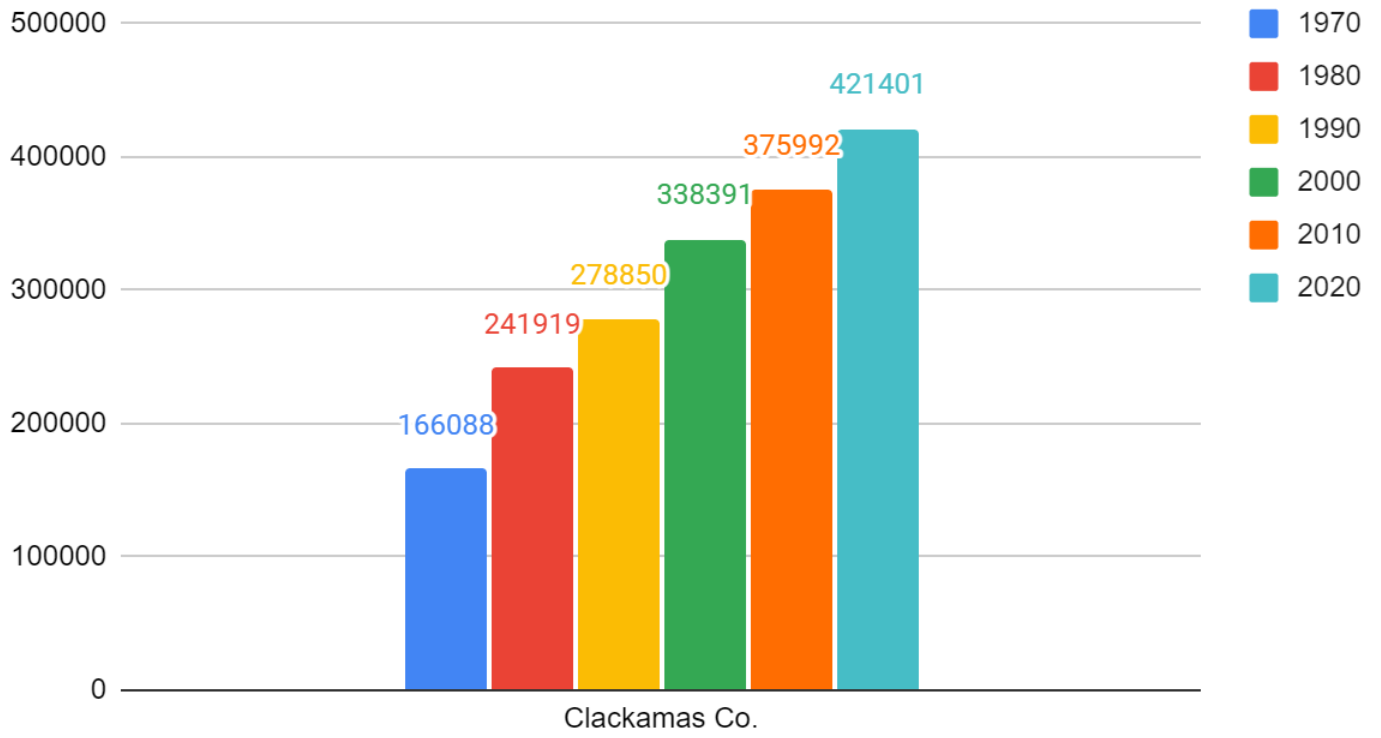
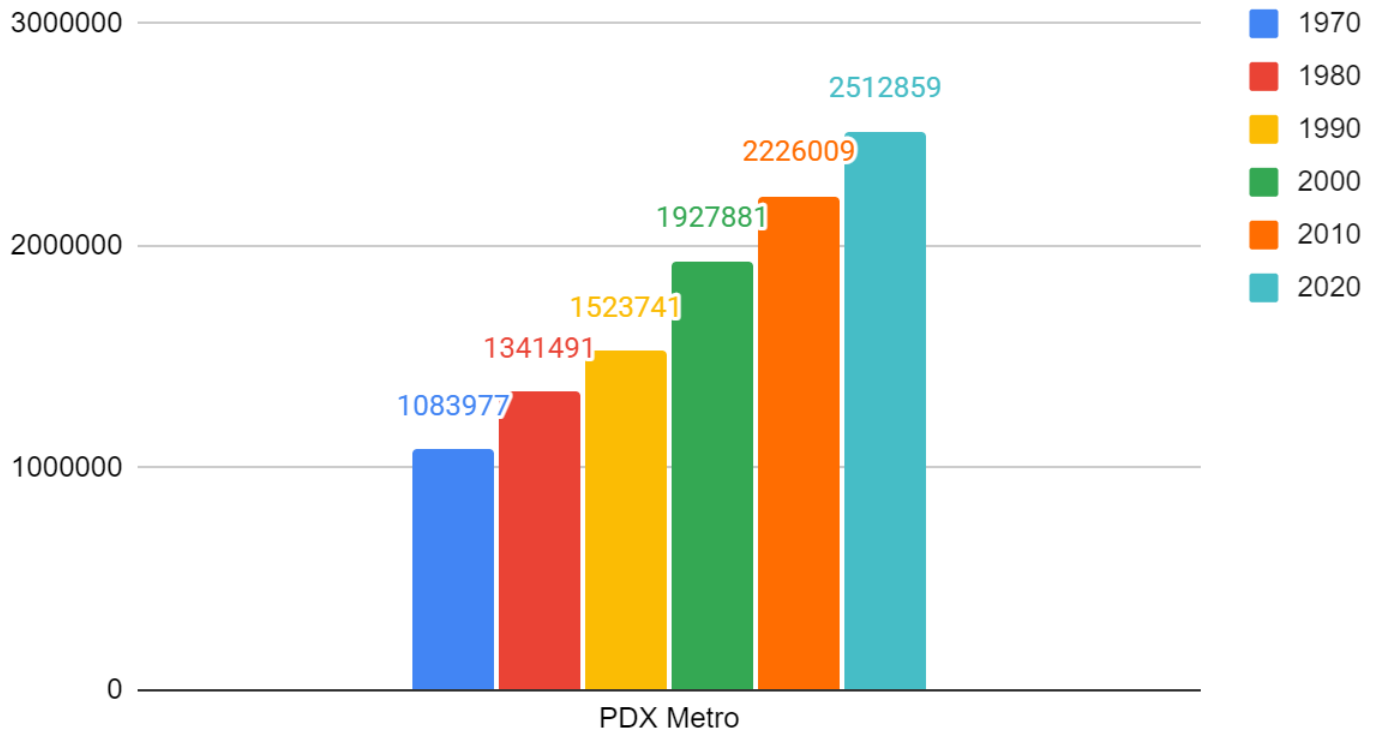


Image 3.2.3: Portland Metro Area total population, 1970-2020

PDX Metro Population 1970-2020



Breakdown of Oak Lodge by Census Tract - Total Population

Table 3.2.2: Oak Lodge total population by Census Tract, 1970-2020

Total Population						
Census Tract	1970	1980	1990	2000	2010	2020
Tract 212	3134	3616	3812	3837	3859	3889
Tract 213	4599	5245	5546	5449	5937	6128
Tract 214	3295	4138	4305	4788	4719	5126
Tract 217	4076	4755	4893	6141	6082	6322
Tract 218	5249	8667	8691	n/a		
Tract 218.01	n/a			5113	5612	5775
Tract 218.02				4059	4300	4347

Summary of Findings - Total Population

The total population of Oak Lodge grew by about 30% between 1970 and 1980. This can be attributed to strong population growth across each of the Census Tracts in the study area, but especially Tract 218. However, the population growth over the subsequent four decades was significantly slower at about 19.5% between 1980-2020. It should also be noted that the boundary between Tract 213 and Tract 217 shifted between 1990 and 2000, which would partially account for the small dip in population in Tract 213 and the large jump in population in Tract 217.

As a whole, the population of Oak Lodge grew by about 55% over the study period. During that same time, Clackamas County and the Portland Metro Area grew by about 155% and 133% respectively at a relatively steady rate for both groups.

3.3: Race & Ethnicity

Oak Lodge in Context - Race & Ethnicity

Table 3.3.1: Portions of racial groups in Oak Lodge, 1970-2020

Race	Oak Lodge					
	1970	1980	1990	2000	2010	2020
White	99.11%	97.24%	95.88%	91.21%	89.17%	80.99%
Black or African American	0.11%	0.27%	0.50%	0.69%	1.15%	1.47%
American Indian or Alaska Native	0.23%	0.45%	0.62%	0.66%	0.92%	0.90%
Asian	0.49%	1.21%	1.92%	1.73%	1.91%	2.48%
Native Hawai'ian or Other Pacific Islander			0.14%	0.12%	0.24%	0.28%
Some Other Race	0.08%	0.83%	0.94%	2.88%	3.24%	3.61%
Two or More Races	n/a			2.72%	3.36%	10.28%

Table 3.3.2: Portions of racial groups in Clackamas County, 1970-2020

Race	Clackamas County					
	1970	1980	1990	2000	2010	2020
White	98.86%	97.42%	96.28%	91.27%	88.19%	79.46%
Black or African American	0.22%	0.32%	0.41%	0.66%	0.82%	1.08%
American Indian or Alaska Native	0.35%	0.51%	0.71%	0.71%	0.83%	0.83%
Asian	0.46%	0.98%	1.60%	2.45%	3.65%	4.91%
Native Hawai'ian or Other Pacific Islander			0.13%	0.17%	0.23%	0.27%
Some Other Race	0.11%	0.77%	0.87%	2.28%	3.13%	3.83%
Two or More Races	n/a			2.46%	3.16%	9.62%

Table 3.3.3: Portions of racial groups in the Portland Metro Area, 1970-2020

Race	Portland Metro Area					
	1970	1980	1990	2000	2010	2020
White	96.37%	93.48%	91.53%	84.56%	81.03%	71.45%
Black or African American	2.16%	2.50%	2.74%	2.67%	2.86%	3.03%
American Indian or Alaska Native	0.42%	0.72%	0.94%	0.89%	0.94%	1.09%
Asian			3.22%	4.56%	5.70%	7.10%
Native Hawai'ian or Other Pacific Islander	0.87%	1.83%	0.21%	0.29%	0.46%	0.63%
Some Other Race	0.19%	1.47%	1.36%	3.74%	4.93%	6.02%
Two or More Races	n/a			3.29%	4.08%	10.69%

Table 3.3.4: Portions of the population identifying as Hispanic or Latino in the study area, 1980-2020

Hispanic or Latino					
Area	1980	1990	2000	2010	2020
Oak Lodge	1.38%	2.58%	6.20%	8.61%	9.60%
Clackamas County	1.50%	2.56%	4.95%	7.75%	9.57%
PDX Metro	2.00%	3.33%	7.41%	10.86%	13.22%

Image 3.3.1: Portion of the population identifying as White across the study area, 1970-2020

% of Population Identifying as White 1970-2020

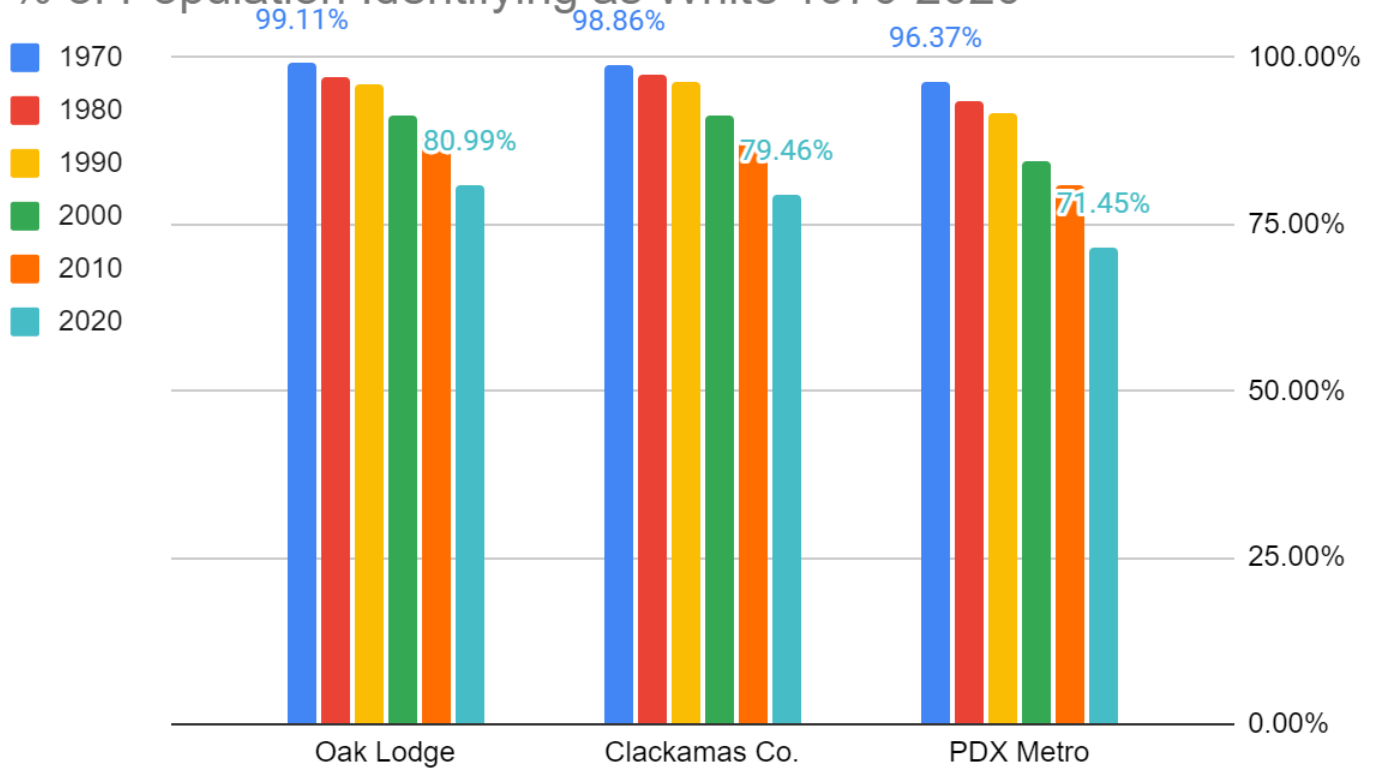


Image 3.3.2: Portion of the population identifying as Black or African American across the study area, 1970-2020

% of Population Identifying as Black or African American 1970-2020

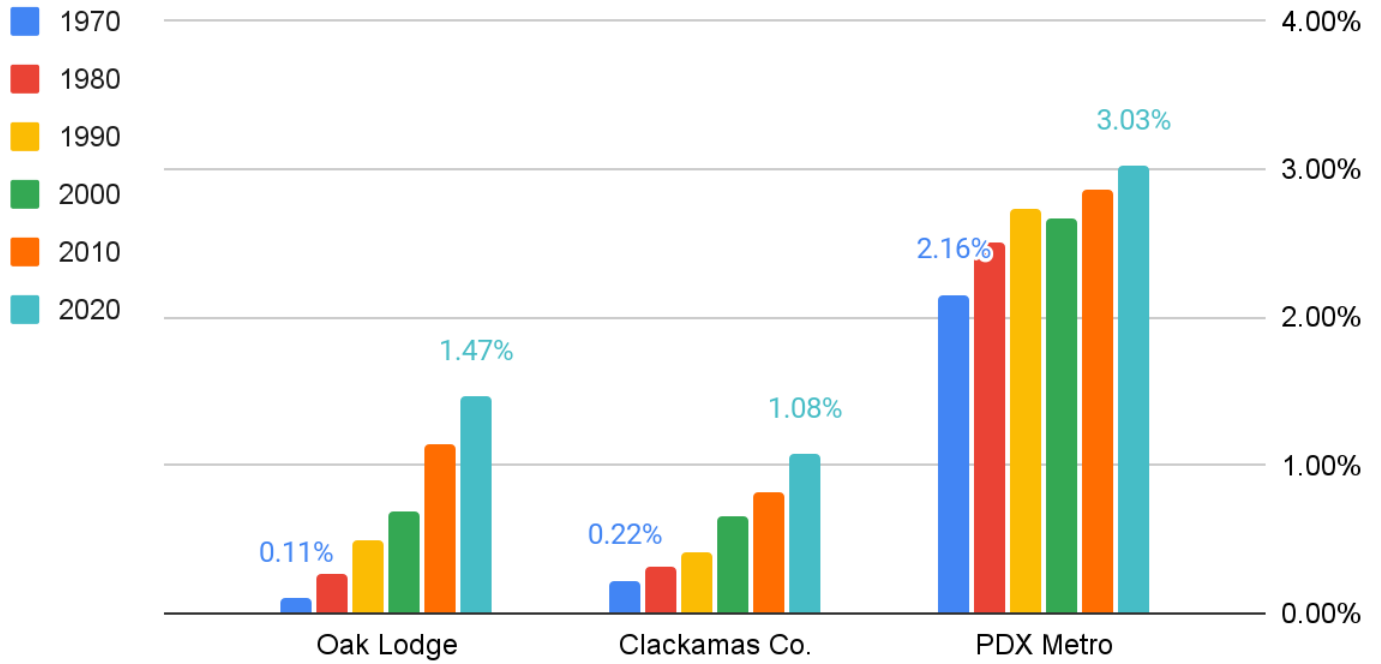


Image 3.3.3: Portion of the population identifying as American Indian or Alaska Native in the study area, 1970-2020

% of Population Identifying as American Indian or Alaska Native 1970-2020

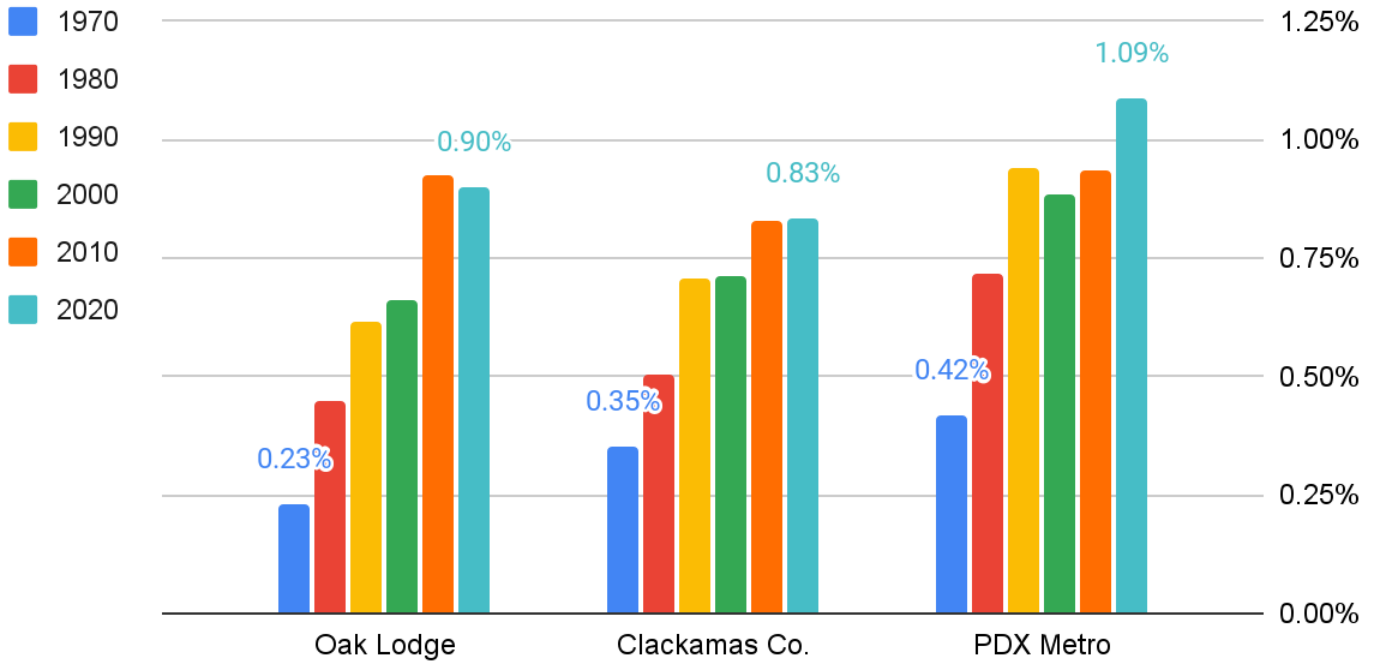


Image 3.3.4: Portion of the population identifying as Asian in the study area, 1970-2020

% of Population Identifying as Asian 1970-2020

Combined with "Native Hawaiian & Pacific Islander" until 1990.

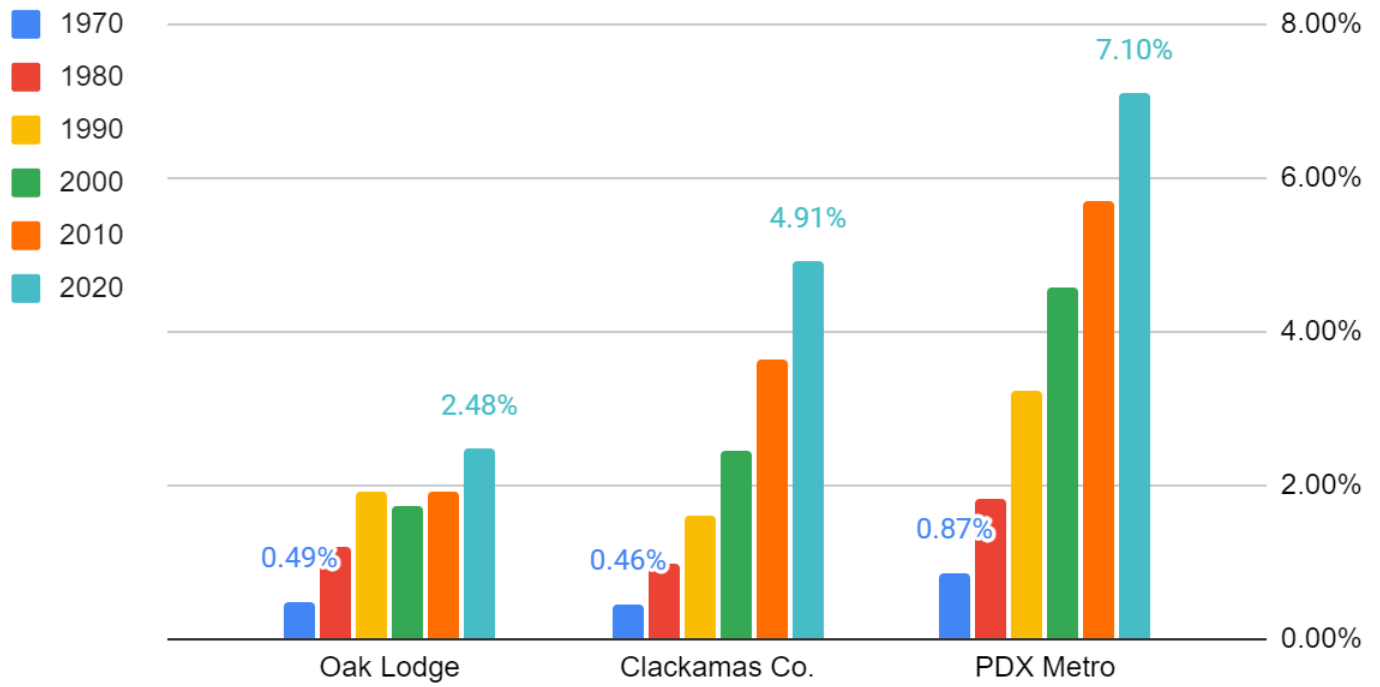


Image 3.3.5: Portion of the population identifying as Native Hawai'ian or Other Pacific Islander, 1990-2020

% of Population Identifying as Native Hawai'ian or Other Pacific Islander 1990-2020

Combined with "Asian" before 1990.

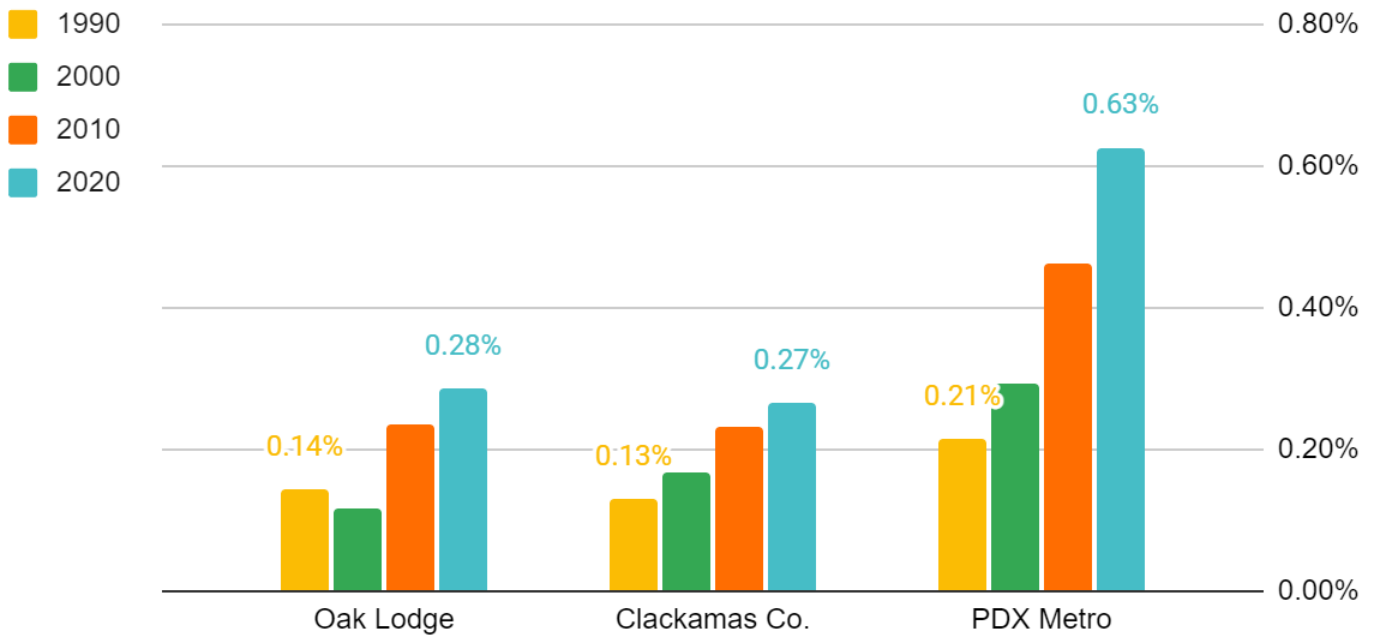


Image 3.3.6: Portion of the population identifying as Some Other Race, 1970-2020

% of Population Identifying as "Some Other Race" 1970-2020

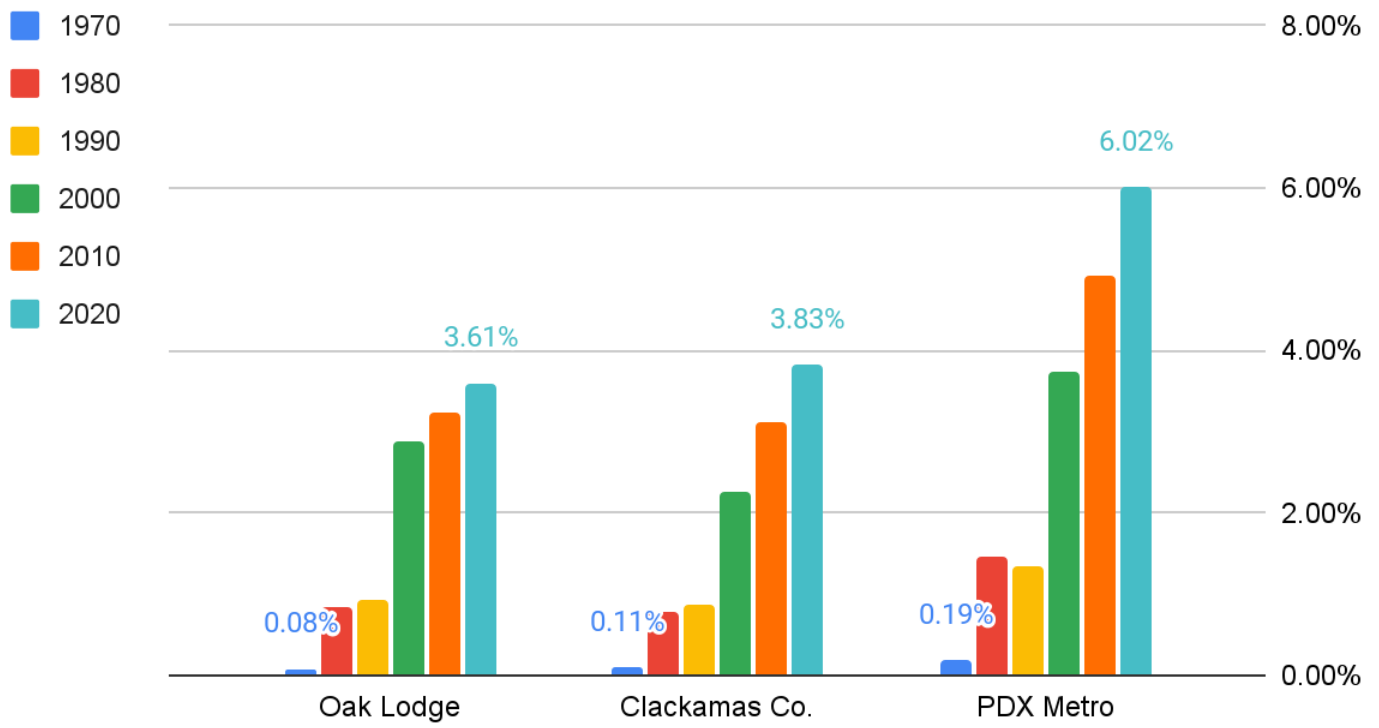


Image 3.3.7: Portion of the population identifying as Two or More Races, 2000-2020

% of Pop. Identifying as "Two or More Races" 2000-2020

Option to select multiple races not available before 2000 Census.

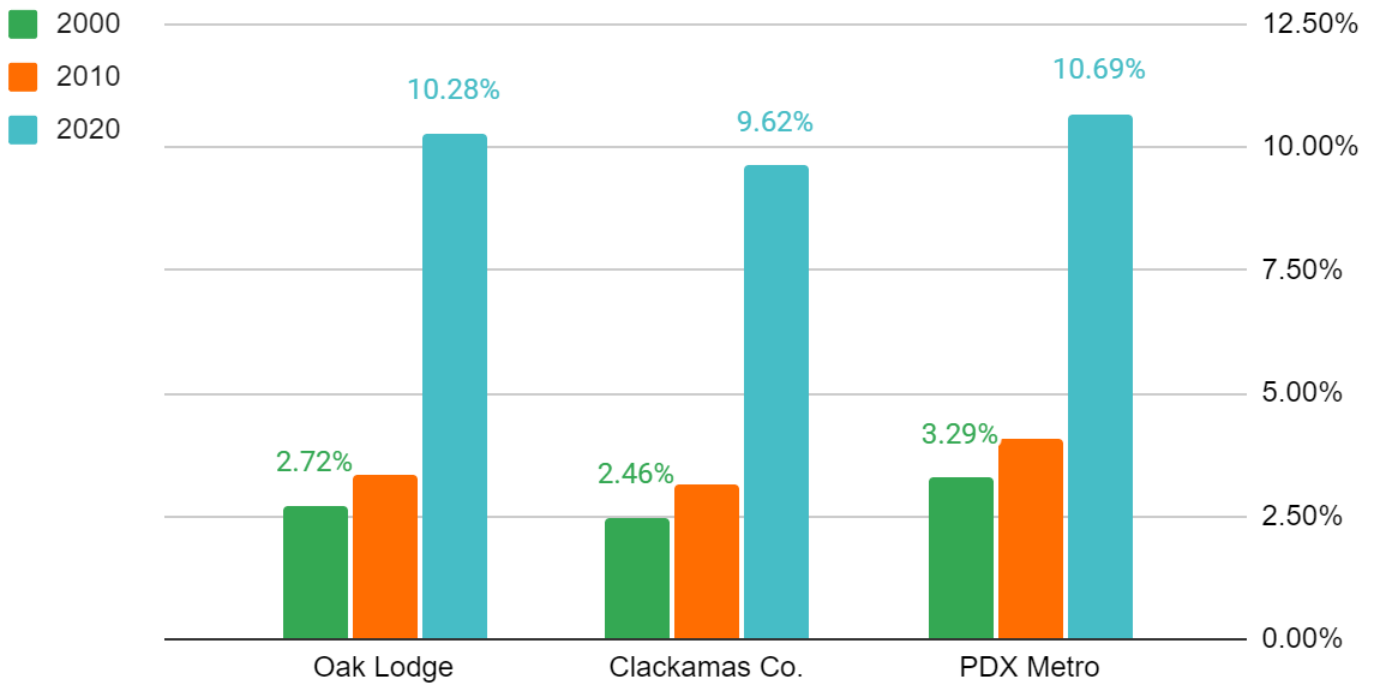
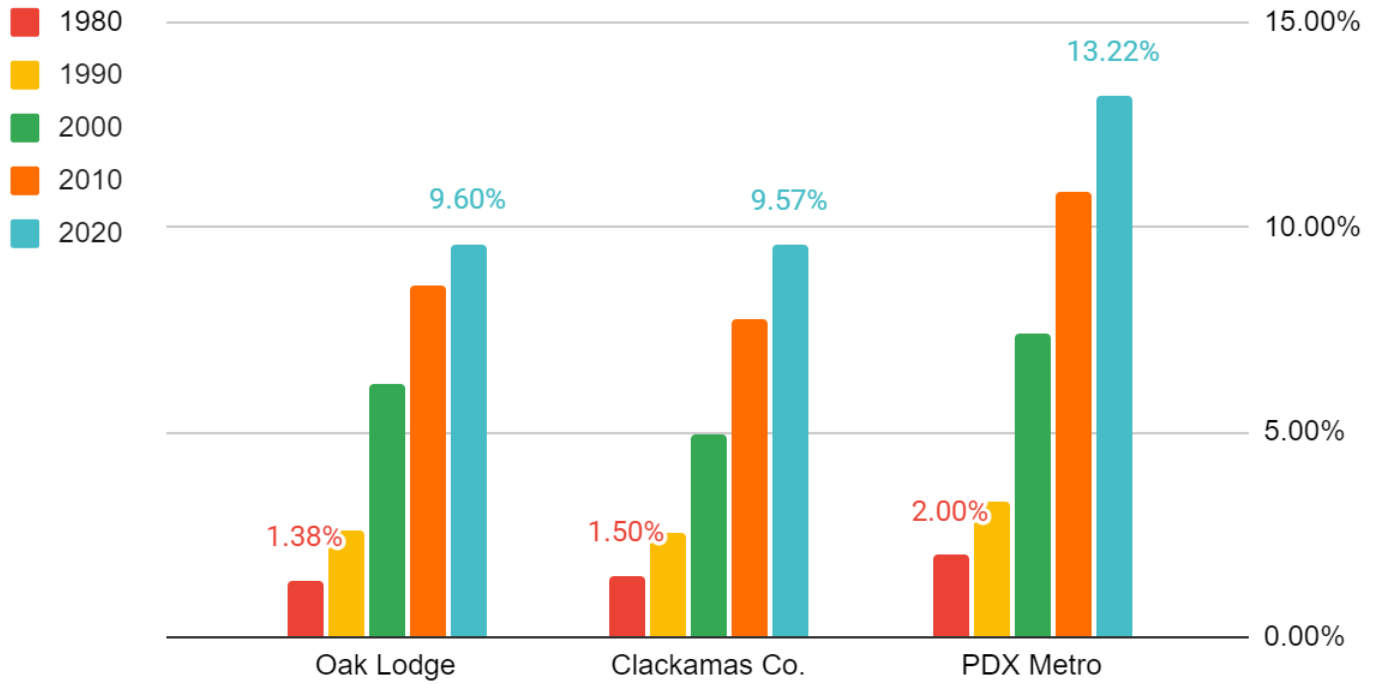


Image 3.3.8: Portion of the population identifying as Hispanic or Latino, 1980-2020

% of Population Identifying as Hispanic or Latino 1980-2020

Question not asked on 1970 Census. Note: Separate from "Race" numbers.



Breakdown of Oak Lodge by Census Tract - Race & Ethnicity

Table 3.3.5: Portions of the racial groups in Census Tract 212, 1970-2020

Race	Tract 212					
	1970	1980	1990	2000	2010	2020
White	99.68%	98.34%	96.75%	90.15%	88.44%	81.15%
Black or African American	0.03%	0.28%	0.34%	0.65%	1.68%	1.65%
American Indian or Alaska Native	0.13%	0.30%	0.52%	1.17%	1.40%	0.85%
Asian			1.31%	1.41%	1.71%	2.21%
Native Hawai'ian or Other Pacific Islander	0.16%	0.72%	0.03%	0.21%	0.08%	0.33%
Some Other Race	0.03%	0.36%	1.05%	3.65%	3.27%	3.47%
Two or More Races		n/a		2.76%	3.42%	10.34%

Table 3.3.6: Portions of the racial groups in Census Tract 213, 1970-2020

Race	Tract 213					
	1970	1980	1990	2000	2010	2020
White	98.87%	96.53%	94.92%	91.78%	89.34%	79.96%
Black or African American	0.17%	0.21%	0.36%	0.57%	0.86%	1.31%
American Indian or Alaska Native	0.28%	0.46%	0.67%	0.75%	0.89%	1.06%
Asian	0.67%	1.58%	2.47%	1.67%	1.90%	2.09%
Native Hawai'ian or Other Pacific Islander			0.23%	0.07%	0.37%	0.26%
Some Other Race	0.00%	1.22%	1.35%	2.18%	3.12%	3.75%
Two or More Races	n/a			2.97%	3.52%	11.57%

Table 3.3.7: Portions of the racial groups in Census Tract 214, 1970-2020

Race	Tract 214					
	1970	1980	1990	2000	2010	2020
White	98.69%	96.86%	95.87%	92.21%	89.55%	81.33%
Black or African American	0.30%	0.36%	0.63%	0.96%	1.34%	1.52%
American Indian or Alaska Native	0.24%	0.51%	0.63%	0.27%	0.66%	1.19%
Asian	0.73%	1.52%	2.39%	2.44%	2.06%	2.44%
Native Hawai'ian or Other Pacific Islander			0.23%	0.04%	0.13%	0.31%
Some Other Race	0.03%	0.75%	0.26%	1.15%	3.05%	3.02%
Two or More Races	n/a			2.92%	3.22%	10.18%

Table 3.3.8: Portions of the racial groups in Census Tract 217, 1970-2020

Race	Tract 217					
	1970	1980	1990	2000	2010	2020
White	99.17%	97.37%	95.81%	91.14%	89.20%	81.62%
Black or African American	0.07%	0.13%	0.57%	0.59%	1.30%	1.39%
American Indian or Alaska Native	0.12%	0.50%	0.53%	0.50%	1.00%	0.78%
Asian			1.94%	1.73%	1.45%	2.29%
Native Hawai'ian or Other Pacific Islander	0.37%	1.35%	0.16%	0.11%	0.30%	0.36%
Some Other Race	0.29%	0.65%	0.98%	3.18%	3.47%	3.95%
Two or More Races				2.75%	3.29%	9.60%

Table 3.3.9: Portions of the racial groups in Census Tract 218, 1970-1990

Race	Tract 218					
	1970	1980	1990	2000	2010	2020
White	99.18%	97.33%	96.16%	n/a		
Black or African American	0.00%	0.33%	0.54%			
American Indian or Alaska Native	0.32%	0.44%	0.67%			
Asian			1.60%			
Native Hawai'ian or Other Pacific Islander	0.46%	0.96%	0.08%			
Some Other Race	0.06%	0.93%	0.96%			
Two or More Races	n/a					

Table 3.3.10: Portions of the racial groups in Census Tract 218.01, 2000-2020

Race	Tract 218.01					
	1970	1980	1990	2000	2010	2020
White	n/a			94.43%	91.77%	83.88%
Black or African American				0.35%	0.50%	1.07%
American Indian or Alaska Native				0.63%	0.84%	0.45%
Asian				1.43%	2.37%	3.13%
Native Hawai'ian or Other Pacific Islander				0.06%	0.07%	0.12%
Some Other Race				1.08%	1.59%	2.49%
Two or More Races				2.03%	2.87%	8.85%

Table 3.3.11: Portions of the racial groups in Census Tract 218.02, 2000-2020

Race	Tract 218.02					
	1970	1980	1990	2000	2010	2020
White	n/a			86.35%	85.74%	77.16%
Black or African American				1.13%	1.49%	2.09%
American Indian or Alaska Native				0.79%	0.84%	1.15%
Asian				1.65%	2.02%	2.69%
Native Hawai'ian or Other Pacific Islander				0.25%	0.44%	0.35%
Some Other Race				6.92%	5.47%	5.18%
Two or More Races				2.91%	4.00%	11.39%

Table 3.3.12: Portions of the population identifying as Hispanic or Latino in Oak Lodge by Census Tract, 1980-2020

Hispanic or Latino					
Census Tract	1980	1990	2000	2010	2020
Tract 212	1.19%	2.39%	6.96%	9.33%	8.97%
Tract 213	1.81%	3.68%	5.16%	9.21%	11.10%
Tract 214	1.76%	2.74%	3.82%	7.27%	9.09%
Tract 217	0.97%	2.66%	6.30%	7.99%	9.46%
Tract 218	1.23%	1.83%	n/a		
Tract 21801	n/a		2.84%	4.92%	6.34%
Tract 21802			13.80%	14.28%	13.20%

Summary of Findings - Race & Ethnicity

Portland has been recently called the “whitest major city in the United States”.¹⁸ The Portland Metro Area as a whole has diversified significantly over the past 50 years, and Oak Lodge has mirrored that trend, albeit less dramatically than the Metro Area. In 1970, Oak Lodge saw a very nearly 100% white population. As of 2020, the white racial group remains a significant majority of the population in Oak Lodge (80.99%), Clackamas County (79.46%) and the Portland Metro Area (71.45%).

This trend does not necessarily imply an influx of a new, more diverse population, however. As the Census itself has changed to allow respondents to select more than one race option, perhaps reflecting people’s true racial identities more accurately, the increase in racial diversity may be partially due to a change in the selection of racial identities on the Census forms by the same population that once identified as white.

Of the populations studied, the Asian, Some Other Race, and Two or More Races groups saw the strongest growth over the study period in Oak Lodge. There were increases of 2.5 percentage points for the Asian population between 1970 and 2020, 3.53 percentage points for the population selecting Some Other Race between 1970 and 2020, and 7.44 percentage points for the population selecting Two or More Races between 2000 and 2020. It is important, however, to contextualize these numbers in terms of their real impacts. The numbers of these populations were quite small to start with, and as a result, their respective total increases are individually less notable. The Black or

¹⁸ See Badger, E. (2015). “How the whitest city in America appears through the eyes of its black residents.” *The Washington Post*. March 24, 2015. <https://www.washingtonpost.com/news/wonk/wp/2015/03/24/how-the-whitest-city-in-america-appears-through-the-eyes-of-its-black-residents/>. Accessed March 1, 2022; Semuels, A. (2016). “The Racist History of Portland, the Whitest City in America.” *The Atlantic*. July 22, 2016. <https://www.theatlantic.com/business/archive/2016/07/racist-history-portland/492035/>. Accessed March 1, 2022; and Sparling, Z. (2019). “Study: Portland is one of the whitest cities in US.” *Portland Tribune*. April 12, 2019. <https://www.koin.com/news/study-portland-is-one-of-whitest-cities-in-us/>. Accessed March 1, 2022.

African American, American Indian or Alaska Native, and Native Hawai'ian or Other Pacific Islander populations increased by a combined 2.14 percentage points.

The Hispanic or Latino ethnic group has also seen a prominent increase - up 8.22 percentage points - in Oak Lodge between 1980 and 2020. This increase roughly aligns with Clackamas County's increase of 8.07 percentage points, but is slightly less than the Portland Metro Area's of 11.22 percentage points. While the population has increased the most sharply in the Portland Metro Area, the other two areas see a higher overall portion of the population identifying as Hispanic or Latino.

The split of Tract 218 into two separate tracts in the 2000 Census highlights a stark difference in the racial and ethnic diversities between the areas on either side of Oatfield Rd. on the south end of Jennings Lodge. Tract 218.02 is demonstrably more racially and ethnically diverse than 218.01 with a 6.72 percentage point difference in the proportion of white residents in 2020, the largest difference between any two Tracts in the study area.

3.4: Age

Oak Lodge in Context - Age

Table 3.4.1: Portions of age groups in Oak Lodge, 1970-2010

Age Range	Oak Lodge				
	1970	1980	1990	2000	2010
0-4 years	7.65%	6.64%	6.28%	5.99%	5.49%
5-9 years	9.05%	7.07%	6.25%	6.11%	5.56%
10-14 years	10.03%	7.97%	6.57%	6.61%	5.91%
15-19 years	8.61%	8.19%	6.42%	6.33%	5.96%
20-24 years	6.43%	7.47%	6.21%	5.73%	5.43%
25-34 years	12.68%	17.44%	14.21%	12.60%	12.34%
35-44 years	11.66%	12.55%	16.49%	14.74%	12.76%
45-54 years	11.92%	10.16%	11.61%	15.50%	14.55%
55-64 years	9.78%	9.28%	8.75%	9.79%	14.58%
65-74 years	6.56%	7.06%	8.36%	6.89%	8.15%
75-84 years	4.16%	4.38%	6.28%	6.57%	5.41%
85+ years	1.48%	1.78%	2.58%	3.14%	3.84%

Table 3.4.2: Portions of age groups in Clackamas County, 1970-2010

Age Range	Clackamas County				
	1970	1980	1990	2000	2010
0-4 years	8.09%	7.39%	6.95%	6.47%	5.71%
5-9 years	10.34%	7.94%	7.65%	7.31%	6.39%
10-14 years	11.22%	9.05%	7.73%	7.80%	7.15%
15-19 years	9.56%	8.92%	6.85%	7.10%	6.92%
20-24 years	6.13%	6.88%	5.53%	5.50%	5.26%
25-34 years	12.91%	17.79%	15.09%	12.13%	11.38%
35-44 years	12.02%	13.92%	18.39%	16.58%	13.26%
45-54 years	11.79%	10.00%	12.21%	16.59%	15.92%
55-64 years	8.96%	8.74%	8.11%	9.45%	14.38%
65-74 years	5.40%	5.74%	6.70%	5.59%	7.57%
75-84 years	2.82%	2.72%	3.60%	4.03%	3.97%
85+ years	0.76%	0.92%	1.18%	1.44%	2.09%

Table 3.4.3: Portions of age groups in the Portland Metro Area, 1970-2010

Age Range	Portland Metro Area				
	1970	1980	1990	2000	2010
0-4 years	8.03%	7.48%	7.37%	7.03%	6.53%
5-9 years	9.27%	7.18%	7.45%	7.20%	6.56%
10-14 years	9.89%	7.77%	7.06%	7.11%	6.63%
15-19 years	9.30%	8.31%	6.49%	6.82%	6.45%
20-24 years	7.76%	8.91%	6.59%	6.63%	6.24%
25-34 years	12.60%	19.24%	17.29%	15.51%	15.07%
35-44 years	10.79%	11.93%	17.72%	16.55%	14.55%
45-54 years	11.78%	9.19%	10.54%	14.79%	14.34%
55-64 years	9.69%	9.04%	7.51%	8.02%	12.29%
65-74 years	6.36%	6.51%	6.76%	5.09%	6.21%
75-84 years	3.58%	3.34%	3.94%	3.85%	3.40%
85+ years	0.95%	1.11%	1.28%	1.40%	1.71%

Image 3.4.1: Portion of the population 24 years and younger, 1970-2010

% of Population 24 years and under 1970-2010

2020 age data not yet released.

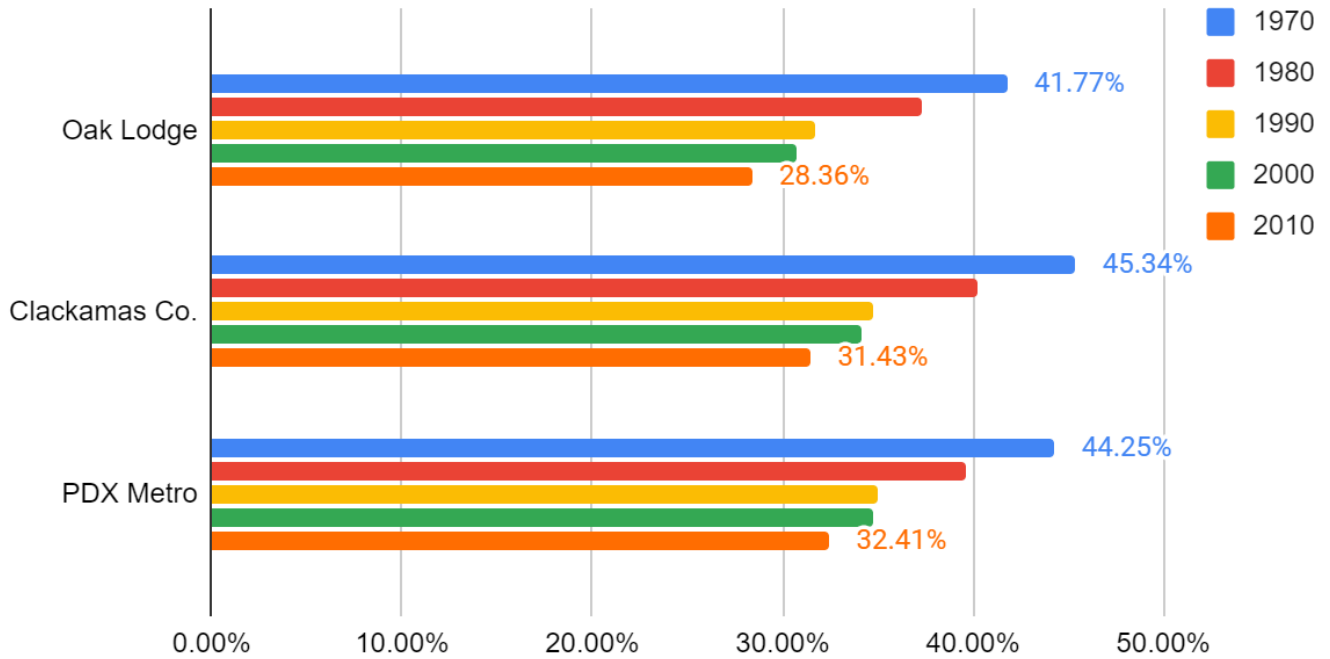


Image 3.4.2: Portion of the population 25-54 years, 1970-2010

% of Population 25-54 years 1970-2010

2020 age data not yet released.

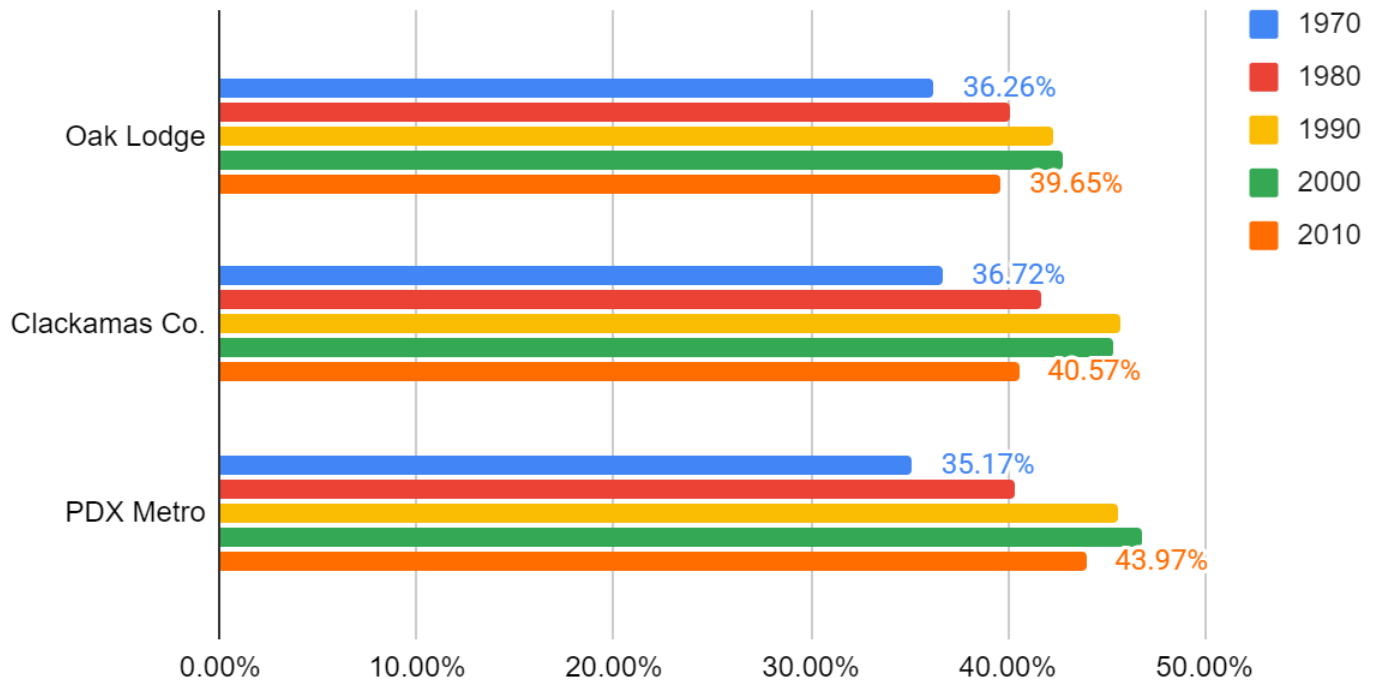


Image 3.4.3: Portion of the population 55 years and older, 1970-2010

% of Population 55 and older 1970-2010

2020 age data not yet released.

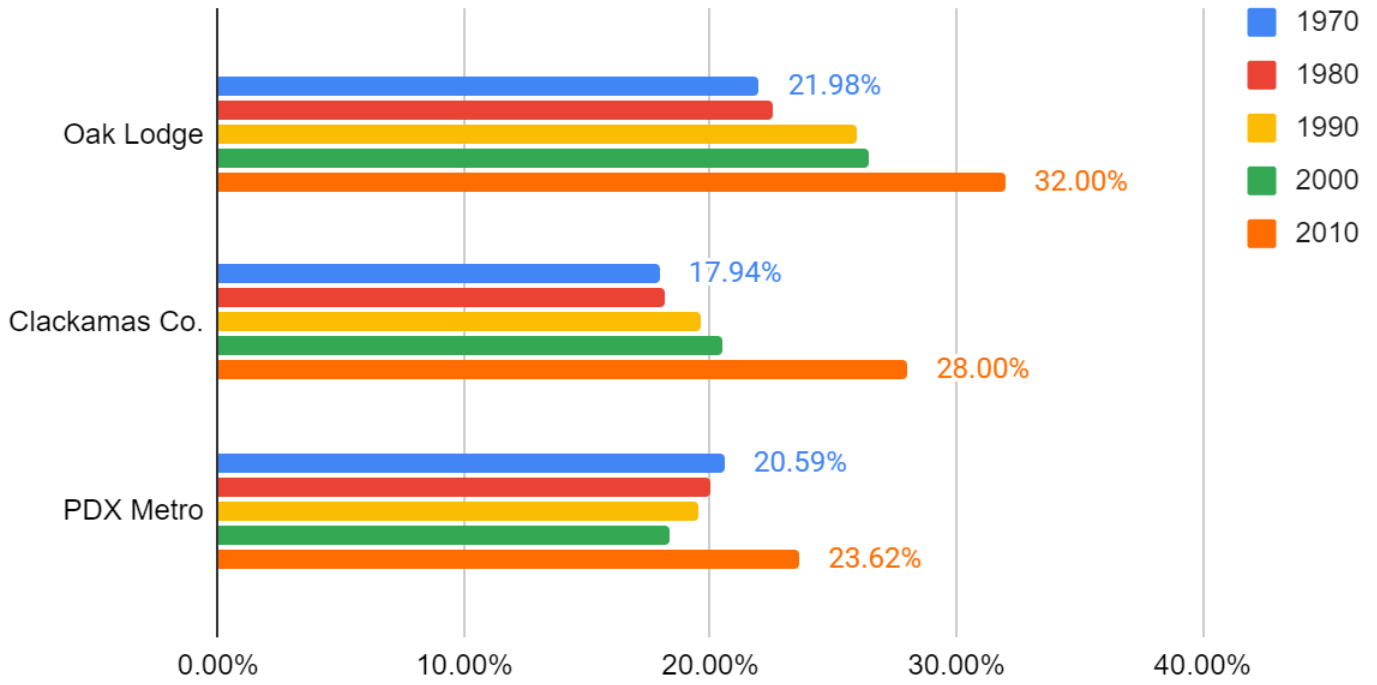


Image 3.4.4: Portion of the population 0-4 years, 1970-2010

% of Population 0-4 years 1970-2010

2020 age data not yet released

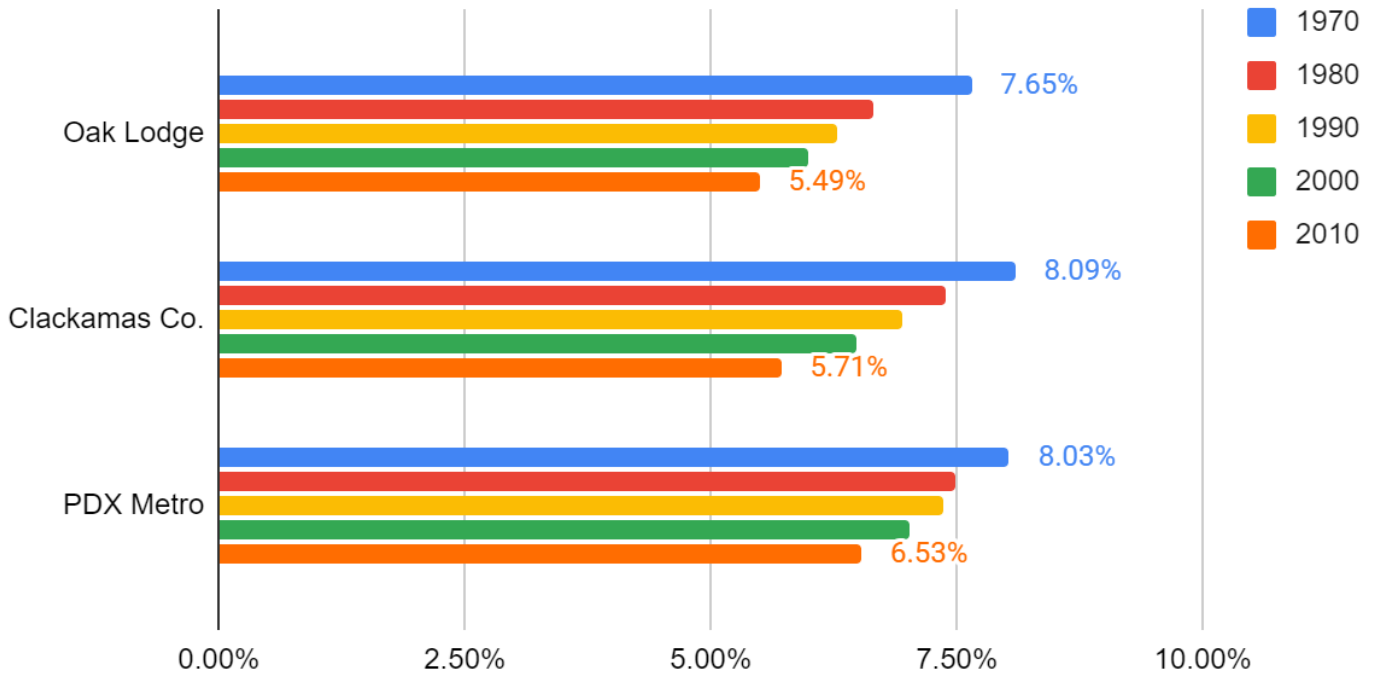


Image 3.4.5: Portion of the population 5-9 years, 1970-2010

% of Population 5-9 years 1970-2010

2020 age data not yet released

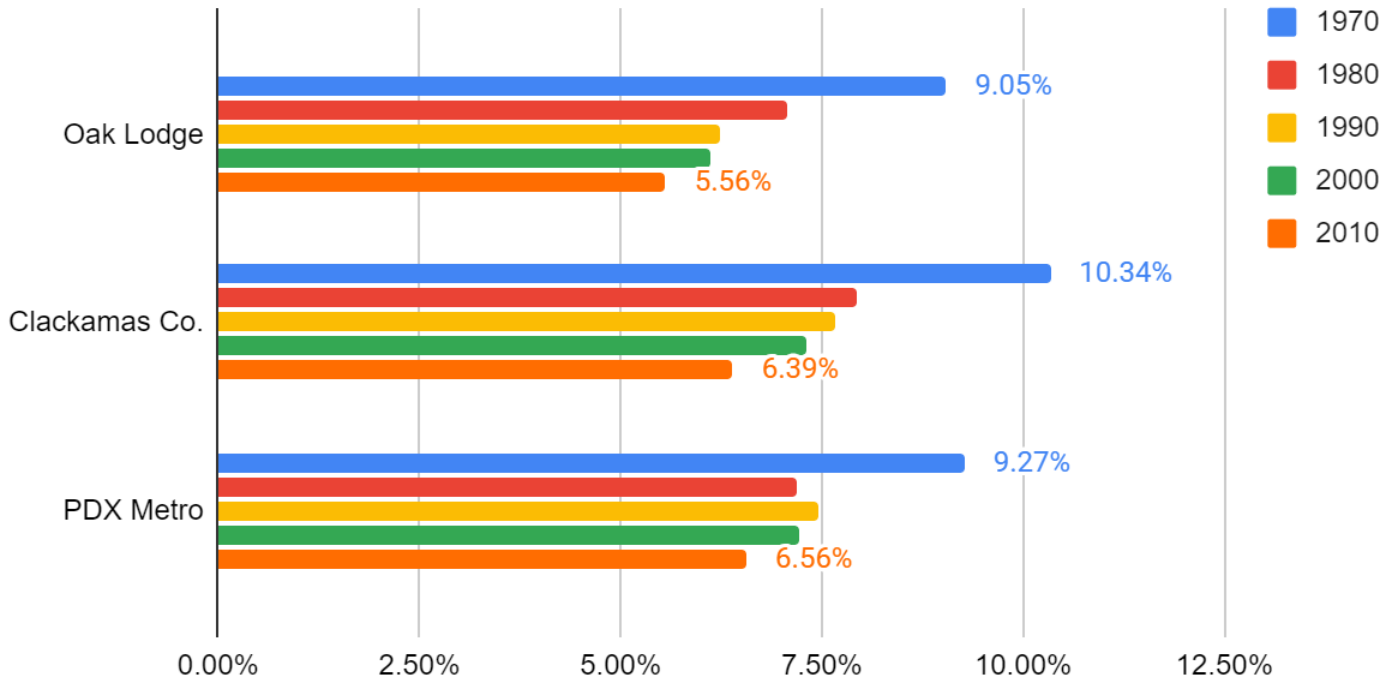


Image 3.4.6: Portion of the population 10-14 years, 1970-2010

% of Population 10-14 years 1970-2010

2020 age data not yet released

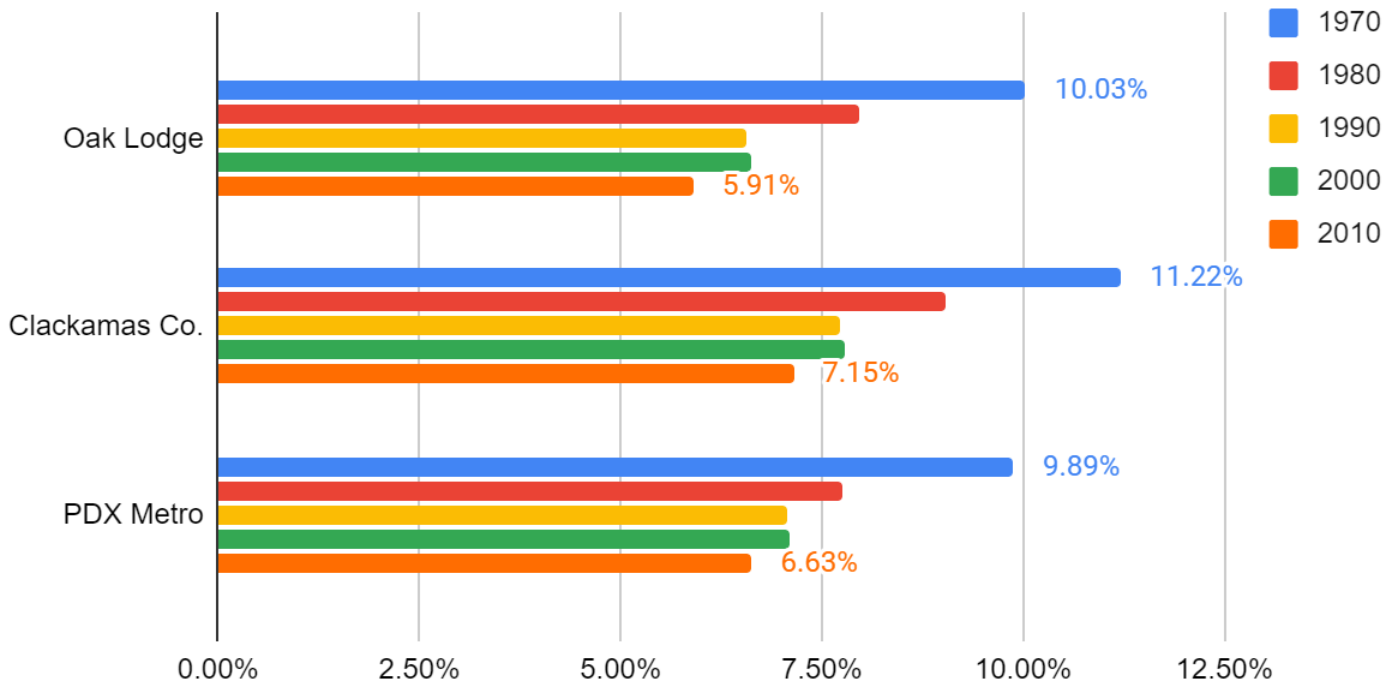


Image 3.4.7: Portion of the population 15-19 years, 1970-2010

% of Population 15-19 years 1970-2010

2020 age data not yet released

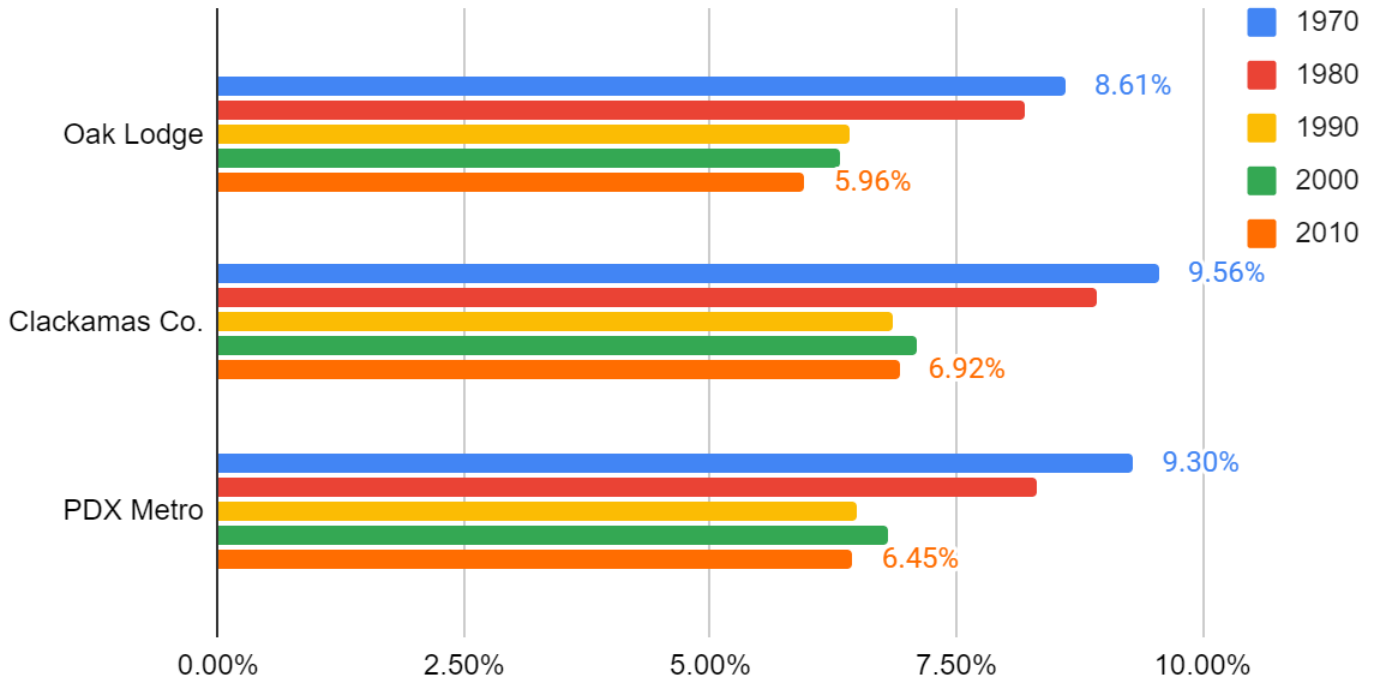


Image 3.4.8: Portion of the population 20-24 years, 1970-2010

% of Population 20-24 years 1970-2010

2020 age data not yet released

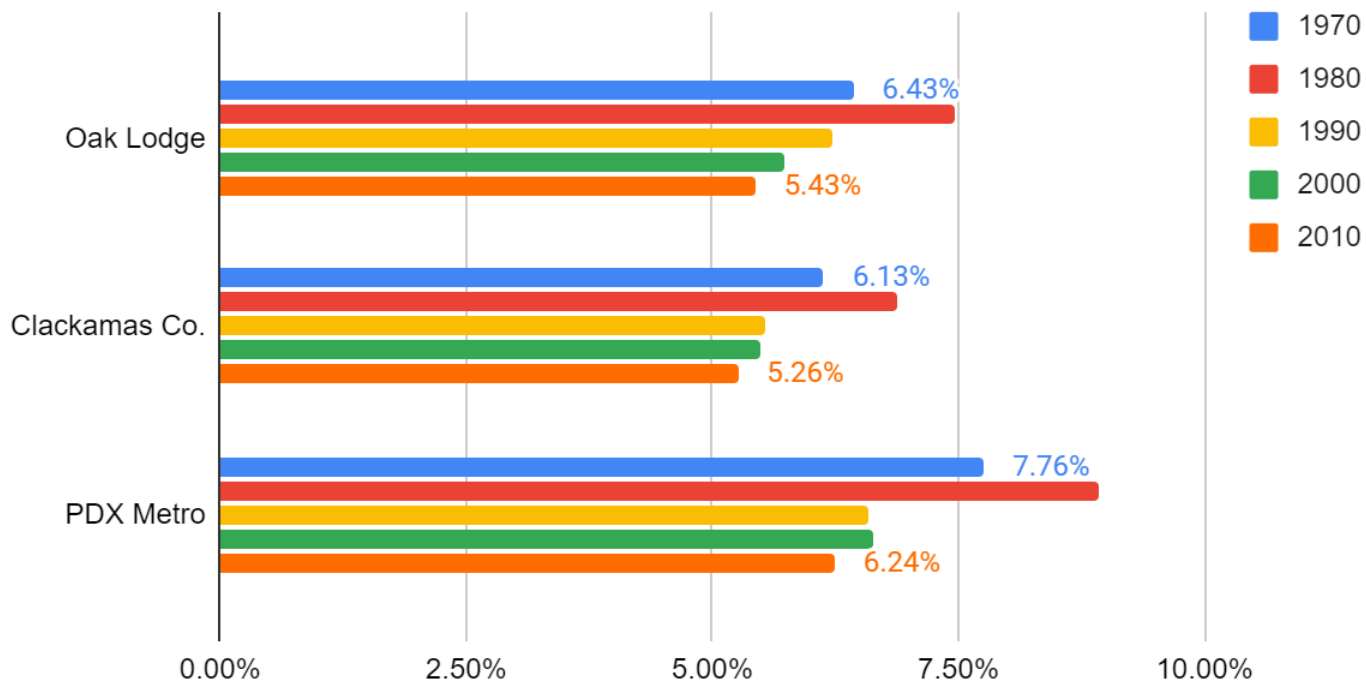


Image 3.4.9: Portion of the population 25-34 years, 1970-2010

% of Population 25-34 years 1970-2010

2020 age data not yet released.

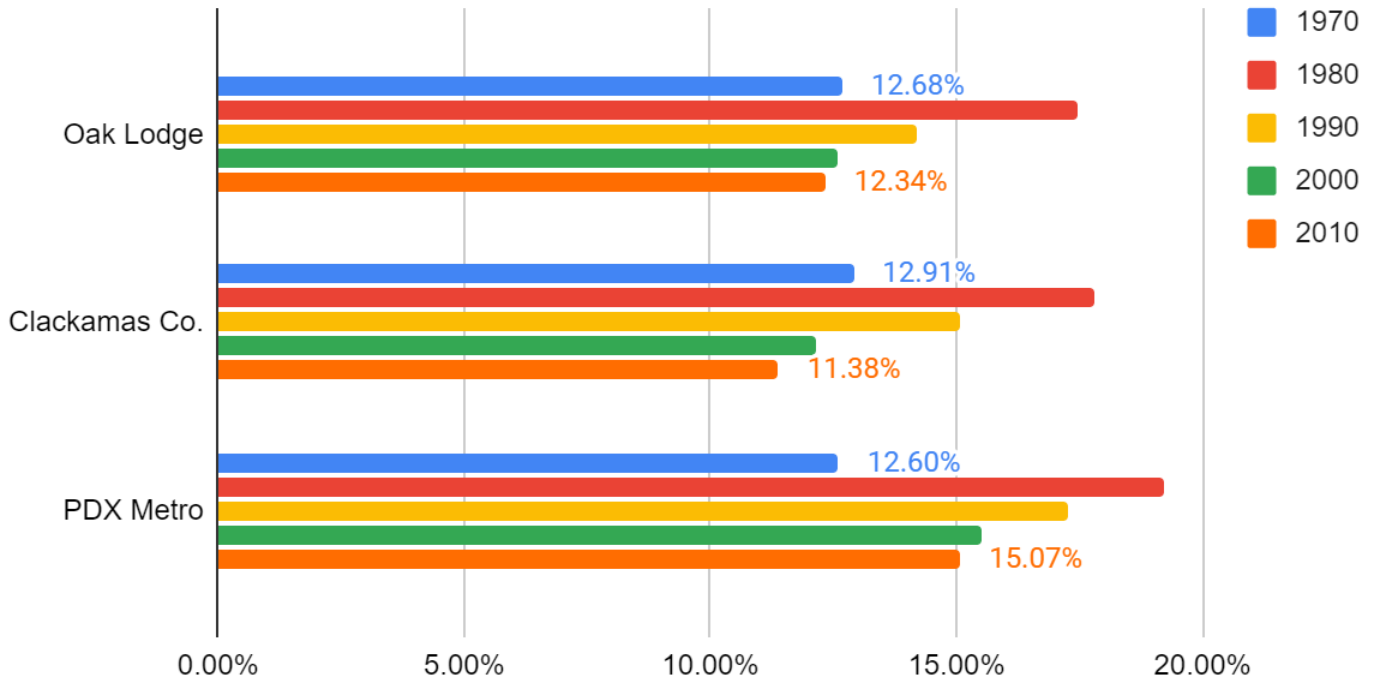


Image 3.4.10: Portion of the population 35-44 years, 1970-2010

% of Population 35-44 years 1970-2010

2020 age data not yet released.

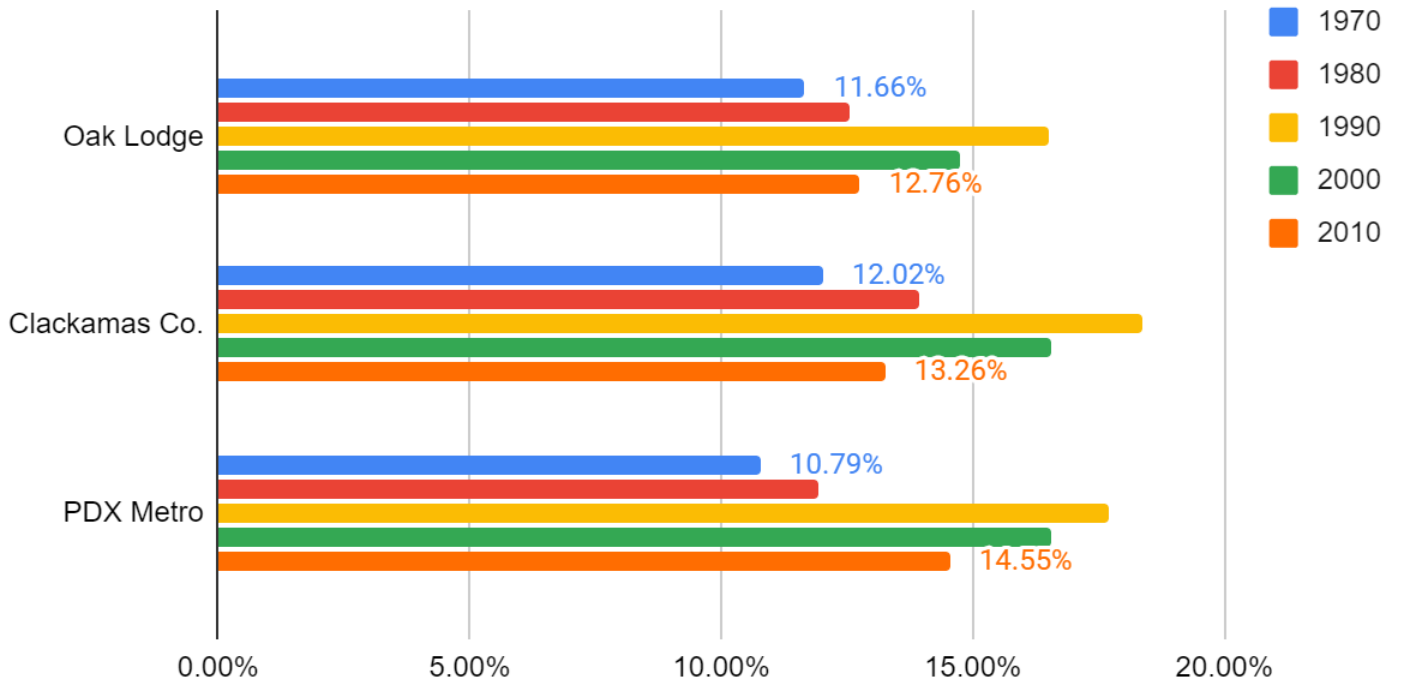


Image 3.4.11: Portion of the population, 45-54 years, 1970-2010

% of Population 45-54 years 1970-2010

2020 age data not yet released.

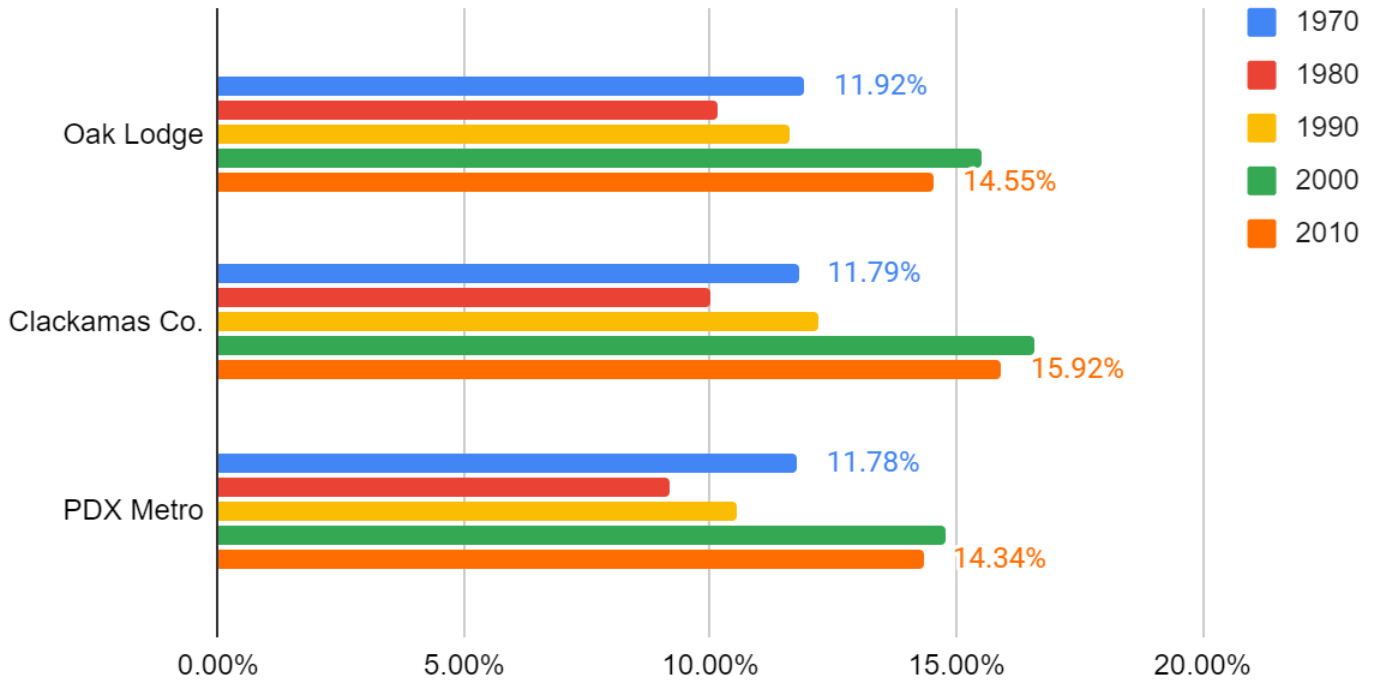


Image 3.4.12: Portion of the population, 55-64 years, 1970-2010

% of Population 55-64 years 1970-2010

2020 age data not yet released.

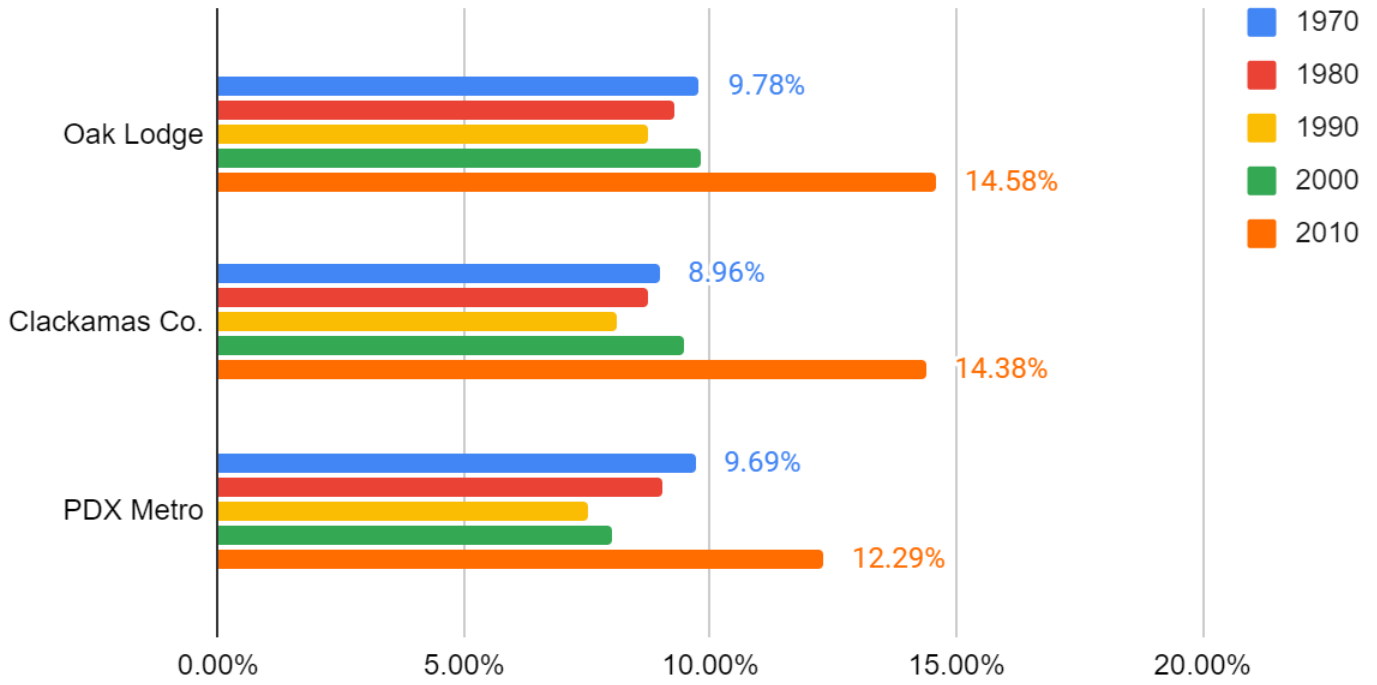


Image 3.4.13: Portion of the population, 65-74 years, 1970-2010

% of Population 65-74 years 1970-2010

2020 age data not yet released.

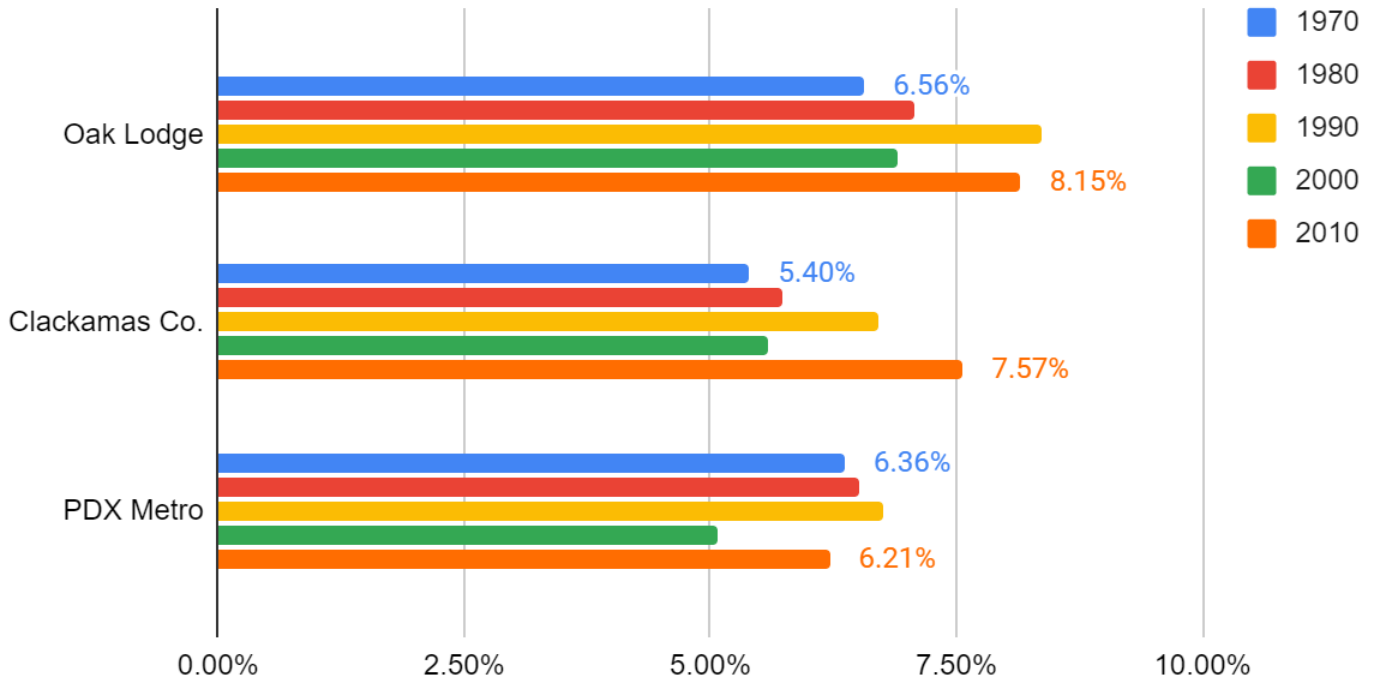


Image 3.4.14: Portion of the population, 75-84 years, 1970-2010

% of Population 75-84 years 1970-2010

2020 age data not yet released.

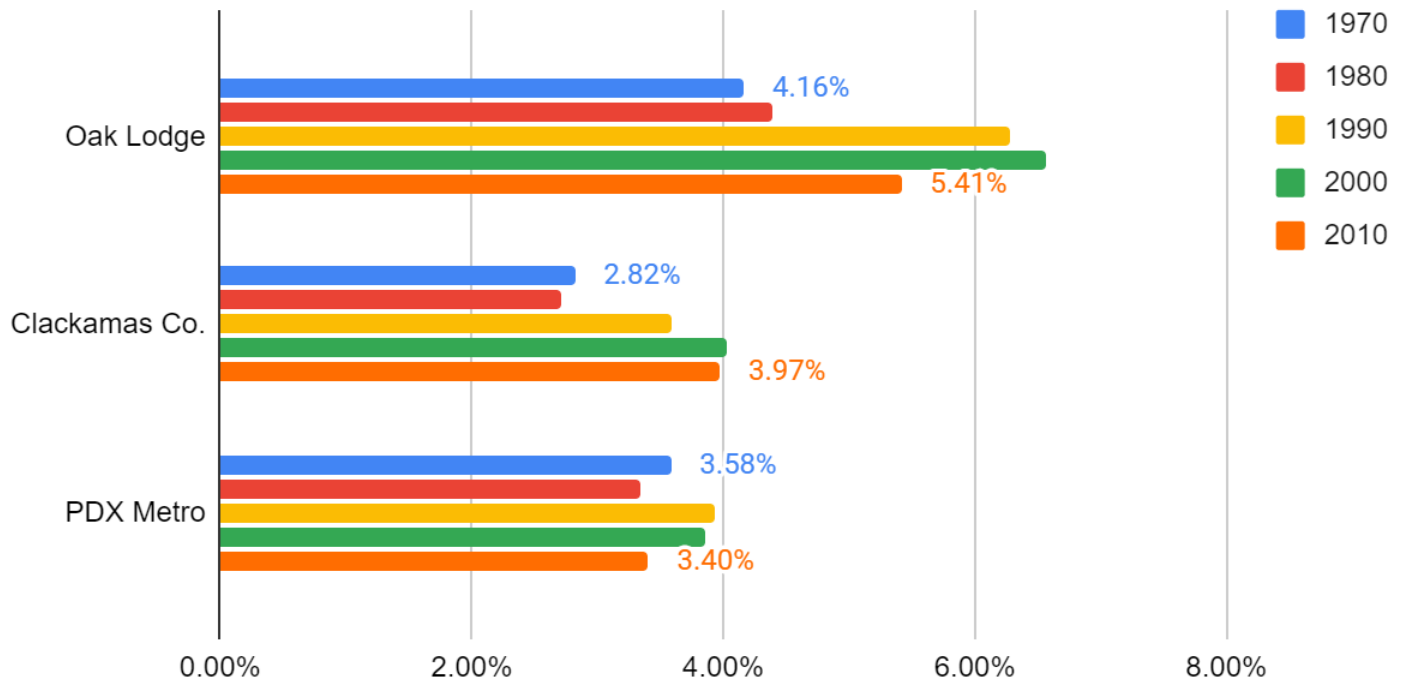
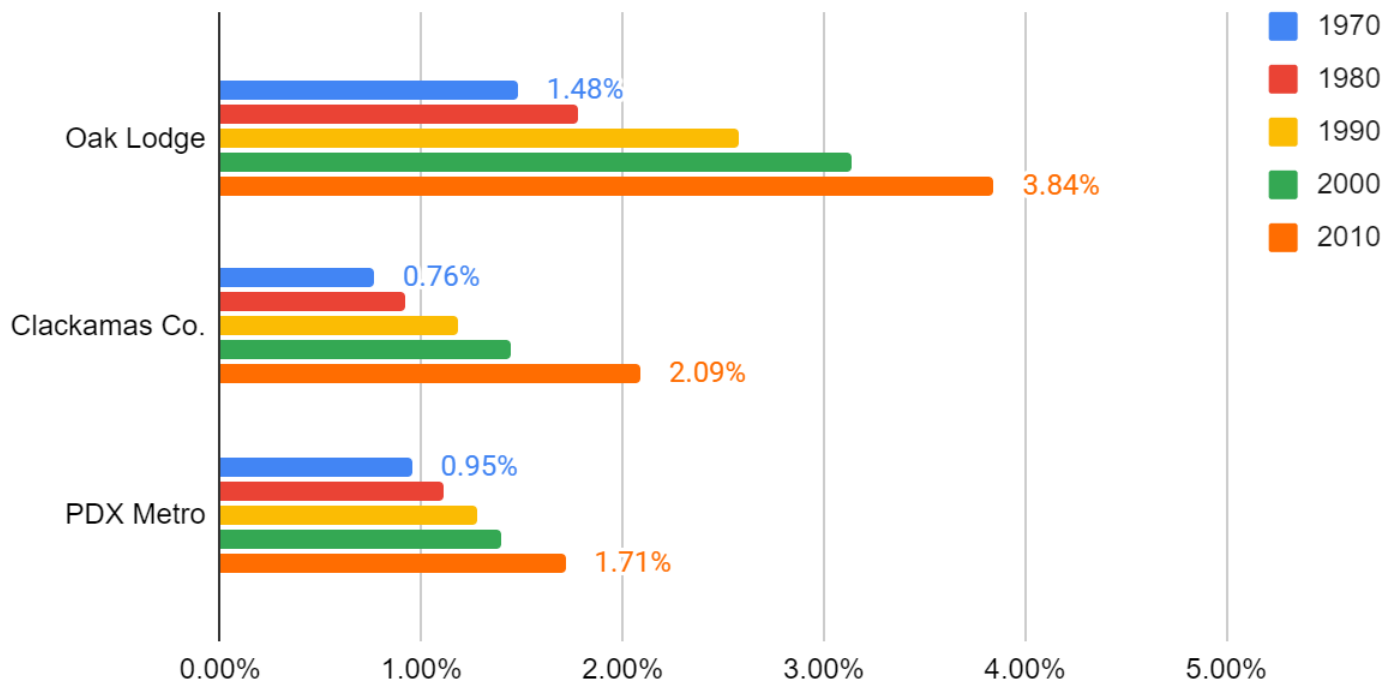


Image 3.4.15: Portion of the population, 85 years and older, 1970-2010

% of Population 85 years and older 1970-2010

2020 age data not yet released.



Breakdown of Oak Lodge by Census Tract - Age

Table 3.4.4: Portions of age groups in Census Tract 212, 1970-2010

Age Range	Tract 212				
	1970	1980	1990	2000	2010
0-4 years	6.19%	5.64%	5.25%	5.29%	4.74%
5-9 years	6.48%	4.45%	5.14%	5.55%	4.25%
10-14 years	7.02%	4.04%	4.20%	5.16%	5.16%
15-19 years	6.25%	5.70%	4.09%	4.64%	5.03%
20-24 years	5.87%	8.88%	5.51%	5.06%	4.61%
25-34 years	11.84%	16.79%	13.77%	12.74%	12.85%
35-44 years	7.79%	7.66%	12.93%	12.35%	10.57%
45-54 years	8.20%	6.58%	7.14%	11.81%	12.18%
55-64 years	7.95%	7.16%	6.03%	5.86%	11.89%
65-74 years	11.14%	10.15%	9.97%	6.12%	6.63%
75-84 years	14.84%	14.10%	15.06%	13.47%	9.07%
85+ years	6.48%	8.85%	10.91%	11.94%	13.01%

Table 3.4.5: Portions of age groups in Census Tract 213, 1970-2010

Age Range	Tract 213				
	1970	1980	1990	2000	2010
0-4 years	8.46%	6.94%	7.43%	7.01%	5.91%
5-9 years	9.89%	7.59%	6.53%	6.61%	6.15%
10-14 years	11.24%	8.31%	7.03%	6.26%	6.35%
15-19 years	9.02%	7.87%	6.46%	5.96%	6.15%
20-24 years	6.63%	8.33%	6.13%	5.27%	5.22%
25-34 years	13.94%	20.61%	16.53%	14.88%	13.07%
35-44 years	11.52%	12.79%	18.01%	15.64%	14.22%
45-54 years	11.85%	9.61%	11.99%	15.97%	14.87%
55-64 years	9.09%	8.92%	7.65%	10.97%	14.60%
65-74 years	5.54%	6.04%	7.16%	6.06%	8.49%
75-84 years	2.22%	2.38%	4.17%	4.31%	3.82%
85+ years	0.59%	0.59%	0.92%	1.06%	1.15%

Table 3.4.6: Portions of age groups in Census Tract 214, 1970-2010

Age Range	Tract 214				
	1970	1980	1990	2000	2010
0-4 years	7.44%	6.91%	5.97%	5.28%	5.13%
5-9 years	9.26%	7.64%	7.11%	5.99%	5.02%
10-14 years	11.71%	8.65%	6.90%	7.33%	4.98%
15-19 years	10.23%	9.16%	6.55%	6.60%	5.89%
20-24 years	6.56%	6.60%	6.34%	5.53%	6.34%
25-34 years	11.44%	17.54%	14.52%	12.68%	12.91%
35-44 years	13.41%	12.86%	17.70%	16.25%	13.22%
45-54 years	12.84%	11.38%	12.22%	17.52%	15.72%
55-64 years	9.83%	10.20%	9.76%	9.88%	15.81%
65-74 years	4.61%	6.07%	7.57%	6.89%	7.67%
75-84 years	2.12%	2.34%	4.32%	4.59%	4.75%
85+ years	0.55%	0.65%	1.05%	1.44%	2.56%

Table 3.4.7: Portions of age groups in Census Tract 217, 1970-2010

Age Range	Tract 217				
	1970	1980	1990	2000	2010
0-4 years	7.04%	6.29%	6.52%	6.40%	5.39%
5-9 years	7.83%	5.87%	6.23%	6.16%	5.29%
10-14 years	8.12%	7.07%	5.80%	6.51%	6.05%
15-19 years	7.80%	6.90%	5.60%	6.37%	6.03%
20-24 years	7.56%	7.42%	5.42%	6.76%	5.21%
25-34 years	11.90%	15.96%	14.39%	12.98%	11.85%
35-44 years	11.41%	11.50%	15.84%	14.09%	12.33%
45-54 years	12.51%	10.79%	11.18%	13.52%	14.65%
55-64 years	12.88%	11.82%	9.95%	9.31%	14.27%
65-74 years	8.66%	10.24%	10.18%	7.65%	9.06%
75-84 years	3.41%	5.22%	6.87%	7.43%	6.08%
85+ years	0.91%	0.93%	2.02%	2.83%	3.77%

Table 3.4.8: Portions of age groups in Census Tract 218, 1970-1990

Age Range	Tract 218				
	1970	1980	1990	2000	2010
0-4 years	8.42%	6.95%	6.03%	n/a	
5-9 years	10.65%	8.25%	6.13%		
10-14 years	11.20%	9.57%	7.57%		
15-19 years	9.26%	9.68%	7.82%		
20-24 years	5.64%	6.81%	6.96%		
25-34 years	13.47%	16.56%	12.67%		
35-44 years	13.18%	14.86%	16.83%		
45-54 years	13.18%	11.05%	13.27%		
55-64 years	9.03%	8.54%	9.46%		
65-74 years	4.32%	5.12%	7.80%		
75-84 years	1.35%	2.05%	4.41%		
85+ years	0.30%	0.57%	1.05%		

Table 3.4.9: Portions of age groups in Census Tract 218.01: 2000-2010

Age Range	Tract 218.01				
	1970	1980	1990	2000	2010
0-4 years	n/a			4.91%	4.83%
5-9 years				5.50%	5.11%
10-14 years				7.35%	6.18%
15-19 years				6.90%	6.41%
20-24 years				4.13%	4.01%
25-34 years				8.12%	9.41%
35-44 years				14.98%	12.37%
45-54 years				20.07%	15.65%
55-64 years				13.50%	18.19%
65-74 years				8.49%	9.60%
75-84 years				4.95%	5.84%
85+ years				1.11%	2.39%

Table 3.4.10: Portions of age groups in Census Tract 218.02: 2000-2010

Age Range	Tract 218.02				
	1970	1980	1990	2000	2010
0-4 years	n/a			6.87%	7.00%
5-9 years				6.80%	7.47%
10-14 years				6.80%	6.42%
15-19 years				7.29%	5.93%
20-24 years				7.71%	7.65%
25-34 years				14.36%	14.74%
35-44 years				14.68%	13.33%
45-54 years				13.25%	13.37%
55-64 years				7.86%	11.35%
65-74 years				5.57%	6.42%
75-84 years				6.18%	3.56%
85+ years				2.61%	2.77%

Summary of Findings - Age

First and foremost, the fact that the U.S. Census Bureau has yet to release the Age data from the 2020 census as of the writing of this report is a limiting factor in the analysis of these data. While there are still important conclusions to be drawn in this section, the combination of the inherently temporal nature of the data and the fact that the data is 12 years' stale means that any modern-day implications may not be immediately apparent. Age data from the 2020 census is scheduled to be released sometime in 2022.

Regardless, the main conclusion to be drawn from the data above is that the population of Oak Lodge has been aging dramatically since 1970. The rate at which the 55 and older population has grown in the time period in Oak Lodge is matched by Clackamas County - about 10 percentage points each - but far outpaces the Portland Metro Area with only a 3.03 percentage point increase. The 25-54 years age group remained relatively steady throughout the entire study period for Oak Lodge, a trend which aligns with Clackamas County but which does not match the growth seen in this age group for the Portland Metro Area. Each area studied also has comparable losses in the share of population 24 years of age and younger: a 13.41 percentage point loss for Oak Lodge, a 13.91 percentage point loss for Clackamas County, and an 11.84 percentage point loss for the Portland Metro Area.

Perhaps unsurprisingly, the areas of Oak Lodge that are aging most dramatically are Census Tract 212 and Census Tract 217, both of which have several large age-restricted housing communities. While data for Census Tract 218.01 does not exist before 2000, this is another area with a relatively older population compared to the rest of Oak Lodge. Census Tract 218.02 appears to be the area of Oak Lodge that trends slightly younger than the rest of the Census Tracts, though that conclusion is also limited by a lack of data over time.

While the birth rate has been declining in the United States as a whole in recent years, Oak Lodge may see its population unable to replenish itself without a migration of younger folks from outside the area due to the consistent decrease in population under 19 years of age from 1970-2010.¹⁹ It is likely that the population in Oak Lodge has largely "aged in place" during the study period instead of a consistent influx of "new" older persons through most of the area. The transitional nature of the populations of the several retirement homes in Census Tracts 212 and 217 may be an exception to this assessment, but because the clientele of those institutions remains static over time, the outcome is relatively unremarkable when compared to the rest of Oak Lodge.

¹⁹ Population Reference Bureau. (2021). "Why is the U.S. birth rate declining?" <https://www.prb.org/resources/why-is-the-u-s-birth-rate-declining/>. Accessed March 6, 2022.

3.5: Housing

Oak Lodge in Context - Basic Housing

Table 3.5.1: Total housing units in the study area, 1970-2020

Area	Total Housing Units					
	1970	1980	1990	2000	2010	2020
Oak Lodge	7281	10293	11502	12935	13532	13802
Clackamas County	54603	90240	109003	136954	156945	170094
PDX Metro	383953	543521	624011	790876	925076	1033420

Table 3.5.2: Portions of occupied units in the study area, 1970-2020

Area	Occupied Units					
	1970	1980	1990	2000	2010	2020
Oak Lodge	96.59%	96.69%	97.14%	94.36%	94.24%	95.60%
Clackamas County	96.47%	95.28%	94.98%	93.61%	92.89%	94.36%
PDX Metro	95.08%	94.73%	94.95%	94.27%	93.81%	94.75%

Table 3.5.3: Portions of vacant units in the study area, 1970-2020

Area	Vacant Units					
	1970	1980	1990	2000	2010	2020
Oak Lodge	3.41%	3.31%	2.86%	5.64%	5.76%	4.40%
Clackamas County	3.53%	4.72%	5.02%	6.39%	7.11%	5.64%
PDX Metro	4.92%	5.27%	5.05%	5.73%	6.19%	5.25%

Table 3.5.4: Portions of rental units in the study area, 1970-2010

Area	Rental Units					
	1970	1980	1990	2000	2010	2020
Oak Lodge	29.31%	28.35%	33.66%	34.67%	35.87%	n/a
Clackamas County	24.05%	23.65%	26.90%	27.06%	28.55%	
PDX Metro	32.89%	34.41%	36.44%	34.95%	35.93%	

Image 3.5.1: Total housing units in Oak Lodge, 1970-2020

Oak Lodge Housing Units 1970-2020

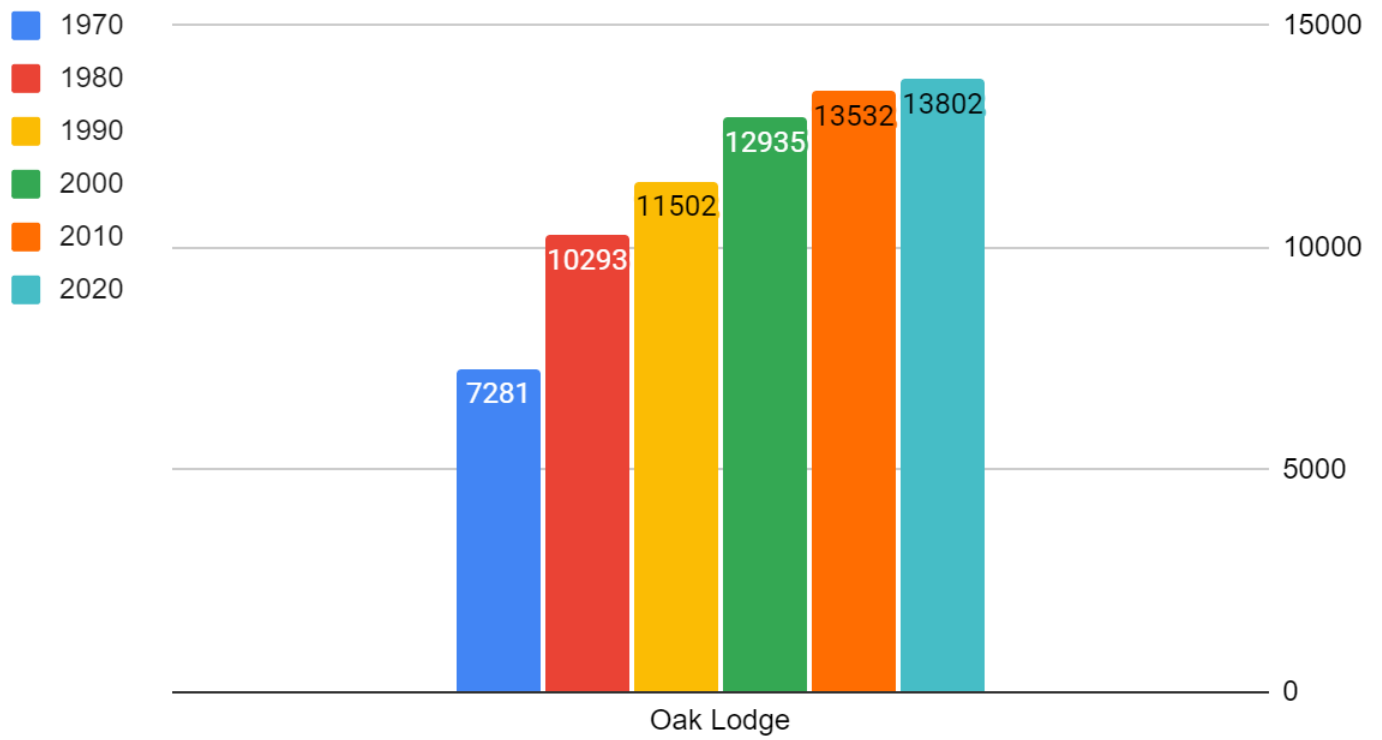


Image 3.5.2: Total housing units in Clackamas County, 1970-2020

Clackamas County Housing Units 1970-2020

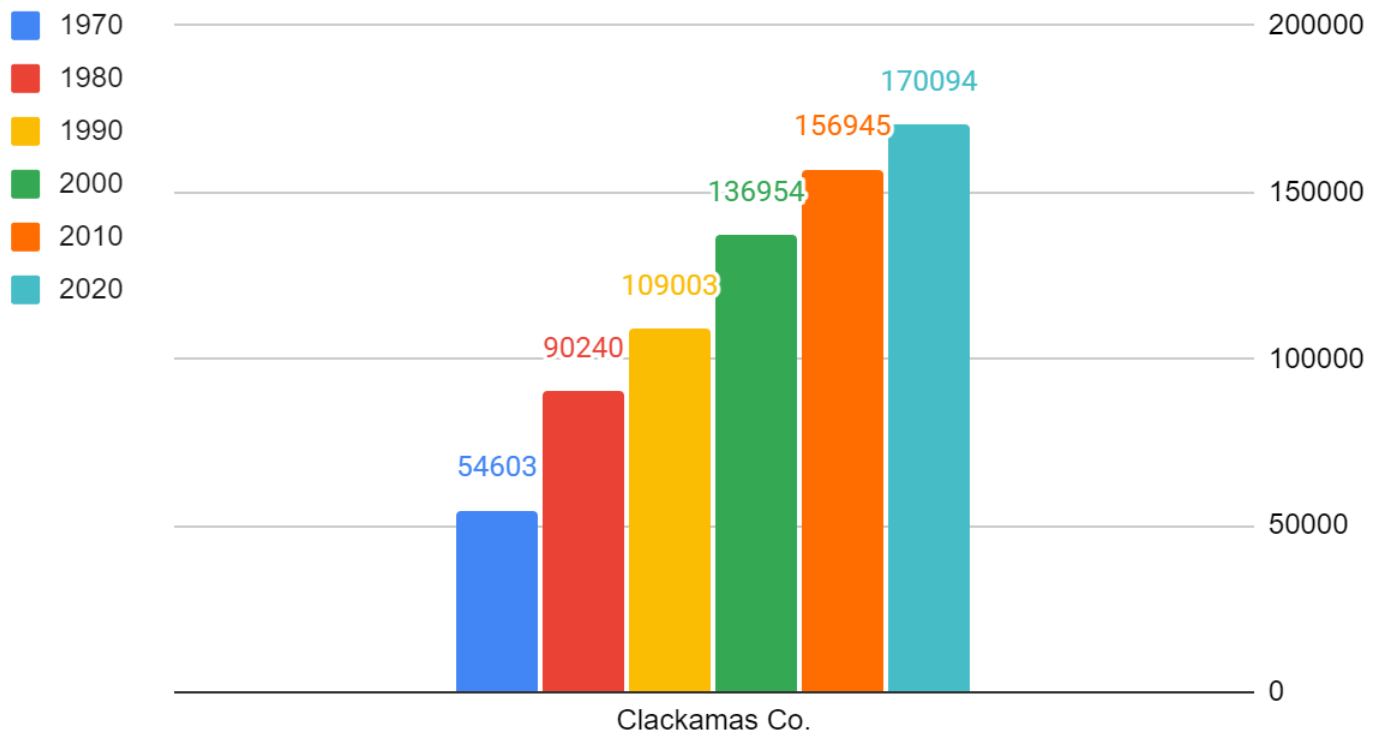


Image 3.5.3: Total housing units in the Portland Metro Area, 1970-2020

PDX Metro Housing Units 1970-2020

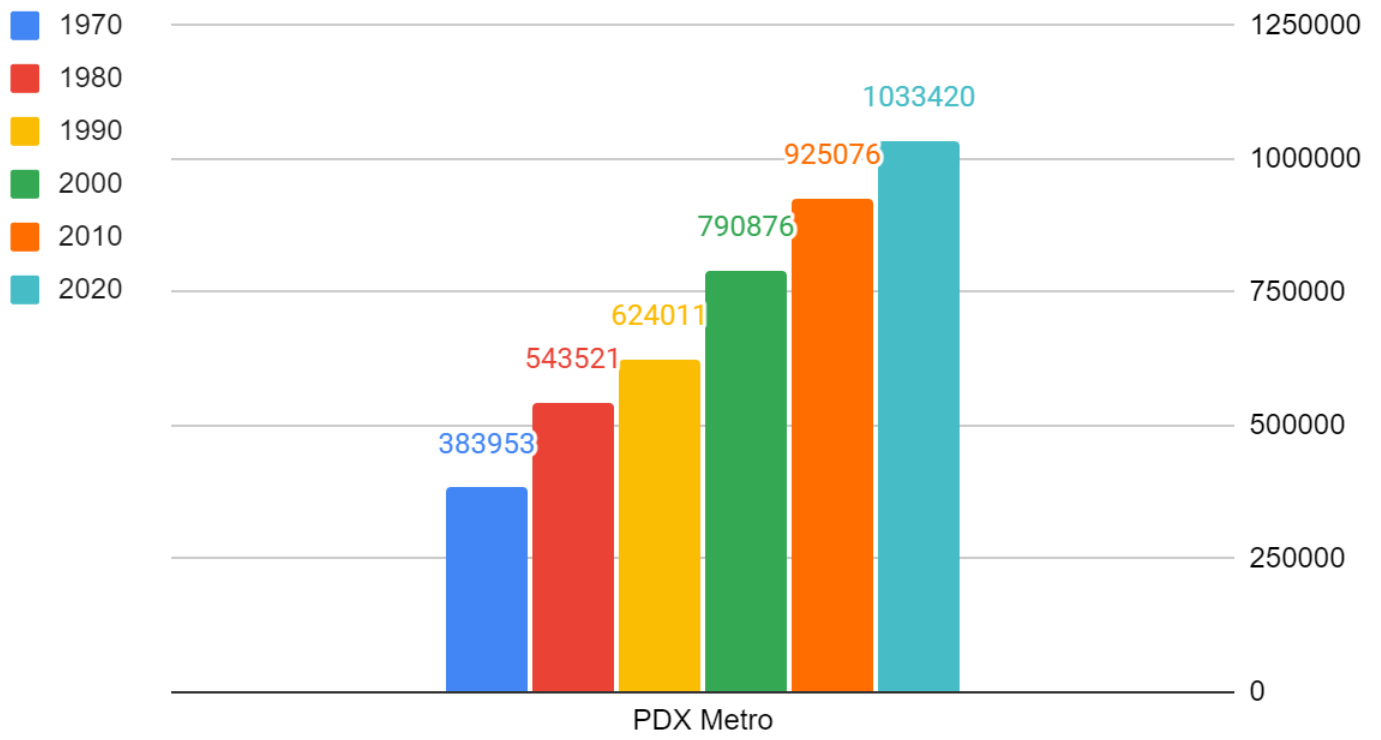


Image 3.5.4: Portions of vacant units in the study area, 1970-2020

% of Vacant Housing Units 1970-2020

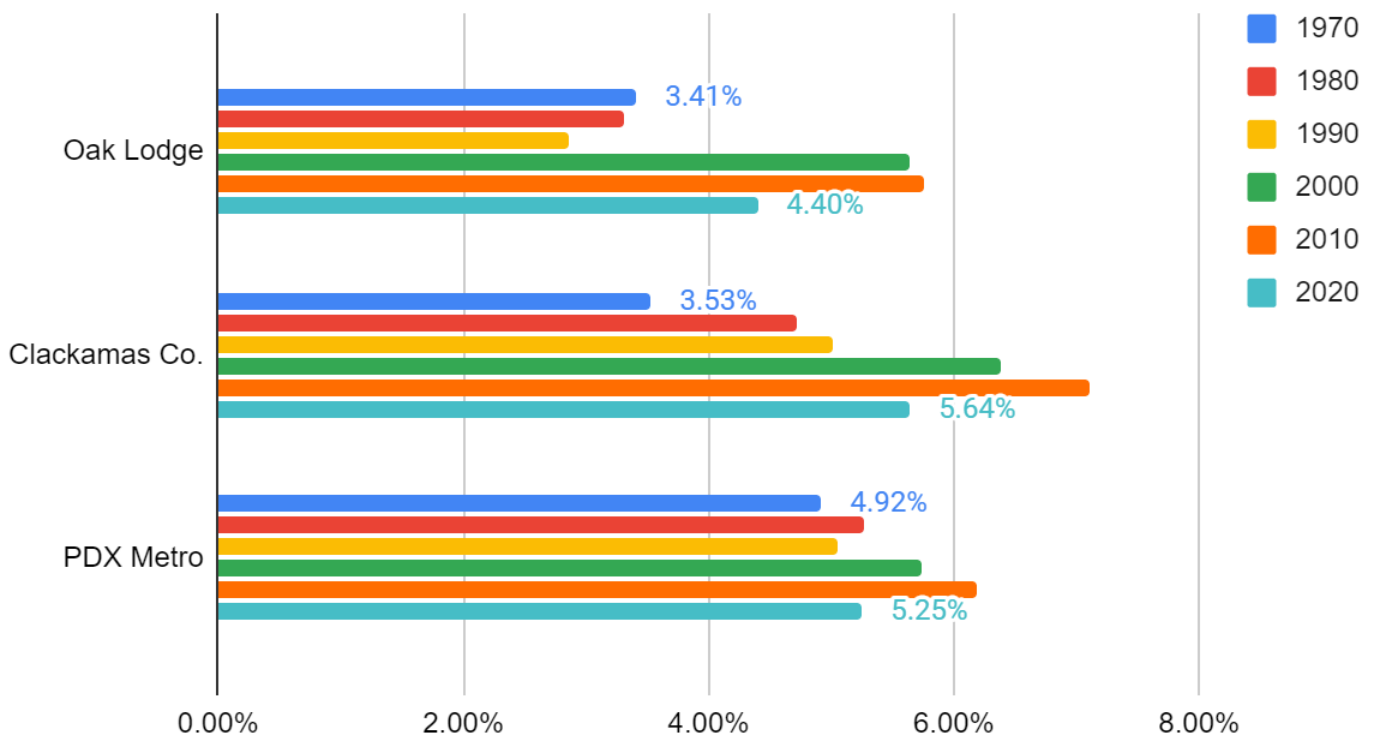
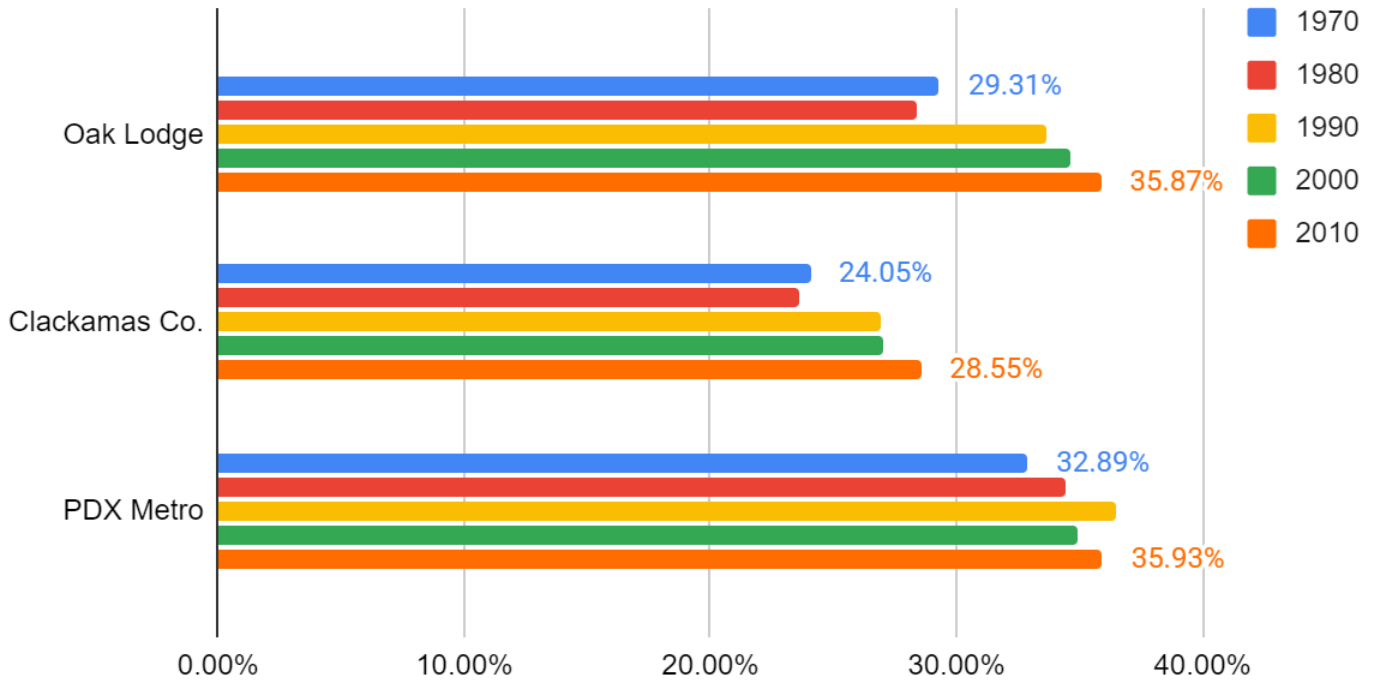


Image 3.5.5: Portions of rental units in the study area, 1970-2010

% of Housing as Rentals 1970-2010

2020 rental data not yet released.



Breakdown of Oak Lodge by Census Tract - Basic Housing

Table 3.5.5: Total housing units in Oak Lodge by Census Tract, 1970-2020

Area	Total Housing Units					
	1970	1980	1990	2000	2010	2020
Tract 212	1511	1622	2021	2021	2139	2028
Tract 213	1549	2052	2222	2292	2438	2532
Tract 214	1071	1544	1688	2093	2071	2191
Tract 217	1537	1994	2108	2797	2813	2920
Tract 218	1613	3081	3463	n/a		
Tract 218.01	n/a			1934	2152	2195
Tract 218.02	n/a			1798	1919	1936

Table 3.5.6: Portions of occupied units in Oak Lodge by Census Tract, 1970-2020

Area	Occupied Units					
	1970	1980	1990	2000	2010	2020
Tract 212	95.04%	94.45%	95.84%	90.60%	88.41%	92.70%
Tract 213	95.67%	96.30%	97.61%	96.34%	96.35%	97.31%
Tract 214	97.39%	96.37%	97.27%	93.36%	95.90%	95.34%
Tract 217	96.75%	97.34%	97.15%	93.96%	94.70%	95.10%
Tract 218	98.26%	97.86%	97.52%	n/a		
Tract 218.01	n/a			97.83%	97.12%	97.59%
Tract 218.02				94.16%	92.39%	95.20%

Table 3.5.7: Portions of vacant units in Oak Lodge by Census Tract, 1970-2020

Area	Vacant Units					
	1970	1980	1990	2000	2010	2020
Tract 212	4.96%	5.55%	4.16%	9.40%	11.59%	7.30%
Tract 213	4.33%	3.70%	2.39%	3.66%	3.65%	2.69%
Tract 214	2.61%	3.63%	2.73%	6.64%	4.10%	4.66%
Tract 217	3.25%	2.66%	2.85%	6.04%	5.30%	4.90%
Tract 218	1.74%	2.14%	2.48%	n/a		
Tract 218.01	n/a			2.17%	2.88%	2.41%
Tract 218.02				5.84%	7.61%	4.80%

Table 3.5.8: Portions of rental units in Oak Lodge by Census Tract, 1970-2010

Area	Rental Units					
	1970	1980	1990	2000	2010	2020
Tract 212	62.21%	45.44%	56.56%	54.13%	56.24%	n/a
Tract 213	25.24%	27.10%	30.29%	28.10%	29.53%	
Tract 214	22.04%	25.97%	27.61%	30.53%	33.61%	
Tract 217	23.16%	24.07%	25.57%	38.72%	39.92%	
Tract 218	13.08%	24.15%	30.32%	n/a		
Tract 21801	n/a			6.93%	9.34%	
Tract 21802	n/a			49.56%	47.47%	

Summary of Findings - Basic Housing

Readers who compare the graphs of the Total Housing Units for Oak Lodge, Clackamas County, and the Portland Metro Area (Images 3.5.1, 3.5.2, and 3.5.3 on pages 62-64) to those of the Total Populations of those areas (Images 3.2.1, 3.2.2, and 3.2.3 on pages 16-18) may notice striking similarities between the two sets of graphs. Because of the large rural areas of Clackamas County and the Portland Metro Area, there has been more room to build new housing units - and therefore grow in population - compared to Oak Lodge, which has much less available land on which to build. The correlation of housing growth and population growth is difficult to ignore.

Oak Lodge has seen a notable increase in rental housing over the course of the study period. As of 2010, the most recent data available as of the writing of this report, the proportion of rental homes in Oak Lodge nearly matched that of the Portland Metro Area, both of which are about 7.5 percentage points above Clackamas County in this variable. However, within Oak Lodge, the portion of housing units that are rentals varies widely. Tracts 212 and 218.02 are around half rental units, which is demonstrably higher compared to the other Tracts. Conversely, fewer than 10% of units in Census Tract 218.01 are rented out.

While the vacancy rates for all three areas analyzed have remained largely stable throughout the study period, it is important to note that those Census Tracts with higher portions of rental units appear to be more susceptible to higher vacant rates during economic downturns, such as the one in 2010.²⁰ In comparison, the Tracts with less than about 40% rental units (Census Tracts 213, 214, and 218.01) saw their vacancy rates remain more or less stable during those same periods of economic stress.

This does not necessarily imply a causal relationship between the two, however. In contrast to that very point, Clackamas County has proportionally far fewer rental units than both Oak Lodge and the

²⁰ Joint Center for Housing Studies at Harvard University. (2011). "Rental market conditions," *America's rental housing - Meeting challenges, building on opportunities*. <https://www.jchs.harvard.edu/sites/default/files/ahr2011-2-rentalmarketconditions.pdf>. Accessed March 6, 2022.

Portland Metro Area but suffered a slightly higher vacancy rate than both other areas during the same period. While a drill down into the various jurisdictions of Clackamas County may illuminate a similar disparity in other jurisdictions, that remains outside of the scope of this study and presents an opportunity for future research.

Oak Lodge in Context - Housing Units Detail²¹

Table 3.5.9: Units and types of housing in Oak Lodge, 1970-2010

Units or Type of Housing	Oak Lodge					
	1970	1980	1990	2000	2010	2010 margin of error (+/-) ²²
1 unit, detached	71.62%	65.93%	63.53%	61.24%	62.08%	5.55%
1 unit, attached		2.50%	1.16%	1.29%	3.05%	3.09%
2 units	0.94%	1.80%	2.52%	1.87%	1.66%	2.52%
3 or 4 units	1.12%	3.82%	5.10%	5.68%	3.44%	2.85%
5-9 units	15.99%	18.89%	4.38%	4.91%	3.11%	3.77%
10-19 units			3.85%	5.20%	5.43%	4.30%
20-49 units			2.51%	2.71%	2.90%	2.62%
50+ units			7.47%	9.38%	10.52%	4.07%
Mobile Homes, Trailers, and Other ²³	10.33%	7.07%	9.48%	7.71%	7.80%	6.91%

²¹ Refer to Section 2.1: Census and American Community Survey Data for notes regarding the data sources across the study period as well as an explanation of the margin of error for data from 2010. Additionally, no graphs are provided for Oak Lodge, Clackamas County, and the Portland Metro Area in this section because of the variance in how the Census has tracked housing units over time.

²² Margins of error are generally higher for Oak Lodge and the individual Census Tracts than both Clackamas County and the Portland Metro Area due to the smaller sample size. Margins of error decrease with a larger sample (i.e. more housing units).

²³ It is unclear in the Census documentation whether "Other" types of structures include Accessible Dwelling Units (ADUs) or if ADUs are included in the 1-unit numbers.

Table 3.5.10: Units and types of housing in Clackamas County, 1970-2010

Units or Type of Housing	Clackamas County					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
1 unit, detached	85.25%	72.34%	69.90%	67.33%	68.41%	0.70%
1 unit, attached		2.77%	2.29%	2.56%	3.79%	0.31%
2 units	1.25%	2.64%	2.05%	1.86%	1.53%	0.27%
3 or 4 units	1.07%	2.54%	3.03%	3.32%	2.66%	0.35%
5-9 units	6.43%	11.51%	3.32%	4.52%	5.06%	0.41%
10-19 units			3.47%	4.47%	4.87%	0.42%
20-49 units			3.16%	2.27%	2.05%	0.26%
50+ units			2.26%	4.99%	5.01%	0.35%
Mobile Homes, Trailers, and Other	5.99%	8.20%	10.52%	8.68%	6.61%	0.48%

Table 3.5.11: Units and types of housing in the Portland Metro Area, 1970-2010

Units or Type of Housing	Portland Metro Area					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
1 unit, detached	79.74%	65.63%	64.33%	62.58%	62.26%	0.66%
1 unit, attached		3.24%	2.64%	3.37%	4.93%	0.31%
2 units	2.03%	3.87%	3.62%	3.10%	2.99%	0.29%
3 or 4 units	2.16%	3.76%	4.24%	4.40%	4.48%	0.37%
5-9 units	13.11%	19.21%	4.62%	5.29%	5.48%	0.35%
10-19 units			5.82%	5.18%	5.32%	0.37%
20-49 units			4.62%	4.04%	3.82%	0.30%
50+ units			3.63%	6.53%	6.37%	0.33%
Mobile Homes, Trailers, and Other	2.97%	4.28%	6.46%	5.52%	4.35%	0.39%

Breakdown of Oak Lodge by Census Tract - Housing Units Detail

Table 3.5.12: Units and types of housing in Census Tract 212, 1970-2010

Units or Type of Housing	Tract 212					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
1 unit, detached	36.23%	32.40%	29.44%	33.55%	34.93%	6.69%
1 unit, attached		6.61%	2.28%	2.67%	3.76%	2.65%
2 units	1.64%	4.58%	5.15%	4.80%	2.32%	2.00%
3 or 4 units	1.21%	3.99%	8.76%	10.64%	2.65%	2.18%
5-9 units	53.14%	45.48%	8.46%	6.48%	7.94%	5.62%
10-19 units			8.86%	6.63%	5.11%	3.90%
20-49 units			3.81%	5.69%	7.52%	3.53%
50+ units			19.30%	22.51%	28.80%	6.32%
Mobile Homes, Trailers, and Other	7.77%	6.94%	13.95%	7.03%	6.97%	5.25%

Table 3.5.13: Units and types of housing in Census Tract 213, 1970-2010

Units or Type of Housing	Tract 213					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
1 unit, detached	87.24%	76.59%	75.56%	75.79%	78.12%	5.86%
1 unit, attached		3.44%	1.26%	0.52%	5.78%	3.48%
2 units	0.68%	2.43%	3.20%	2.05%	2.26%	1.46%
3 or 4 units	2.04%	7.03%	8.87%	10.12%	5.38%	3.21%
5-9 units	4.89%	7.33%	2.43%	1.88%	0.00%	4.87%
10-19 units			2.21%	1.22%	0.00%	4.87%
20-49 units			1.62%	1.66%	2.57%	1.82%
50+ units			0.00%	0.92%	0.75%	1.15%
Mobile Homes, Trailers, and Other	5.16%	3.19%	4.86%	5.85%	5.14%	3.84%

Table 3.5.14: Units and types of housing in Census Tract 214, 1970-2010

Units or Type of Housing	Tract 214					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
1 unit, detached	88.31%	79.73%	77.37%	68.66%	65.27%	6.01%
1 unit, attached		0.80%	1.01%	2.20%	2.80%	2.28%
2 units	0.87%	1.40%	2.61%	2.29%	1.86%	2.00%
3 or 4 units	0.77%	2.66%	2.61%	5.30%	3.08%	2.75%
5-9 units	6.57%	13.55%	4.50%	5.49%	3.17%	2.42%
10-19 units			3.97%	8.07%	2.14%	1.91%
20-49 units			4.62%	2.01%	1.12%	1.26%
50+ units			0.00%	2.72%	18.32%	5.64%
Mobile Homes, Trailers, and Other	3.48%	1.86%	3.32%	3.25%	2.24%	7.93%

Table 3.5.15: Units and types of housing in Census Tract 217, 1970-2010

Units or Type of Housing	Tract 217					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
1 unit, detached	60.76%	56.71%	63.43%	51.02%	51.43%	5.23%
1 unit, attached		2.54%	0.85%	0.86%	3.56%	2.86%
2 units	0.90%	0.19%	1.23%	0.21%	2.20%	2.76%
3 or 4 units	0.90%	3.28%	3.08%	4.00%	2.86%	2.90%
5-9 units	11.25%	17.93%	3.89%	5.36%	2.33%	1.63%
10-19 units			2.80%	7.11%	10.99%	3.63%
20-49 units			1.14%	3.75%	2.00%	1.13%
50+ units			2.56%	10.83%	6.03%	2.43%
Mobile Homes, Trailers, and Other	26.19%	19.36%	19.36%	21.02%	16.84%	8.59%

Table 3.5.16: Units and types of housing in Census Tract 218, 1970-1990

Units or Type of Housing	Tract 218					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
1 unit, detached	86.95%	74.31%	69.02%	n/a		
1 unit, attached		0.55%	0.69%			
2 units	0.61%	1.00%	1.30%			
3 or 4 units	0.54%	2.45%	3.00%			
5-9 units	2.24%	16.06%	3.49%			
10-19 units			2.57%			
20-49 units			2.14%			
50+ units			11.98%			
Mobile Homes, Trailers, and Other	9.65%	5.63%	5.80%			

Table 3.5.17: Units and types of housing in Census Tract 218.01, 2000-2010

Units or Type of Housing	Tract 218.01					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
1 unit, detached	n/a			98.66%	97.15%	3.78%
1 unit, attached				0.21%	0.00%	5.74%
2 units				0.57%	0.00%	5.74%
3 or 4 units				0.00%	1.91%	3.03%
5-9 units				0.00%	0.00%	5.74%
10-19 units				0.00%	0.00%	5.74%
20-49 units				0.00%	0.00%	5.74%
50+ units				0.00%	0.00%	5.74%
Mobile Homes, Trailers, and Other				0.57%	0.93%	7.09%

Table 3.5.18: Units and types of housing in Census Tract 218.02, 2000-2010

Units or Type of Housing	Tract 218.02					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
1 unit, detached	n/a			40.88%	46.22%	5.83%
1 unit, attached				1.50%	1.63%	1.48%
2 units				1.84%	0.99%	1.19%
3 or 4 units				3.62%	4.70%	2.97%
5-9 units				10.90%	6.23%	2.97%
10-19 units				7.95%	13.54%	6.03%
20-49 units				2.84%	4.70%	3.02%
50+ units				20.97%	12.85%	4.35%
Mobile Homes, Trailers, and Other				9.51%	9.14%	8.75%

Summary of Findings - Housing Units Detail

Like the rest of the Portland Metro Area as a whole, Oak Lodge has a strong majority of single-family, detached homes, though that majority has weakened over the course of the study period by about 10 percentage points, a lesser decline than that of the Portland Metro Area at 17.48 percentage points. Oak Lodge also has a relatively higher proportion of 50+ unit-structures than both Clackamas County and the Portland Metro Area. Its share of mobile homes, trailers, and other housing structures roughly matches Clackamas County’s, but is much higher than the Portland Metro Area’s share of the same over the entire study period. These types of structures are also highly variable over time compared to the other types of housing structures in this study.

The types of housing units in each Census Tract in Oak Lodge vary widely from Tract to Tract. Census Tract 212 has the largest proportion of households in 50+ unit structures and the lowest proportion of households in single-unit, detached structures. Census Tract 213 has the second-highest proportion of households in single-unit structures and one of the higher proportions of households in small, 3 or 4-unit structures. Census Tract 214 has the second-most households living in 50+ unit structures. Census Tract 217 has the highest proportion of mobile homes, trailers, and other housing structures as well as the second-most medium-sized, 10-19 unit structures. Census Tract 218.01 is almost entirely made up of single-unit homes. Census Tract 218.02 has the most diversity of housing structures of any of the tracts in the study area.

It is important to note that the percentages represented in all of the above tables represent proportions of a total number. This does not mean that if a proportion drops from decade to decade that some of those structures were necessarily torn down. More than likely, it indicates that other

types of structures have been built during that same amount of time and the structures that are proportionally decreasing may simply be staying static in number.

3.6: Household Income

Household Income Ranges Over Time

The income ranges available for respondents to select on the U.S. Census and American Community Survey have changed over time.²⁴ As a result of these various changes as well as the potential for error or bias in the calculation of the ranges themselves, the reader would benefit from employing some minor but healthy skepticism of the specific numbers reported in the following section. As mentioned in Section 2.3: Methodology for Data Analysis, the analysis in this section focuses more on the broader trends over time. A legend for the eight Household Income Ranges used over the course of the study period is below.

Table 3.6.1: Household income ranges, 1970-2010

Income Range	1970	1980	1990	2000	2010
Income Range 1	Less than \$2,000	Less than \$5,000	Less than \$10,000	Less than \$15,000	Less than \$15,000
Income Range 2	\$2,000 - \$2,999	\$5,000 to \$7,499	\$10,000 to \$14,999	\$15,000 to \$24,999	\$15,000 to \$24,999
Income Range 3	\$3,000 - \$4,999	\$7,500 to \$9,999	\$15,000 to \$22,499	\$25,000 to \$34,999	\$25,000 to \$34,999
Income Range 4	\$5,000 to \$6,999	\$10,000 to \$14,999	\$22,500 to \$29,999	\$35,000 to \$49,999	\$35,000 to \$49,999
Income Range 5	\$7,000 to \$9,999	\$15,000 to \$22,499	\$30,000 to \$39,999	\$50,000 to \$74,999	\$50,000 to \$74,999
Income Range 6	\$10,000 to \$14,999	\$22,500 to \$29,999	\$40,000 to \$54,999	\$75,000 to \$99,999	\$75,000 to \$99,999
Income Range 7	\$15,000 to \$24,999	\$30,000 to \$49,999	\$55,000 to \$74,999	\$100,000 to \$149,999	\$100,000 to \$149,999
Income Range 8	\$25,000 or more	\$50,000 or more	\$75,000 and above	\$150,000 or more	\$150,000 or more

²⁴ See Section 2.3: Methodology for Data Analysis for more information on how the income ranges for this study were developed. See also Section 2.1: Census and American Community Survey Data for a discussion of how the U.S. Census data and the American Community Survey collect and report data for Household Income.

Oak Lodge in Context - Household Income

Table 3.6.2: Household income in Oak Lodge, 1970-2010

Income Range	Oak Lodge					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
Income Range 1	6.58%	6.30%	10.31%	10.33%	13.02%	7.80%
Income Range 2	4.84%	7.35%	10.25%	12.44%	8.30%	5.51%
Income Range 3	10.66%	8.15%	13.60%	14.00%	10.69%	6.60%
Income Range 4	9.67%	14.80%	12.82%	18.34%	15.06%	9.52%
Income Range 5	18.28%	19.91%	16.61%	21.84%	21.93%	8.10%
Income Range 6	29.93%	16.64%	17.99%	12.48%	12.30%	4.17%
Income Range 7	15.69%	21.86%	11.76%	7.88%	11.83%	6.01%
Income Range 8	4.36%	4.99%	6.66%	2.69%	6.89%	4.89%

Table 3.6.3: Household income in Clackamas County, 1970-2010

Income Range	Clackamas County					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
Income Range 1	8.56%	7.60%	9.20%	8.87%	8.83%	0.78%
Income Range 2	4.90%	5.79%	6.78%	9.62%	8.44%	0.82%
Income Range 3	9.16%	5.95%	12.31%	11.77%	8.79%	0.82%
Income Range 4	9.25%	13.13%	12.24%	17.11%	13.69%	1.12%
Income Range 5	20.19%	21.84%	16.71%	21.75%	19.55%	0.97%
Income Range 6	27.90%	17.99%	18.36%	13.41%	14.70%	0.65%
Income Range 7	15.53%	21.28%	13.13%	11.22%	15.29%	0.81%
Income Range 8	4.50%	6.40%	11.27%	6.26%	10.72%	0.75%

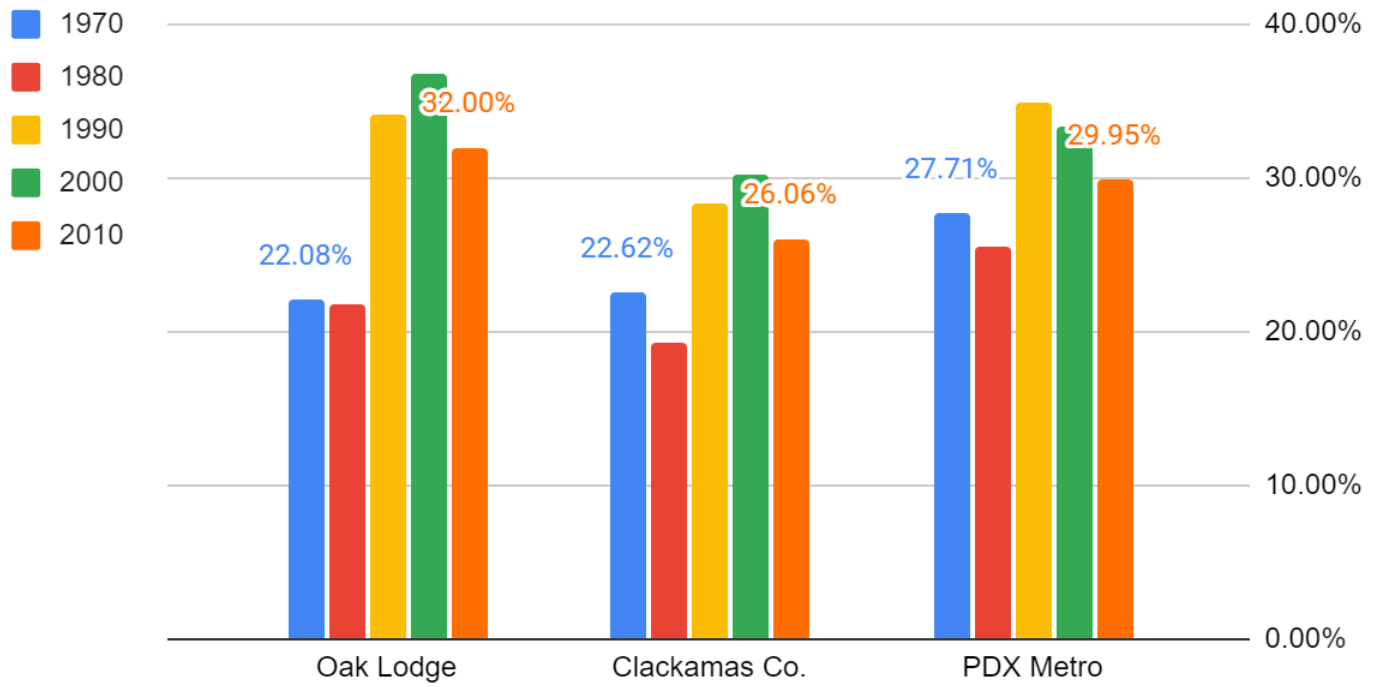
Table 3.6.4: Household income in the Portland Metro Area, 1970-2010

Income Range	Portland Metro Area					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
Income Range 1	10.88%	10.88%	12.39%	11.04%	10.52%	0.75%
Income Range 2	6.07%	7.25%	8.45%	10.50%	9.45%	0.74%
Income Range 3	10.75%	7.45%	14.07%	11.86%	9.99%	0.78%
Income Range 4	10.86%	14.53%	13.02%	22.53%	14.29%	1.11%
Income Range 5	19.31%	21.82%	16.47%	20.72%	19.90%	0.96%
Income Range 6	25.10%	16.04%	16.82%	11.09%	13.56%	0.56%
Income Range 7	13.33%	17.35%	10.66%	8.11%	13.70%	0.78%
Income Range 8	3.69%	4.68%	8.11%	4.16%	8.60%	0.59%

Image 3.6.1: "Low" income households in the study area, 1970-2010²⁵

% of "Low" Income Households 1970-2010

2020 income data not yet released.



²⁵ "Low" income households are defined as the sum of households from Income Ranges 1-3. "Medium" income households are defined as the sum of households from Income Ranges 4-6. "High" income households are defined as the sum of households from Income Ranges 7-8. These groupings do not reflect federal, state, or local definitions of any of these designations for households.

Image 3.6.2: "Medium" income households in the study area, 1970-2010

% of "Medium" Income Households 1970-2010

2020 income data not yet released.

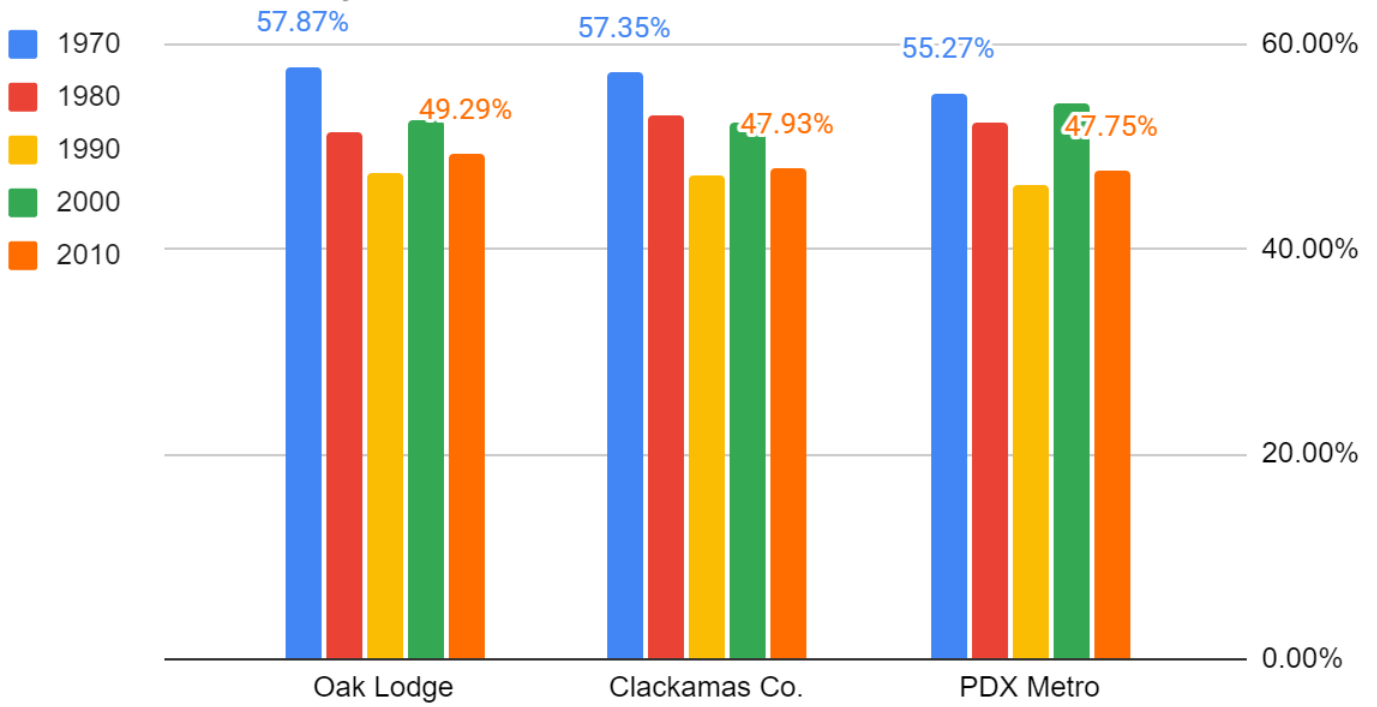


Image 3.6.3: "High" income households in the study area, 1970-2010

% of "High" Income Households 1970-2010

2020 income data not yet released.

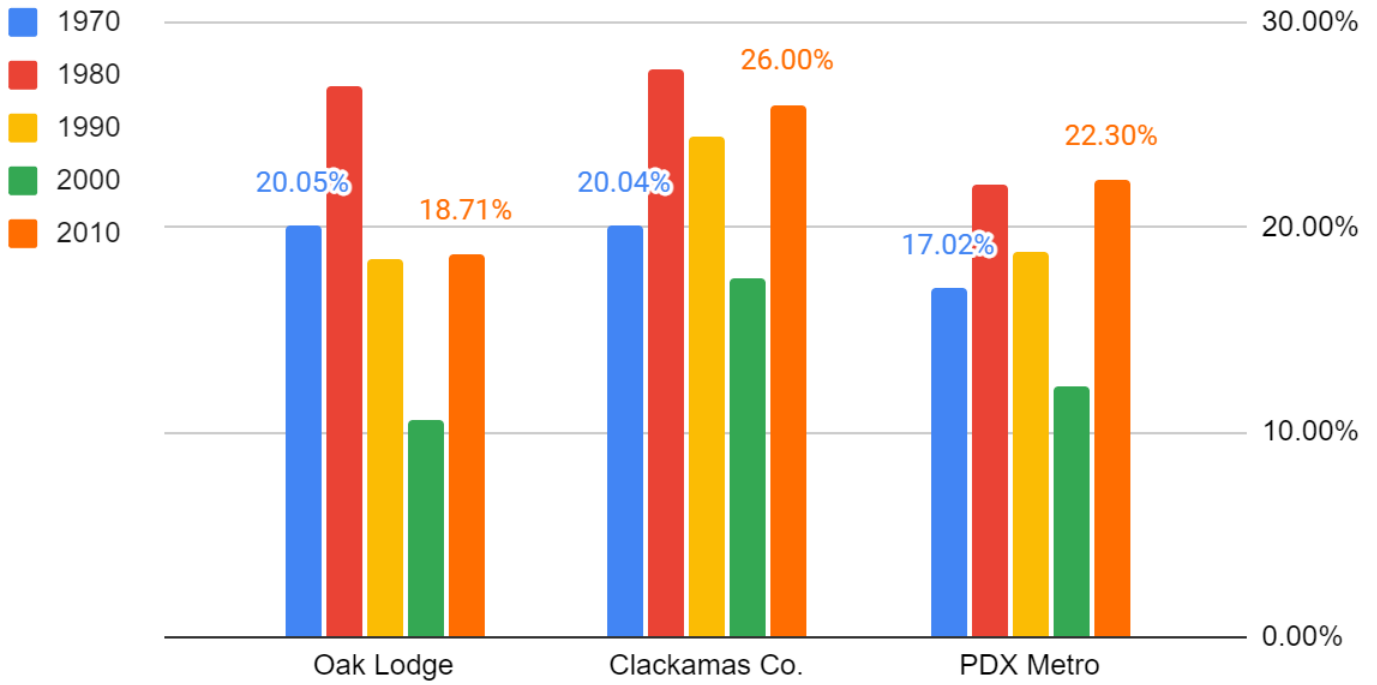


Image 3.6.4: Households with Income Range 1 in the study area, 1970-2010

% of Households in Income Range 1, 1970-2010

2020 income data not yet released.

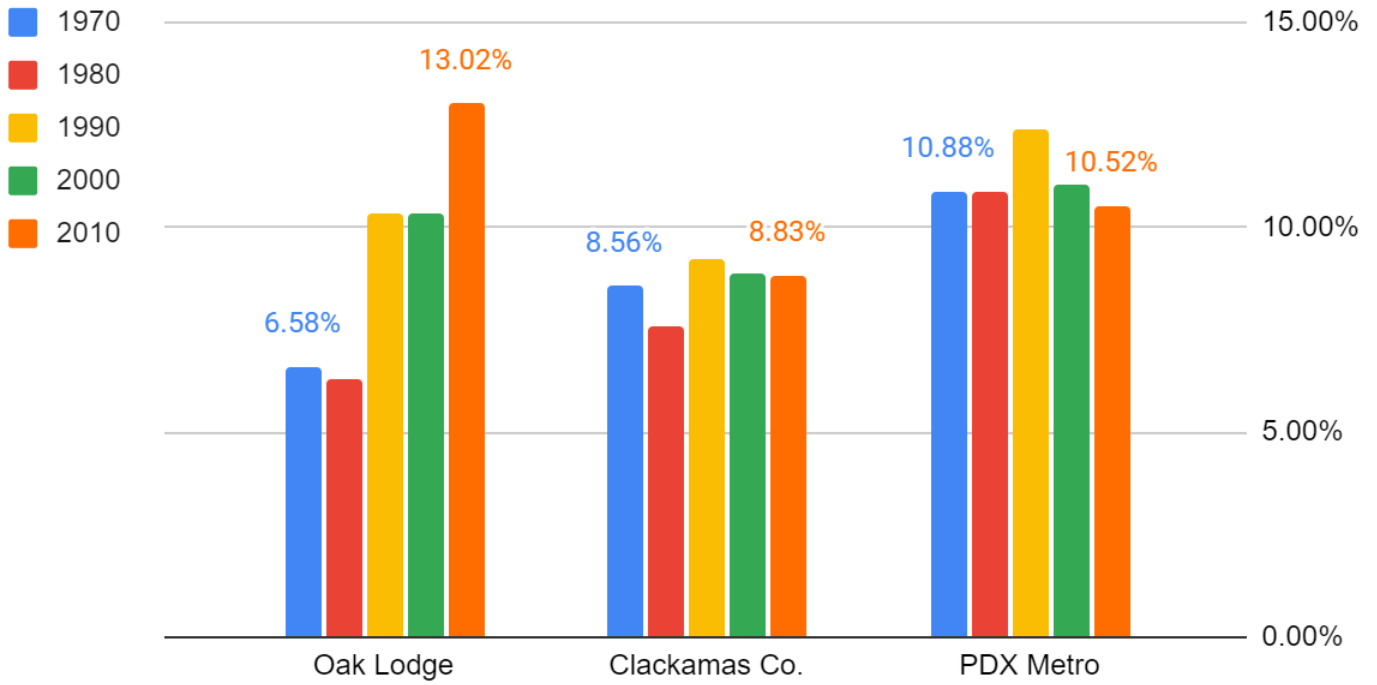


Image 3.6.5: Households with Income Range 2 in the study area, 1970-2010

% of Households in Income Range 2, 1970-2010

2020 income data not yet released.

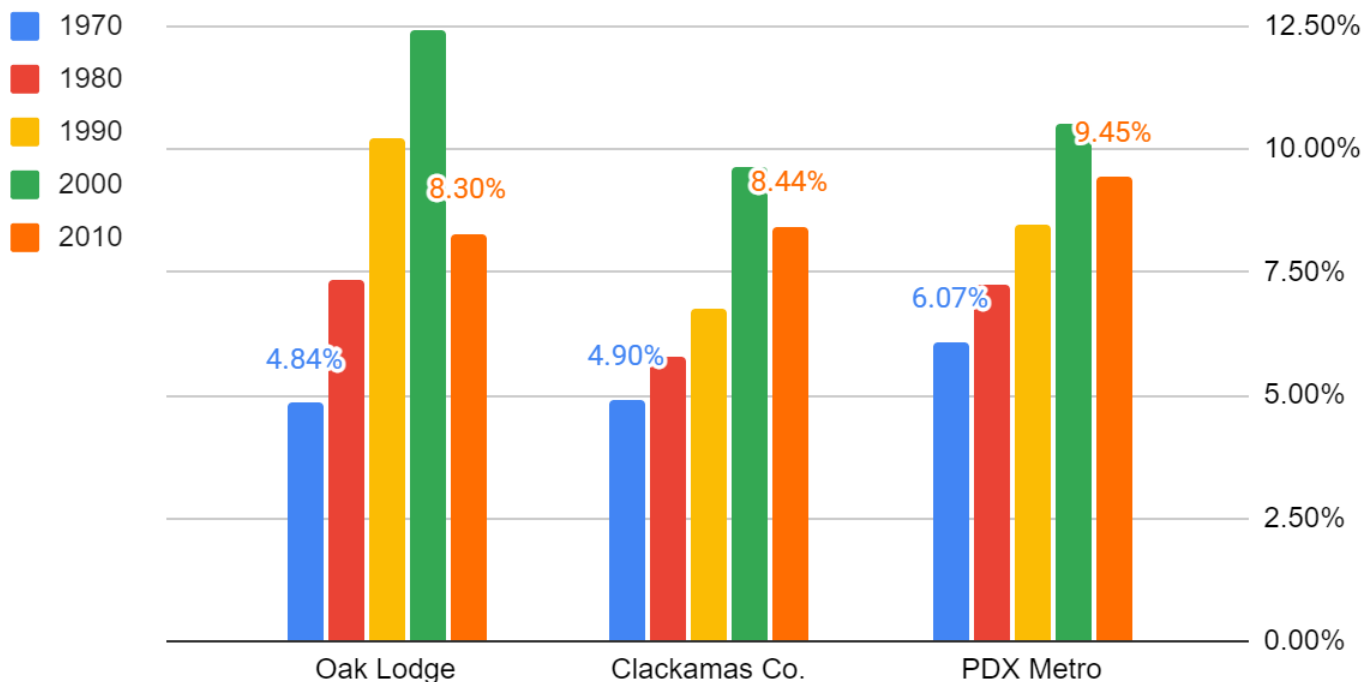


Image 3.6.6: Households with Income Range 3 in the study area, 1970-2010

% of Households in Income Range 3, 1970-2010

2020 income data not yet released.

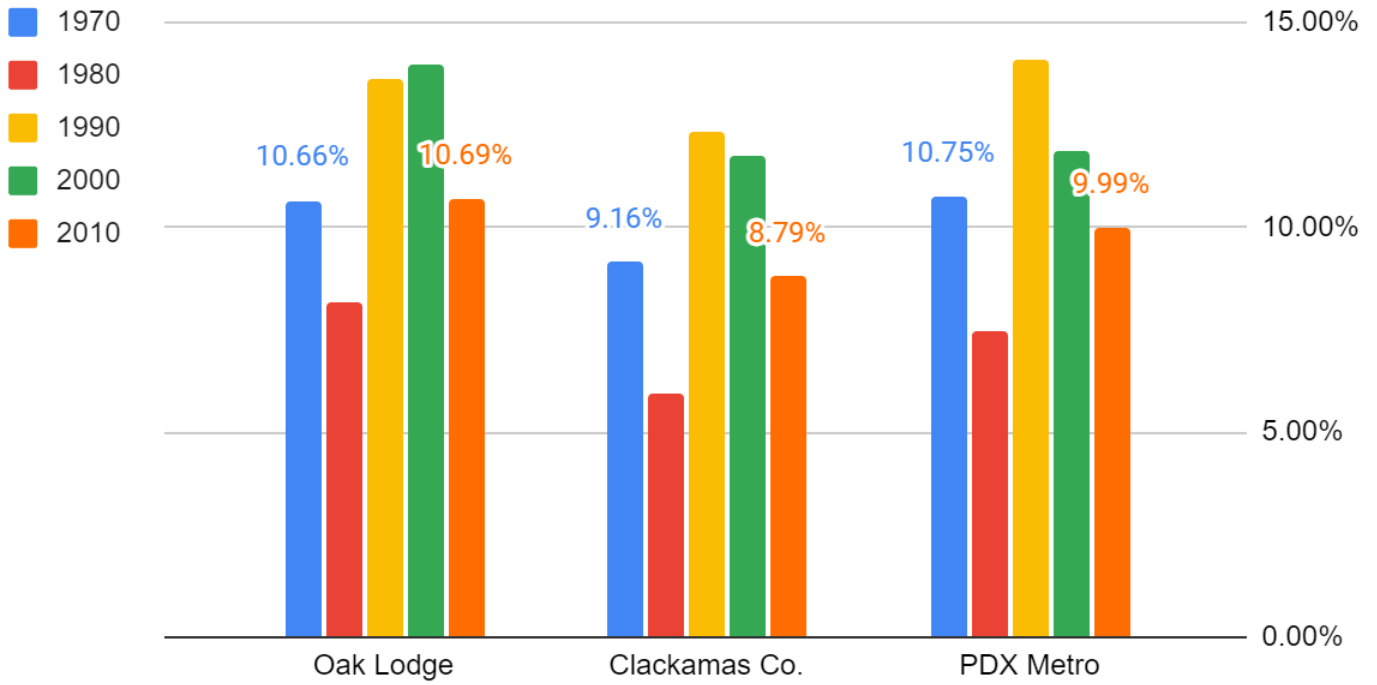


Image 3.6.7: Households with Income Range 4 in the study area, 1970-2010

% of Households in Income Range 4, 1970-2010

2020 income data not yet released.

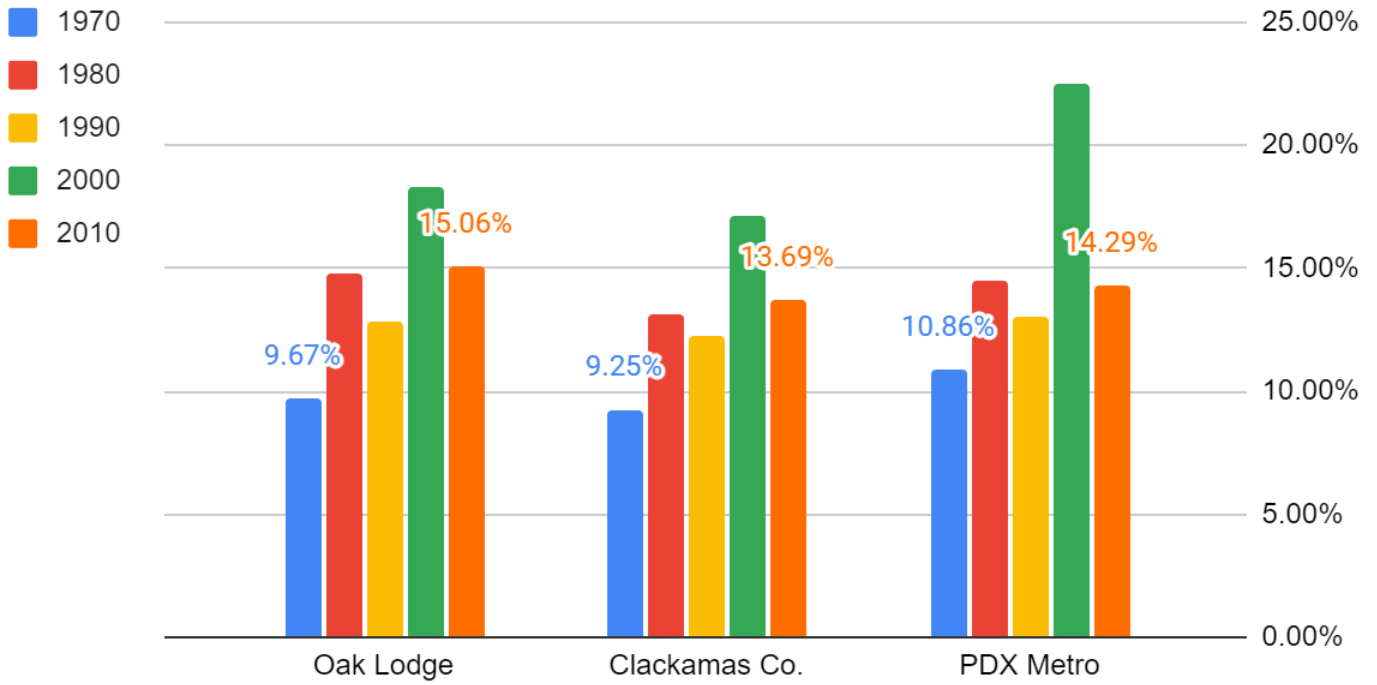


Image 3.6.8: Households with Income Range 5 in the study area, 1970-2010

% of Households in Income Range 5, 1970-2010

2020 income data not yet released.

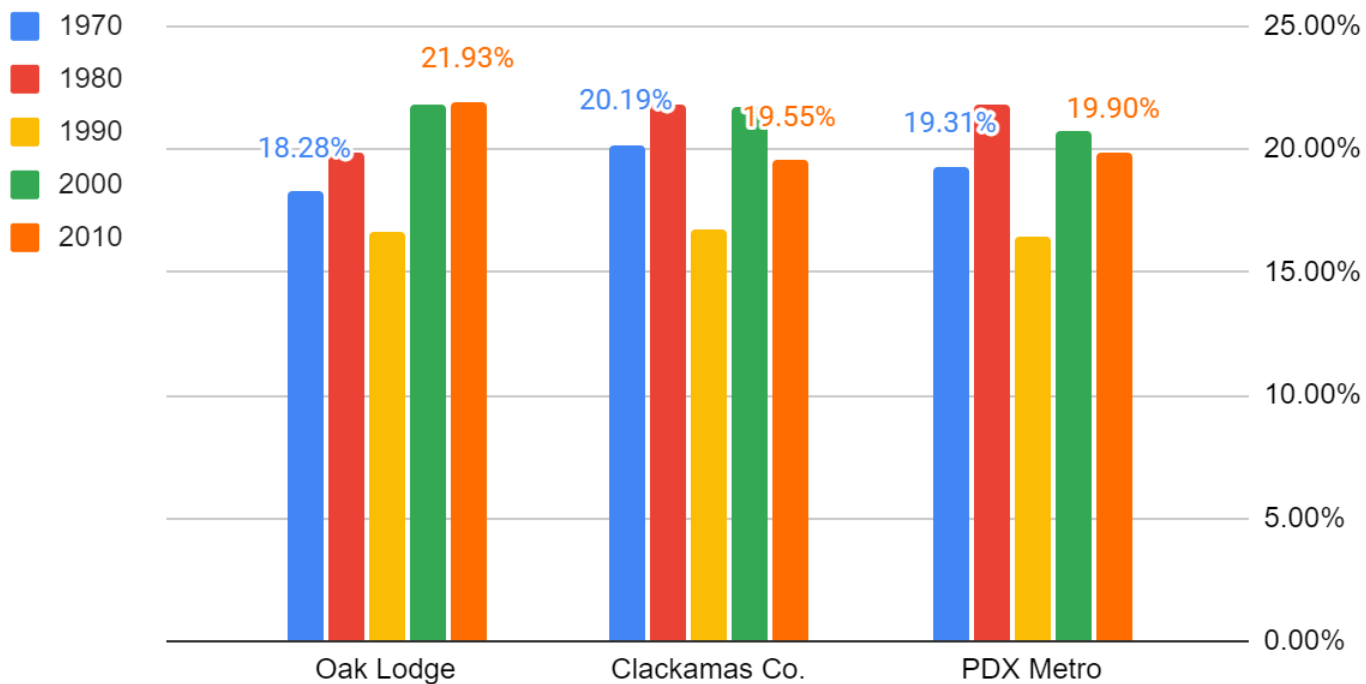


Image 3.6.9: Households with Income Range 6 in the study area, 1970-2010

% of Households in Income Range 6

2020 income data not yet released.

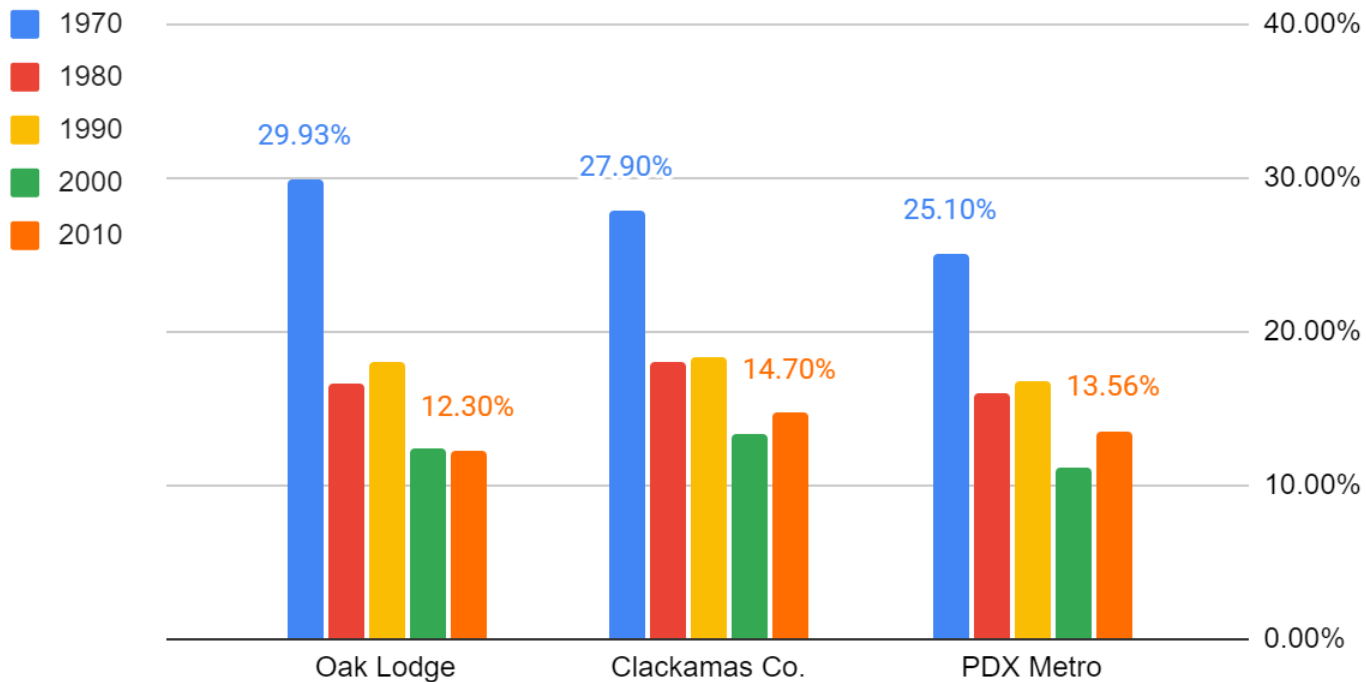


Image 3.6.9: Households with Income Range 7 in the study area, 1970-2010

% of Households in Income Range 7, 1970-2010

2020 income data not yet released.

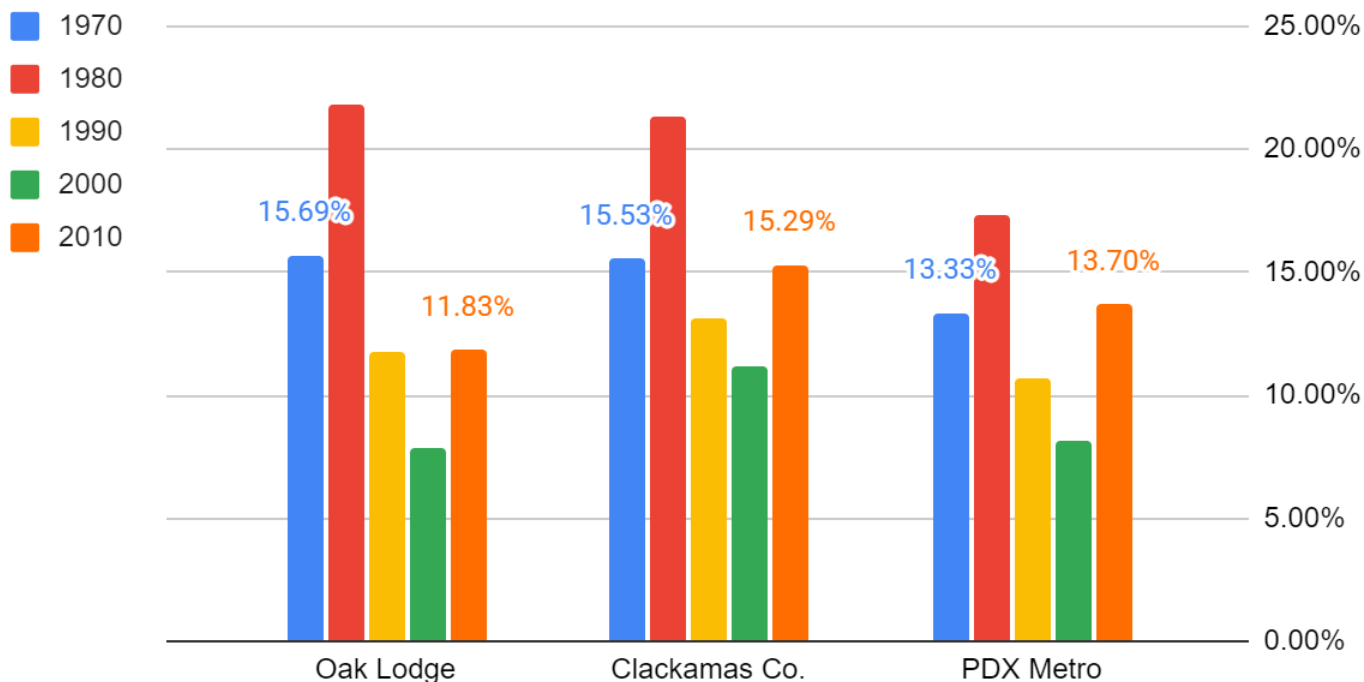
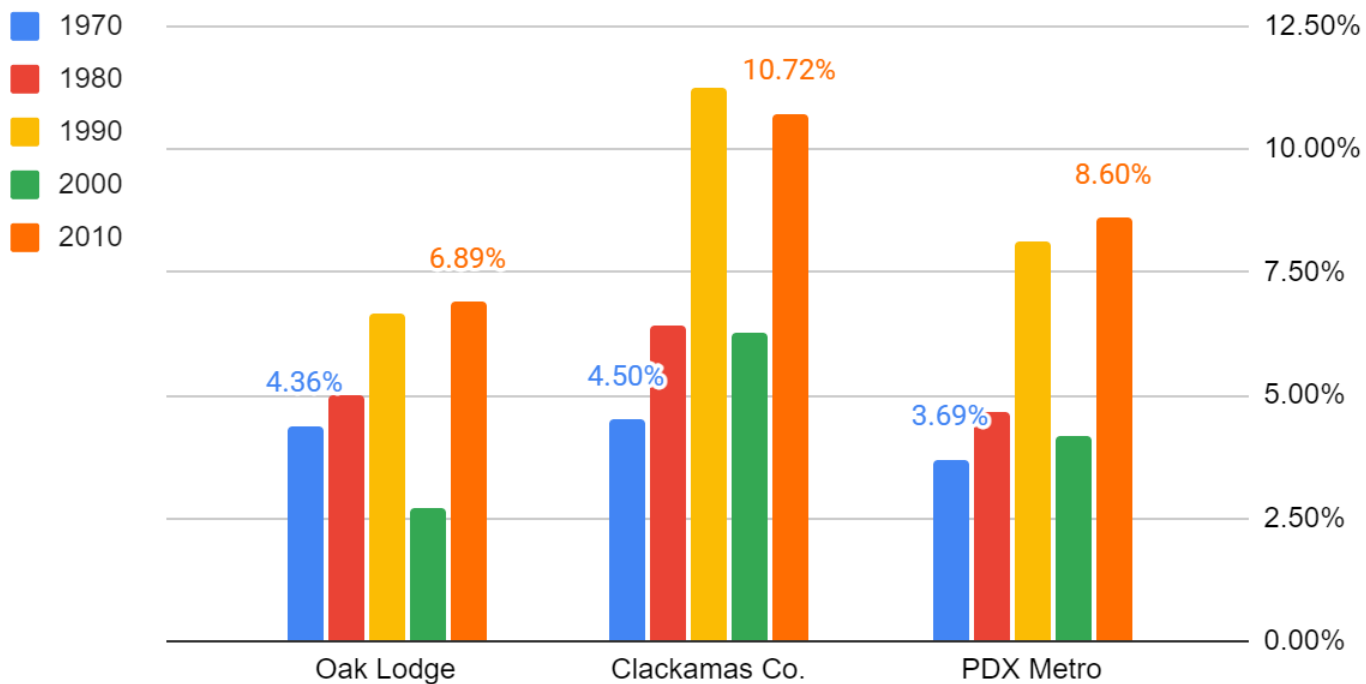


Image 3.6.10: Households with Income Range 8 in the study area, 1970-2010

% of Households in Income Range 8, 1970-2010

2020 income data not yet released.



Breakdown of Oak Lodge by Census Tract - Household Income

Table 3.6.5: Household income in Census Tract 212, 1970-2010

Income Range	Tract 212					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
Income Range 1	8.79%	7.60%	13.89%	12.10%	21.19%	11.84%
Income Range 2	7.67%	10.35%	13.47%	15.95%	14.69%	8.67%
Income Range 3	16.46%	13.69%	20.05%	18.50%	14.48%	7.56%
Income Range 4	16.67%	16.63%	14.93%	23.44%	11.73%	8.30%
Income Range 5	19.39%	21.74%	18.02%	16.28%	17.28%	7.35%
Income Range 6	20.29%	13.49%	12.27%	6.51%	3.49%	3.33%
Income Range 7	8.93%	13.29%	5.07%	5.81%	12.10%	7.35%
Income Range 8	1.81%	3.21%	2.30%	1.41%	5.02%	5.92%

Table 3.6.6: Household income in Census Tract 213, 1970-2010

Income Range	Tract 213					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
Income Range 1	7.76%	7.71%	10.05%	9.54%	9.96%	6.49%
Income Range 2	2.50%	6.72%	8.38%	11.48%	2.89%	2.94%
Income Range 3	11.88%	9.08%	12.98%	14.10%	6.16%	5.29%
Income Range 4	8.50%	10.97%	15.77%	18.08%	16.12%	9.92%
Income Range 5	18.76%	22.51%	15.68%	22.02%	32.04%	10.21%
Income Range 6	30.97%	17.42%	15.68%	13.92%	13.56%	4.63%
Income Range 7	16.73%	22.56%	13.45%	7.69%	14.10%	7.44%
Income Range 8	2.90%	3.04%	8.00%	3.16%	5.17%	4.34%

Table 3.6.7: Household income in Census Tract 214, 1970-2010

Income Range	Tract 214					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
Income Range 1	6.24%	5.75%	10.28%	8.07%	12.78%	8.17%
Income Range 2	3.26%	6.52%	5.02%	10.17%	9.62%	6.21%
Income Range 3	6.24%	5.81%	11.79%	11.10%	15.93%	8.02%
Income Range 4	7.39%	12.47%	11.61%	18.29%	15.33%	10.77%
Income Range 5	18.91%	21.45%	16.57%	22.97%	15.18%	7.21%
Income Range 6	34.93%	17.64%	23.34%	14.70%	9.57%	3.41%
Income Range 7	17.18%	24.35%	14.93%	9.92%	15.88%	6.56%
Income Range 8	5.85%	6.01%	6.47%	4.78%	5.71%	4.56%

Table 3.6.8: Household income in Census Tract 217, 1970-2010

Income Range	Tract 217					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
Income Range 1	6.35%	6.34%	12.89%	13.33%	14.90%	8.38%
Income Range 2	5.75%	11.17%	12.69%	11.46%	6.67%	4.52%
Income Range 3	12.56%	9.71%	12.15%	18.77%	11.11%	6.85%
Income Range 4	11.04%	19.42%	13.34%	16.79%	18.29%	10.71%
Income Range 5	19.96%	18.36%	14.53%	19.38%	22.55%	7.72%
Income Range 6	28.82%	12.07%	18.59%	11.61%	10.97%	4.01%
Income Range 7	11.83%	17.05%	9.47%	6.40%	6.05%	3.57%
Income Range 8	3.70%	5.89%	6.35%	2.25%	9.47%	6.38%

Table 3.6.9: Household income in Census Tract 218, 1970-1990

Income Range	Tract 218					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
Income Range 1	3.95%	4.99%	6.89%	n/a		
Income Range 2	4.65%	4.13%	10.71%			
Income Range 3	5.40%	4.92%	12.08%			
Income Range 4	4.65%	14.44%	10.02%			
Income Range 5	14.81%	17.56%	17.69%			
Income Range 6	35.40%	20.26%	19.74%			
Income Range 7	23.48%	27.68%	14.32%			
Income Range 8	7.66%	6.02%	8.56%			

Table 3.6.10: Household income in Census Tract 218.01, 2000-2010

Income Range	Tract 218.01					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
Income Range 1	n/a			1.38%	4.55%	4.74%
Income Range 2				10.65%	4.36%	3.84%
Income Range 3				8.37%	7.26%	4.98%
Income Range 4				14.94%	12.38%	7.64%
Income Range 5				31.16%	22.34%	7.73%
Income Range 6				17.75%	21.20%	5.17%
Income Range 7				12.67%	15.04%	6.78%
Income Range 8				3.07%	12.86%	5.55%

Table 3.6.11: Household income in Census Tract 218.02, 2000-2010

Income Range	Tract 218.02					
	1970	1980	1990	2000	2010	2010 margin of error (+/-)
Income Range 1	n/a			17.33%	15.81%	7.57%
Income Range 2				15.98%	14.43%	8.29%
Income Range 3				11.14%	10.34%	7.30%
Income Range 4				19.34%	15.04%	9.29%
Income Range 5				19.81%	19.29%	8.02%
Income Range 6				10.02%	14.48%	4.37%
Income Range 7				5.01%	9.07%	4.92%
Income Range 8				1.36%	1.55%	1.88%

Summary of Findings - Household Income

Over time, fewer households in Oak Lodge have seen incomes in the upper ranges than were reported in 1970 and 1980. This contrasts specifically with Clackamas County, where household income has shifted towards the upper ranges over time, but roughly matches the trend in the Portland Metro Area. Oak Lodge has seen minimal increase in the proportion of households in Income Range 8 while the Portland Metro Area has seen a moderate increase and Clackamas County has seen the strongest increase. Additionally, Oak Lodge saw a moderate decrease in households in Income Range 7, canceling out its modest gains from Income Range 8, while both Clackamas County and the Portland Metro Area stayed relatively stable in 2010 compared to 1970.

Oak Lodge strongly increased its proportion of each of the three lowest-income ranges while Clackamas County saw only a moderate increase and the Portland Metro Area's increase was essentially negligible. The middle income ranges saw comparable decreases across the study period for all three study areas.

The different Census Tracts in Oak Lodge showcase a wide disparity in household income levels across the study area. Census Tract 214 shows the most even distribution of income levels of all of the Tracts, while Tract 218.01 is the most skewed towards the upper income ranges and Tract 212 is the most skewed towards the lowest ranges, most likely because of the high proportion of older populations that are likely to be on fixed incomes. Tract 213 and Tract 217 have both seen relatively more households in the middle ranges as of 2010 than in previous decades, and Tract 218.02 is more widely spread between the middle and lower ranges than in 2000.

One important note to make in this discussion is that income does not necessarily correlate to wealth or total assets. A comprehensive economic study of the area may illuminate other realities that provide a more thorough, nuanced picture of the economic realities of the area and its households.

SECTION 4: JURISDICTIONAL INVENTORY²⁶

4.1: Jurisdictions Serving the Entire Study Area

Eight jurisdictions currently serve the entirety of the Oak Lodge study area:

- Clackamas County
- Clackamas Education Service District
- Clackamas Community College
- Clackamas Vector Control District
- Clackamas County Soil & Water Conservation District
- Port of Portland
- Metro
- TriMet

Clackamas County

Clackamas County was founded in 1843. The elected officials of the County Commission are:

- Tootie Smith, Chair (term expires 2024)
- Martha Schrader (term expires 2024)
- Paul Savas (term expires 2022)
- Sonya Fisher (term expires 2022)
- Mark Shull (term expires 2024)

There are 6 other county elected officials whose terms of service are unidentified on the county website. These officials currently include:

- Brian Nava, Treasurer
- John Wentworth, District Attorney
- Angela Brandenburg, Sheriff
- Sherry Hall, County Clerk
- Tami Little, County Assessor/Tax Collector
- Karen Brisbin, Justice of the Peace

There are some jurisdictions that also have some kind of authority over or provide some kind of service for some or all of Oak Lodge but are controlled as a subsidiary of Clackamas County. For each of these jurisdictions, the Clackamas County Board of Commissioners serve as the elected officials governing them, though some have additional advisory boards or budget committees. These jurisdictions include:

- Clackamas County Enhanced Law Enforcement District (ELED)
 - A [citizens advisory board](#) for the ELED includes appointed members who may or may not live in or represent the area of Oak Lodge.

²⁶ Note that as a result of the 2020 U.S. Census, any jurisdictions that elect representatives by district or zone are in the process of undergoing redistricting as of the writing of this report.

This section attempts to report 1) the year the jurisdiction was formed; 2) a brief summary of the services provided when feasible; and 3) a list of the elected officials that represent Oak Lodge.

- Clackamas County Development Agency
- Street Lighting District #5
 - The Clackamas County website for [Street Lighting District #5](#) lists five board members with undefined terms of service, representative authority, or appointment processes. Those board members are:
 - Ron Baum
 - Jeanette DeCastro
 - Brent Emberlin
 - David Emami
 - Anh Le
- North Clackamas Parks & Recreation District
 - The previously-active District Advisory Board for NCPRD was suspended in 2017.²⁷
- Clackamas County Library Service District
 - The budget committee for the Library Service District include the five County Commissioners as well as five citizen representatives.²⁸ These representatives are:
 - Nick Dierckman
 - Robert Ludwick
 - Karin Morey
 - Susan Nielsen
 - Daniel Cannain
 - There is also a Library District Advisory Committee with representatives from specific cities or regions. The representatives for the Oak Lodge study area are:
 - G. Jeffrey Bornefield - Oak Lodge
 - Natalie Smith - Gladstone
 - Krista Downs - Milwaukie
- Clackamas Water Environment Services (WES)
 - An [advisory committee](#) for WES includes several different stakeholders who may or may not live in or represent the area of Oak Lodge.

Clackamas Education Service District

Clackamas Education Service District (ESD) provides “a range of services [that] focus on early learning, special education, technology, and teaching and learning support ... some services are used by all districts, and others are provided by contract with individual districts.”²⁹ There are seven elected [board members](#) serving four-year terms, five of which are elected by specific [zones](#) and two of which are elected at-large by the entire county. The elected officials that serve Oak Lodge are:

- Wade Byers, Zone 1, Chair (term expires June 30, 2025)
- Len Mills, Zone 2 (term expires June 30, 2023)
- Linda Brown, County at-large, Vice-chair (term expires June 30, 2023)

²⁷ See <https://ncprd.com/about-us/board-of-directors> for more information. Accessed March 5, 2022.

²⁸ Clackamas County Library Service District. (2020). *Adopted budget | Fiscal year 2020-2021*.

<https://dochub.clackamas.us/documents/drupal/7c61cf57-9324-4229-8418-eff1a4c510e6> Accessed March 5, 2022.

²⁹ See <https://www.clackesd.org/about/> as well as the [2022-23 Local Service Plan](#) for more information. Accessed March 5, 2022.

- Nadene Duffield, County at-large (term expires June 30, 2025)

Clackamas Community College

Clackamas Community College (CCC) was founded in 1966 and provides “high-quality education and training opportunities, lifetime learning and robust student life programming.”³⁰ The seven-member [Board of Education](#) is elected by zone - see the [Clackamas Community College Zones Map](#) to view specific boundary lines. The elected Board of Education officials that serve Oak Lodge are:

- Greg Chaimov, Zone 1 - Milwaukie and Oak Grove (term expires June 30, 2023)
- Wade Hathhorn, Zone 3 - Gladstone, Oak Grove, Jennings Lodge (term expires June 30, 2023)³¹

CCC also has an elected budget committee with representatives from the same zones as the Board of Education. The elected budget committee officials that serve Oak Lodge are:

- John Fox, Zone 1 - Milwaukie and Oak Grove (term expires June 30, 2023)
- Wade Byers, Zone 3 - Gladstone, Oak Grove, Jennings Lodge (term expires June 30, 2022)

Clackamas Vector Control District

The Clackamas Vector Control District was founded in 1966 and provides “control of public health vectors within Clackamas County using an integrated management approach that aims to limit the number of mosquitoes and flies, reducing annoyance and vectorborne disease.”³² The board of trustees are appointed by the Clackamas County Board of Commissioners and serve four-year terms.

³³ The appointed officials are:

- Daniel Green, Chair (term expires December 16, 2023)
- Dakota Hufford, Vice Chair (term expires July 21, 2024)
- Lowell Hanna, Treasurer (term expires November 16, 2024)
- Amber Wimsatt, Secretary (term expires May 18, 2025)
- Sarah Present, M.D., Ex-Officio
- *Vacant*, Board Member

³⁰ See www.clackamas.edu/about-us for more information. Accessed March 5, 2022.

³¹ Wade Hathhorn was appointed to the Board of Education by the Board on November 17, 2021 following the resignation of former board member Dave Hunt and would be up for election to the remainder of the four-year term in May of 2023 if he decides to run. See <https://www.clackamas.edu/about-us/news/2021/11/18/wade-hathhorn-named-to-ccc-board-of-education> for more information. Accessed March 5, 2022.

³² Clackamas County Vector Control District. (2019). *2019 annual report*.

<https://fightthebites.com/wp-content/uploads/2020/08/2019-ANNUAL-REPORT-PDF.pdf> Accessed March 5, 2022.

³³ See the [Clackamas County Vector Control District Board of Trustees webpage](#) for more information. Accessed March 5, 2022.

Clackamas County Soil and Water Conservation District

The Clackamas County Soil and Water Conservation District was founded in 1974 and provides “technical and financial support to conserve and use resources sustainably”.³⁴ The [board of directors](#) comprises five members elected by various zones in Clackamas County with two at-large board members. The elected officials that represent Oak Lodge are:

- Jim Johnson, Zone 2 - Oregon City, Lake Oswego, Milwaukie, Clackamas County urban/rural interface (term expires 2024)
- Jan Lee, County at-large (term expires 2024)
- Roger Fantz, County at-large (term expires 2022)

Port of Portland

The Port of Portland was founded in 1891 and provides “three airports, four marine terminals, and five business parks.”³⁵ The [nine-member commission](#) of the Port is appointed by the Governor of Oregon and confirmed by the Oregon Senate. The appointed officials serving the Port district are:

- Alice Cuprill-Comas, Commission President (term expires September 30, 2023)
- Michael Alexander, Commission Vice President (term expires May 31, 2024)
- Robert Levy, Commission Secretary (term expired April 30, 2021)³⁶
- Katherine Lam, Commissioner (term expires November 24, 2023)
- Pat McDonald, Commissioner (term expires February 16, 2024)
- Meg Niemi, Commissioner (term expires November 24, 2023)
- Sean O’Hallaren, Commissioner (term expires May 22, 2022)
- Ketan Sempat, Commissioner (term expires March 14, 2025)
- Stuart Strader, Commissioner (term expires March 14, 2025)

Metro

Metro was founded in 1979 and provides “regionwide planning and coordination to manage growth, infrastructure and development issues that cross jurisdictional boundaries ... [protection of] farms and forests from urbanization, and ... services that are regional in nature.”³⁷ The Metro Council is the elected leadership and consists of a president, elected regionwide, and six councilors who are elected by district every four years. The Metro Councilors that serve Oak Lodge are:

- Christine Lewis, District 2 (term expires January 2, 2023)
- Lynn Peterson, Council President (term expires January 2, 2023)

³⁴ See <https://conservationdistrict.org/about> for more information. Accessed March 5, 2022.

³⁵ See <https://www.portofportland.com/About> for more information. Accessed March 5, 2022.

³⁶ No later date or information regarding Robert Levy’s tenure is available on the Port of Portland website.

³⁷ See <https://www.oregonmetro.gov/regional-leadership/what-metro> for more information. Accessed March 5, 2022.

TriMet

TriMet was founded in 1969 and provides “bus, light rail and commuter rail service in the Portland, Oregon, region.”³⁸ TriMet is governed by a seven-member board of directors, each of whom is appointed by the Governor of Oregon and serves a specific district in the Portland metro area. The directors that serve Oak Lodge are:

- Lori Irish Bauman, District 4 - SE Portland and areas of north Clackamas County (term expires May 31, 2023)
- Kathy Wai, District 7 - Clackamas County (term expires May 24, 2022)

³⁸ See <https://trimet.org/about/index.htm> for more information. Accessed March 5, 2022.

4.2: Jurisdictions Serving Portions of the Study Area³⁹

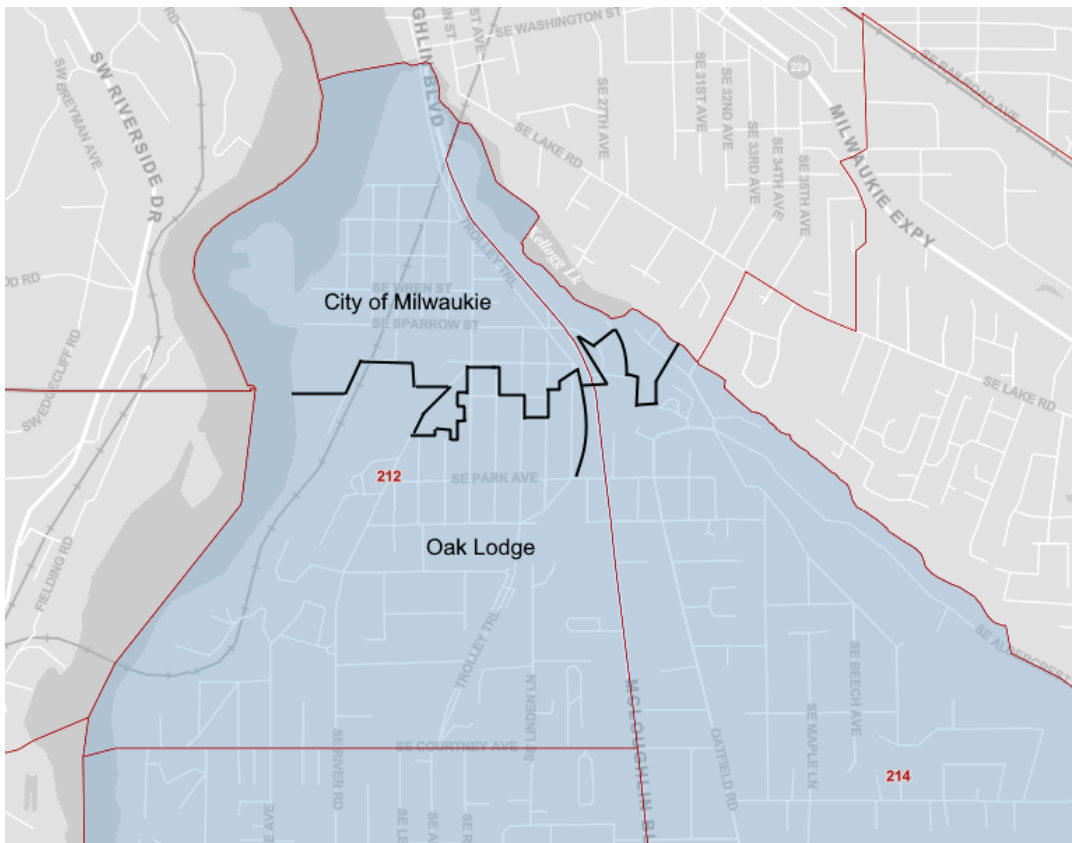
Eight jurisdictions serve some portion of the Oak Lodge study area:

- City of Milwaukie
- City of Gladstone
- Clackamas Fire District #1
- North Clackamas School District
- Oregon City School District
- Gladstone School District
- Oak Lodge Water Services District
- Clackamas River Water

City of Milwaukie

The City of Milwaukie was founded in 1903. It partially serves Census Tract 212 and Census Tract 214.

Image 4.2.1: Boundary of the City of Milwaukie



³⁹ Boundary lines, except for OLWSD, were identified using Clackamas County's [Clackamas Maps](#) feature. Tax codes were then compared with the [2021 Clackamas County Rate Book](#) to determine each tax-levying jurisdictional boundary. OLWSD jurisdictional boundaries can be found on their website: [About the Oak Lodge Water Services District](#). Accessed March 6, 2022.

Each of the [City Council](#) members and Mayor of the City of Milwaukie are elected at-large. The elected officials that serve the above portion of the study area are:

- Mark Gamba, Mayor (term expires December 31, 2022)
- Kathy Hyzy, Council President (term expires December 31, 2022)
- Desi Nicodemus (term expires December 31, 2024)
- Lisa Batey (term expires December 31, 2022)
- Angel Falconer (term expires December 31, 2024)

City of Gladstone

The City of Gladstone was incorporated in 1911. It has its own fire department and is therefore outside of the jurisdiction of Clackamas Fire District #1. It partially serves Census Tract 217 and Census Tract 218.01.

Image 4.2.2: Boundary of the City of Gladstone in Census Tract 217

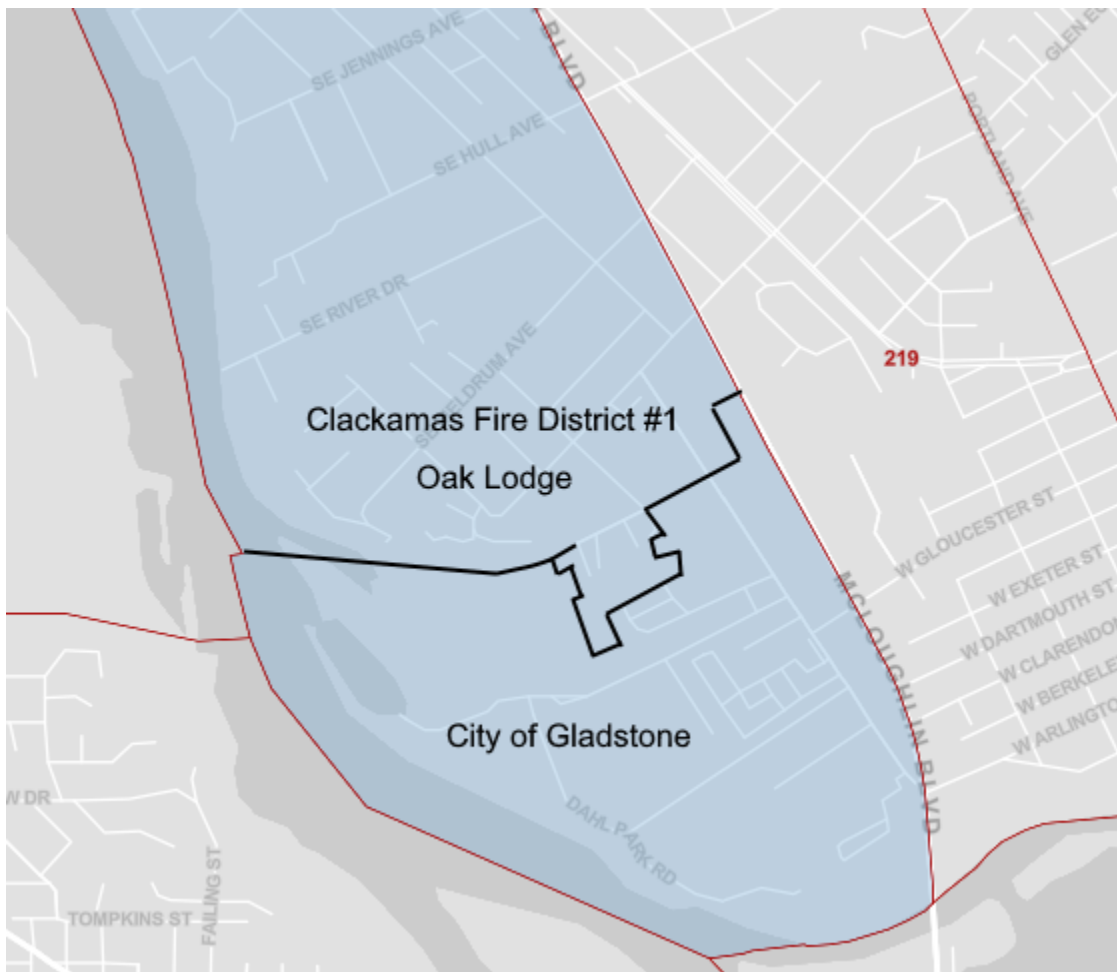
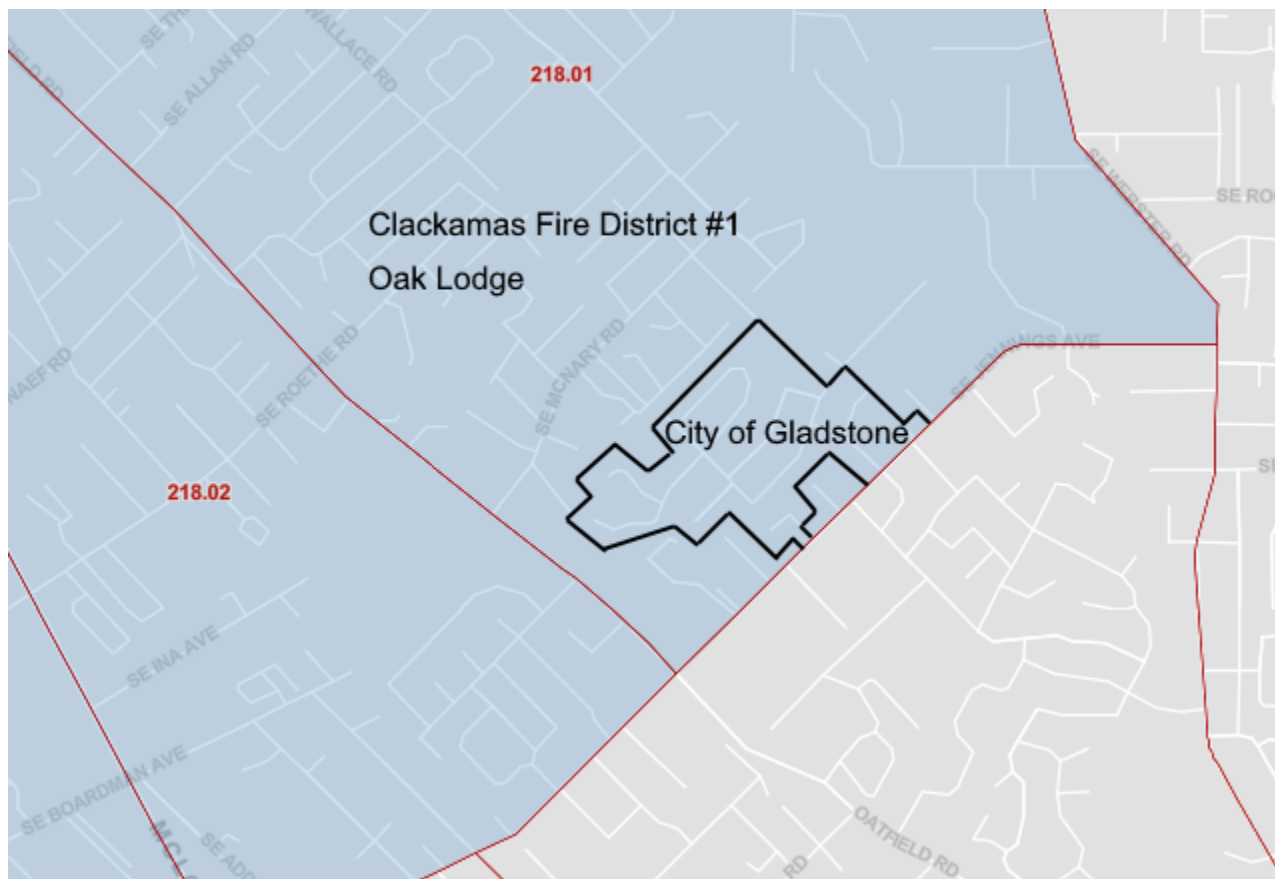


Image 4.2.3: Boundary of the City of Gladstone in Census Tract 218.01



The [City Council of Gladstone](#) is made up of six Councilors and the Mayor, all of whom are elected at-large. The elected officials that serve the above portion of the study area are:

- Tammy Stempel, Mayor (term expires December 31, 2022)
- Randy Ripley, Councilor Position #1 (term expires December 31, 2022)
- Greg Alexander, Councilor Position #2 (term expires December 31, 2024)
- Matt Tracy, Councilor Position #3 (term expires December 31, 2022)
- Annessa Hartman, Councilor Position #4 (term expires December 31, 2024)
- Tracy Todd, Councilor Position #5 (term expires December 31, 2022)
- Mindy Garlington, Position #6 (term expires December 31, 2024)

Clackamas Fire District #1

Clackamas Fire District #1 was founded in 1976 through a merger of two other fire districts and provides “[response] to tens of thousands of incidents annually from 20 strategically located fire stations”.⁴⁰ It serves the majority of the study area with the exception of the areas served by the City

⁴⁰ See <https://clackamasfire.com/about-us-history/> for more information. Accessed March 6, 2022.

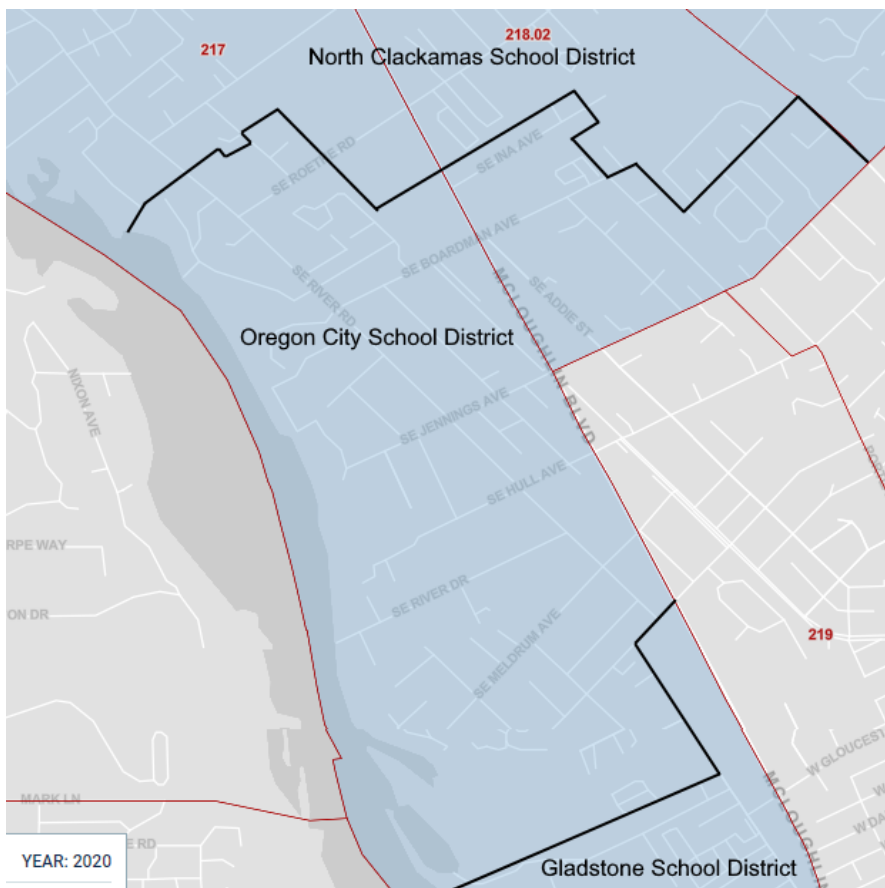
of Gladstone. See Image 4.2.2 and 4.2.3 above for those boundaries.⁴¹ The [Board of Directors](#) are all elected at-large and serve four-year terms. The elected officials that serve the study area are:

- Thomas Joseph, President (term expires June 30, 2023)
- Marilyn Wall, Vice President (term expires June 30, 2023)
- Jim Syring, Secretary/Treasurer (term expires June 30, 2023)
- Jay Cross (term expires June 30, 2025)
- Chris Hawes (term expires June 30, 2025)

North Clackamas School District

The North Clackamas School District (NCSD) provides “kindergarten through twelfth grade [and serves] more than 17,000 students.”⁴² It serves the majority of the study area except for portions of Census Tract 217, Census Tract 218.01, and Census Tract 218.02.⁴³

Image 4.2.4: Census Tract 217 and Census Tract 218.02 school district boundaries

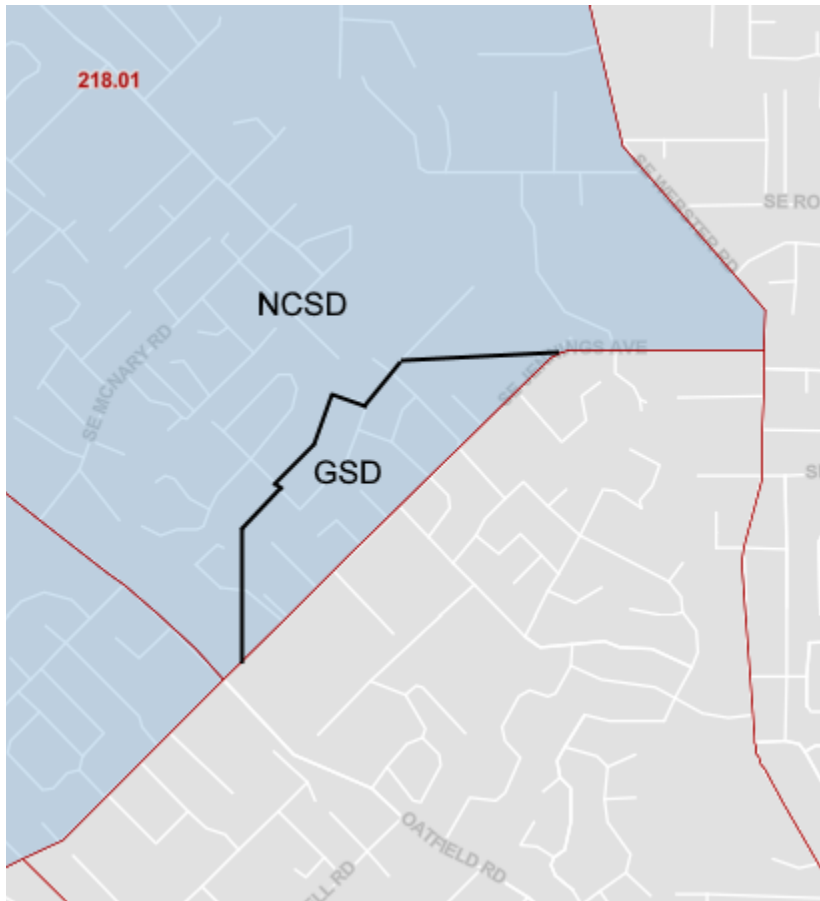


⁴¹ For a map of the entire service area of Clackamas Fire District #1, see https://clackamasfire.com/wp-content/uploads/2021/08/CFD1_Service_Area_July2021.pdf. Accessed April 3, 2022.

⁴² See <https://www.nclack.k12.or.us/district/page/about-us> for more information. Accessed March 6, 2022.

⁴³ For a map of the entire NCSD service area, see https://www.nclack.k12.or.us/sites/default/files/fileattachments/district/page/51557/ncsd-2021_map_-_final_small.pdf. Accessed April 3, 2022.

Image 4.2.5: Census Tract 218.01 school district boundaries



The [NCS D School Board](#) is made up of seven members elected at-large to four-year terms. The elected officials that serve the study area are:

- Orlando Perez, Position 1 (term expires June 30, 2023)
- Jena Benologa, Position 2 (term expires June 30, 2023)
- Libra Forde, Position 3 (term expires June 30, 2023)
- Tory McVay, Position 4 (term expires June 30, 2025)
- Kathy Wai, Position 5 (term expires June 30, 2025)
- Mitzi Bauer, Position 6 (term expires June 30, 2025)
- Steven Schroedl, Position 7 (term expires June 30, 2023)

Oregon City School District

The Oregon City School District (OCSD) serves a portion of Census Tract 217. See image 4.2.4 on page 102 for a boundary map. There are seven at-large members of the [Board of Education](#) who serve four-year terms. The elected representatives of this portion of Oak Lodge are:

- Mandi Philpott, Chair (term expires June 30, 2023)

- Michael Canchola, Vice Chair (term expires June 30, 2025)
- Anna Farmer (term expires June 30, 2023)
- Debbie Hays (term expires June 30, 2025)
- Steven Soll (term expires June 30, 2023)
- Michele Stroh (term expires June 30, 2025)
- Pamela White (term expires June 30, 2023)

Gladstone School District

The Gladstone School District (GSD) provides “a comprehensive education, including services for infants and preschoolers, technology opportunities at every level, and a full spectrum of career-technical and college credit opportunities in high school.”⁴⁴ GSD serves portions of Census Tracts 217 and 218.01. See images 4.2.4 and 4.2.5 on pages 102-103 for those boundary maps.

There are seven members of the [GSD School Board](#) who are each elected at-large to four-year terms. The elected representatives of these portions of the study area are:

- Steve Stewart, Chair, Position #3 (term expires June 30, 2023)
- Stacie Moncrief, Vice Chair, Position #4 (term expires June 30, 2023)
- Donna Diggs, Position #1 (term expires June 30, 2025)
- Ginger Zimtbaum, Position #2 (term expires June 30, 2025)
- Erik Richter, Position #5 (term expires June 30, 2023)
- Jeremy Shaw, Position #6 (term expires June 30, 2023)
- Tracey Grant, Position #7 (term expires June 30, 2025)

Oak Lodge Water Services District

The Oak Lodge Water Services District (OLWSD) was founded in 2017 after a merger of the Oak Lodge Water District and the Oak Lodge Sanitary District.⁴⁵ The District provides “drinking water, wastewater, and watershed protection services in Oak Grove, Jennings Lodge, and portions of Milwaukie and Gladstone.”⁴⁶ OLWSD serves most of the study area, though it also contracts with the City of Milwaukie, City of Gladstone, and Clackamas River Water for shared services across their boundaries.⁴⁷ See Image 1.2.3 on page 4 for approximate boundaries of the OLWSD shaded in red.

The OLWSD has five director positions elected at-large to serve the District and must live within District boundaries. The elected officials representing the areas of Oak Lodge are:

- Susan D. Keil, President (term expires June 30, 2023)

⁴⁴ See <http://gladstone.k12.or.us/about-us/> for more information. Accessed March 6, 2022.

⁴⁵ Oak Lodge Water Services District. (2017). “February/March 2017 newsletter.” https://www.oaklodgewaterservices.org/sites/default/files/fileattachments/finance/page/981/feb_2017_newsletter_olws.pdf Accessed March 6, 2022.

⁴⁶ See <https://www.oaklodgewaterservices.org/administration/page/about-us> for more information. Accessed March 6, 2022.

⁴⁷ For a detailed map of the OLWSD service area boundaries, see https://www.oaklodgewaterservices.org/sites/default/files/styles/full_node_primary_extra_wide/public/imageattachments/administration/page/2001/olwsd_service_area_watersheds_-_copy.jpg?itok=5e3sf5. Accessed March 6, 2022.

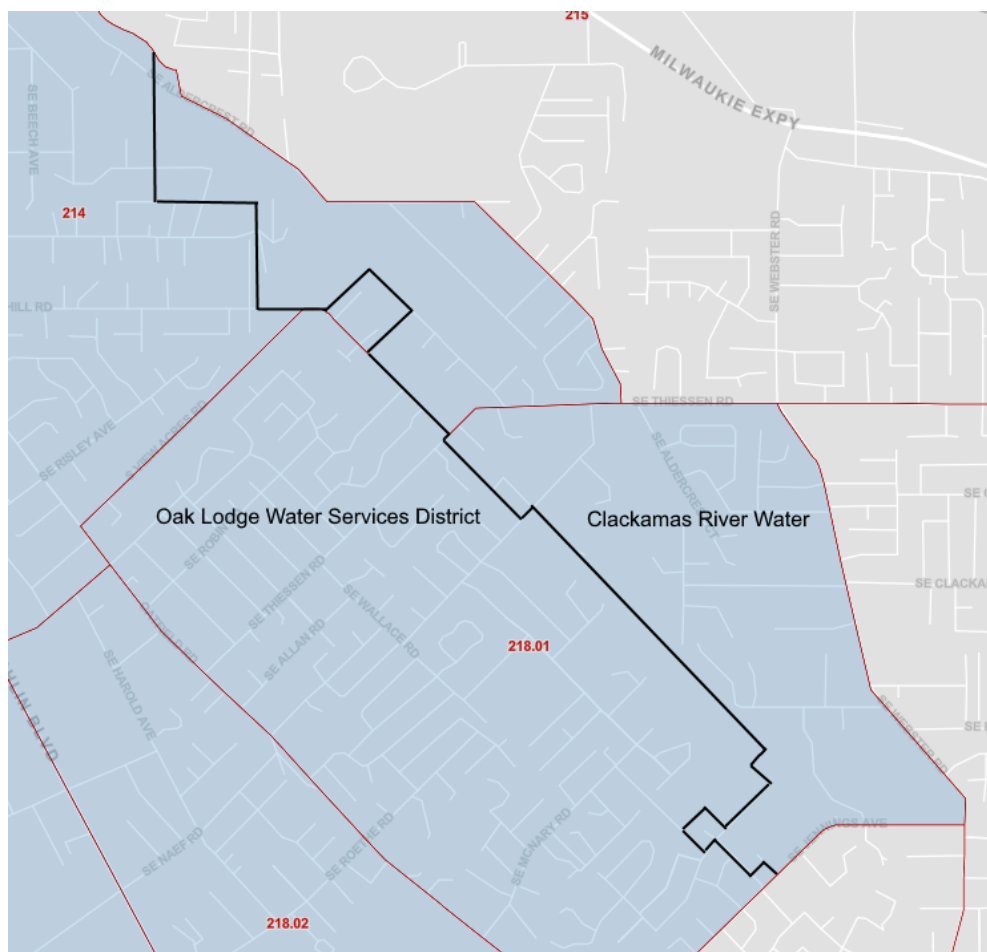
- Ginny Van Loo, Vice President (term expires June 30, 2025)
- Paul Gornick, Treasurer (term expires June 30, 2025)
- Kevin Williams (term expires June 30, 2023)
- *Vacant*

The combination of the jurisdictional boundaries of OLWSD significantly overlapping with the study area as well as their highly representative electoral structure allows for the most direct and comprehensive resident representation for the population of Oak Lodge of any jurisdiction included in this study.

Clackamas River Water

Clackamas River Water (CRW) was founded in 1995 by the consolidation of the Clackamas Water District, originally formed in 1926, and the Clairmont Water District, originally formed in 1959, and provides “drinking water to a population of about 50,000 directly, and up to 80,000 people are served when the populations of wholesale customers are included.”⁴⁸ CRW serves portions of Census Tract 214 and Census Tract 218.01.

Image 4.2.6: CRW/OLWSD boundary



⁴⁸ See <https://crwater.com/about-us/> for more information. Accessed March 6, 2022.

A five member Board of Commissioners, elected at large to overlapping four-year terms, governs the District, though their term expirations are unidentified on the CRW website.⁴⁹ The elected representatives are:

- Sherry French, President
- Naomi Angier, Secretary
- Tessah Danel, Treasurer
- Christine Alexander
- Rusty Garrison

⁴⁹ Clackamas River Water. (2021). *Annual comprehensive financial report for the fiscal years ended June 30, 2020 and 2021*. Page i. https://cwater.com/wp-content/uploads/2022/01/FY21_CRW_FS_ELECTRONIC-2.pdf. Accessed March 6, 2022.

SECTION 5: CONCLUSION

5.1: What Do These Findings Mean for the People of Oak Lodge?

As an unincorporated area, Oak Lodge does not possess formal boundaries that are useful in studying and understanding the community makeup. These findings begin to define a baseline of metrics that the area can use into the future to continue to assess its growth and change patterns. As these patterns evolve over time, the findings can also provide context that can be helpful in making decisions as a community into the future.

Specifically, these findings show that Oak Lodge has been a community that, while its total population growth has slowed over the past few decades, the community itself has seen several important changes. The population has become older, more racially diverse, and has generally less household income than in previous decades. The housing available has trended towards providing more rentals in denser concentrations of housing units. Furthermore, different areas of Oak Lodge are experiencing these changes at differing rates, sometimes along very clear physical divides.

Findings such as these often help inspire more questions than they answer. What will happen as much of the population ages out of the area? How does the tax base change for the local governments as the household incomes fall over time? How have the housing prices affected or been affected by the rental market? What are the racial equity implications of the changing population? How does a community that is “built-out” make decisions about how it continues to develop? How are the neighboring cities and areas affecting change in Oak Lodge?

Ultimately, these are questions that the community must answer for itself into the future as it continues conversations about how to govern itself. There are many elected officials that represent Oak Lodge in varying capacities across many different jurisdictions, and there are even more different perspectives within the community regarding how Oak Lodge should be represented in these conversations. The findings in this study hold no bearing over how the community makes these decisions into the future. What these findings can help with is understanding who the community itself is, who is being served, and, possibly, the trajectory of the community's development into the future.

5.2: Suggestions for Further Research

A properly designed qualitative study could illuminate the community's perspectives of how the Oak Lodge area has changed over time. A study of this nature might be a strong complement or even contrast to the more quantitative findings presented here.

The analysis describes the characteristics of the Oak Lodge residents as they relate to each individual category and does not analyze potential intersections between the categories. Naturally, every resident of Oak Lodge exists with a unique combination of overlapping identities and realities. A future study that explores these intersections and disaggregates the data presented here could identify more detailed community demographics.

Initially, this study sought to identify the demographics of each jurisdiction profiled in Section 4.2 that partially overlaps with the study area. As a result of the use of Census Tracts as the unit of analysis for this study, the nuances of the overlapping jurisdictional sub-areas identified are lost. Additionally, as previously mentioned, the jurisdictional boundaries identified do not necessarily indicate the service provider for that sub-area because of various intergovernmental or service provision contracts that may exist between those entities. A study of the contracts and agreements each of these jurisdictions have signed onto may uncover additional details regarding service providers in the Oak Lodge area.

Comparing the findings of this study to similar geographic areas, either incorporated or unincorporated both in Oregon and in other states, may prove useful in understanding the changes that Oak Lodge has undergone over time. Milwaukie, OR as an incorporated city and Cedar Mills, OR as an unincorporated area in the Portland Metro Area could be interesting starting points.

This study did not research any impacts to zoning practices, commercial properties, or other types of land use development over time. Future research in these areas would likely give a fuller picture of how Oak Lodge has changed during the same time period.

A comprehensive economic study, including factors such as the wealth and assets of Oak Lodge residents, housing prices, historic economic development efforts, small and large business trends, taxation fluctuations, and local, regional, state, and federal investments in the area could provide helpful context to the household income data presented here.

ACKNOWLEDGMENTS

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APPENDIX A: MAPS OF THE CENSUS TRACT BOUNDARIES 1990-2020

Census tract maps are not available for 1970 or 1980. Recreations of the 1990 and 2000 Census Tract map as well as real boundary maps for 2010 and 2020 are provided here.

Image A.1: Recreation of 1990 Census Tract map

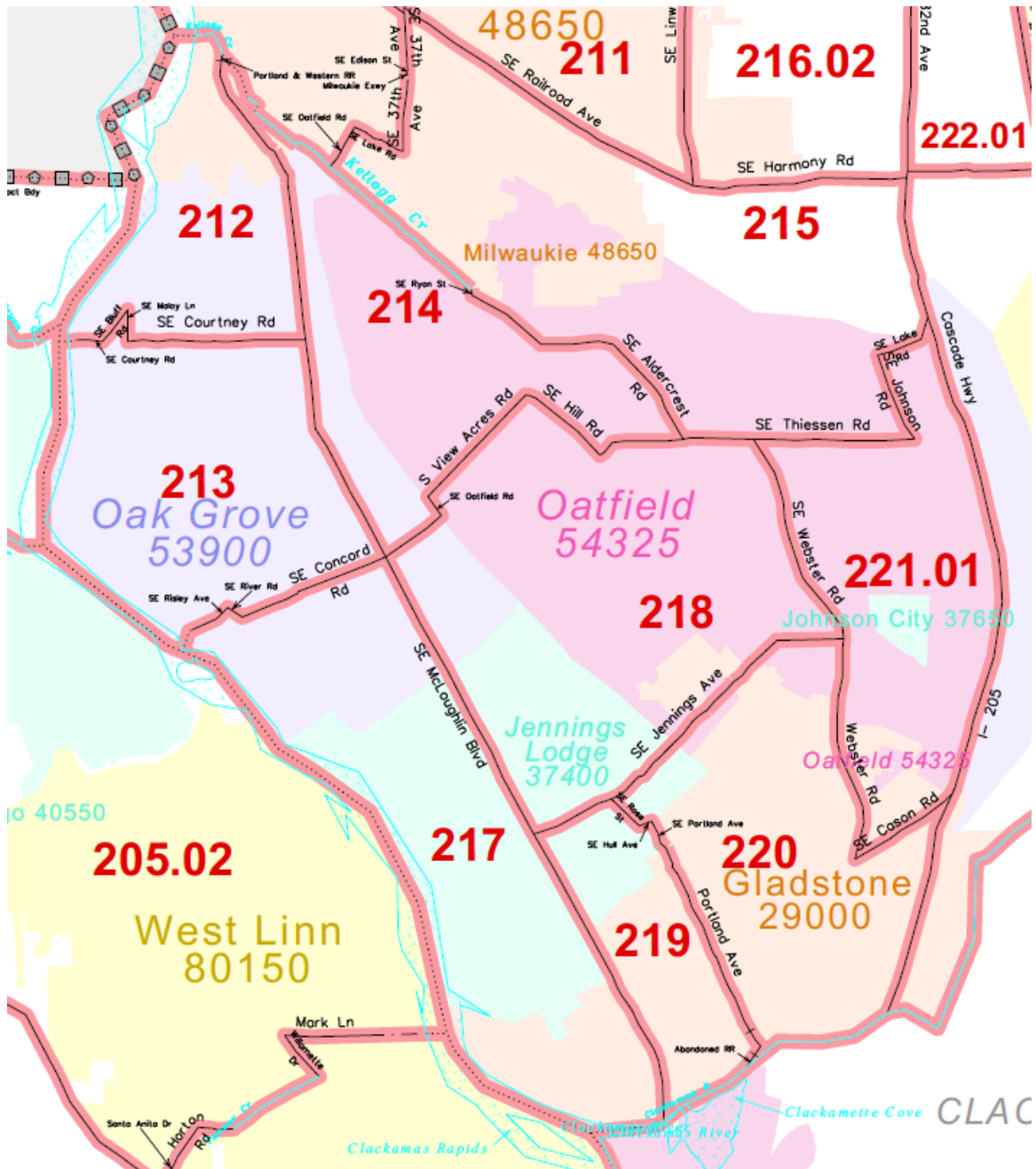


Image A.3: 2010 Census Tract map

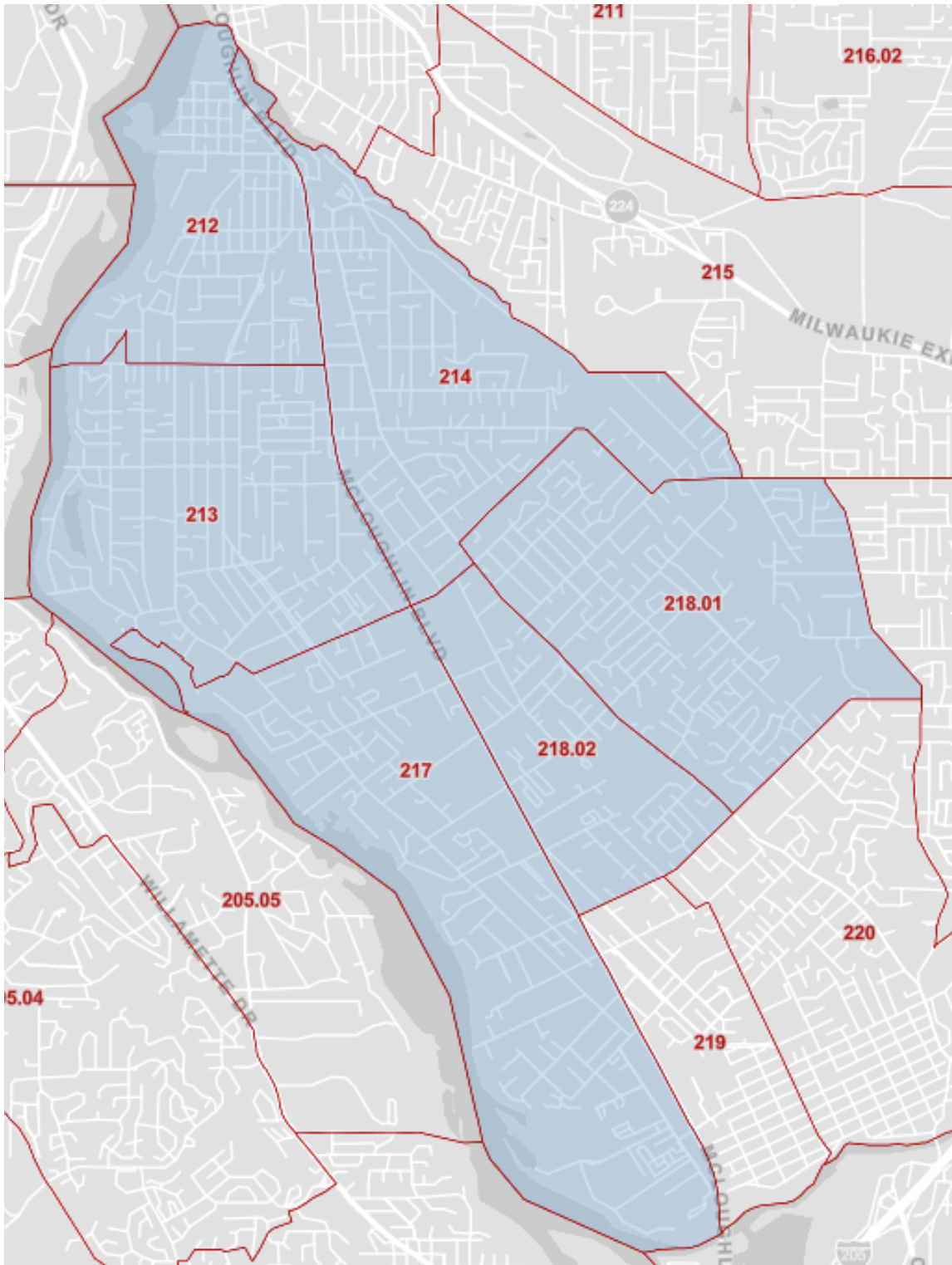
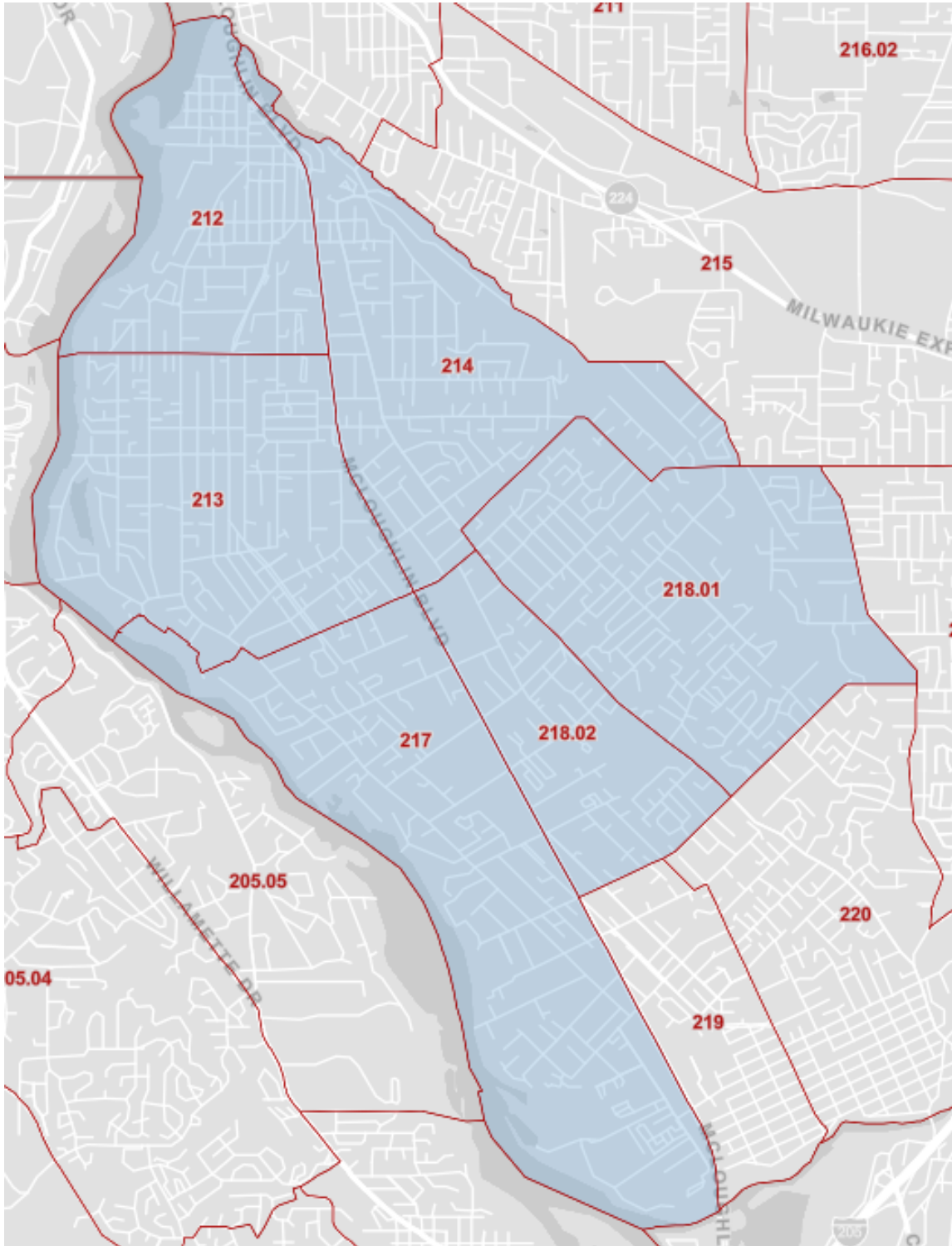


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