

# 2040 HOUSEHOLD FORECAST DISTRIBUTION

Created: July 12, 2016

REVISED: January 2016 (jurisdiction TAZ review and accepted by Research Center)

City household estimates prorated with 2015 PSU population estimates and Census household size imputations. Estimates and forecasts are bounded by today's city limits.

2015 Households	FINAL 2040 Household Forecast
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**INSIDE Metro UGB**Clackamas County

Gladstone	4,481	4,877
Happy Valley	5,344	10,219
Johnson City	270	278
Lake Oswego	15,760	17,648
Milwaukie	8,677	10,151
Oregon City	12,682	16,206
Rivergrove	180	195
West Linn	9,723	10,962
Wilsonville	9,553	11,706
Uninc. Clackamas + formerly Damascus	38,652	56,425
Uninc. Clackamas County / future city annex.	35,068	45,143
Damascus / area within 2015 city boundary	3,585	11,281
<b>Clackamas County inside UGB total *</b>	<b>105,323</b>	<b>138,666</b>

Multnomah County

Fairview	3,771	4,243
Gresham	38,412	45,785
Maywood Park	307	327
Portland	261,804	381,913
Troutdale	5,657	6,544
Wood Village	1,367	1,557
Uninc. Multnomah County /future city annex.	7,247	15,789
<b>Multnomah County inside UGB total *</b>	<b>318,565</b>	<b>456,159</b>

Washington County

Beaverton	37,808	43,100
Cornelius	3,234	4,908
Durham	777	854
Forest Grove	8,432	13,190
Hillsboro	34,468	47,227
King City	2,005	3,222
Sherwood	6,639	7,454
Tigard	19,585	28,291
Tualatin	10,653	11,362
Uninc. Washington County /future city annex.	79,218	116,605
<b>Washington County inside UGB total *</b>	<b>202,819</b>	<b>276,213</b>

<b>TOTAL inside today's Metro UGB</b>	<b>626,707</b>	<b>871,038</b>
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**OUTSIDE Metro UGB (including urban reserves/ future UGB adds)**

Rural Cities	15,255	22,151
Uninc. Clackamas County / future city annex.	31,677	39,092
Uninc. Multnomah County /future city annex.	3,923	5,193
Uninc. Washington County /future city annex.	9,574	23,844

<b>TOTAL outside Metro UGB</b>	<b>60,429</b>	<b>90,280</b>
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<b>Tri-county TOTAL</b>	<b>687,136</b>	<b>961,318</b>
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\* Cities in multiple counties are tabulated to the county of majority.

# 2040 POPULATION FORECAST DISTRIBUTION

Created: July 12, 2016

City population prorated to match 2015 PSU population estimates.  
Estimates and forecasts are bounded by today's city limits.

	2015 Population Estimate (PSU estimate)	FINAL 2040 Population Forecast
<b>INSIDE Metro UGB</b>		
<u>Clackamas County</u>		
Gladstone	11,505	12,083
Happy Valley	17,510	32,314
Johnson City	565	561
Lake Oswego	37,300	40,311
Milwaukie	20,505	23,149
Oregon City	33,940	41,857
Rivergrove	495	515
West Linn	25,605	27,861
Wilsonville	22,870	27,046
Uninc. Clackamas + formerly Damascus	104,353	148,716
Uninc. Clackamas County / future city annex.	93,728	116,447
Damascus / area within 2015 city boundary	10,625	32,269
<b>Clackamas County inside UGB total *</b>	<b>274,648</b>	<b>354,414</b>
<u>Multnomah County</u>		
Fairview	8,940	9,708
Gresham	107,065	123,162
Maywood Park	750	771
Portland	613,355	863,509
Troutdale	16,020	17,884
Wood Village	3,910	4,298
Uninc. Multnomah County /future city annex.	17,809	37,448
<b>Multnomah County inside UGB total *</b>	<b>767,849</b>	<b>1,056,780</b>
<u>Washington County</u>		
Beaverton	94,215	103,651
Cornelius	11,900	17,432
Durham	1,880	1,996
Forest Grove	23,080	34,844
Hillsboro	97,480	128,901
King City	3,425	5,310
Sherwood	19,080	20,674
Tigard	49,280	68,701
Tualatin	26,590	27,372
Uninc. Washington County /future city annex.	213,493	303,279
<b>Washington County inside UGB total</b>	<b>540,423</b>	<b>712,160</b>
<b>TOTAL inside today's Metro UGB</b>	<b>1,582,920</b>	<b>2,123,354</b>
<b>OUTSIDE Metro UGB (including urban reserves/ future UGB adds)</b>		
Rural Cities	42,355	59,608
Uninc. Clackamas County / future city annex.	84,667	100,838
Uninc. Multnomah County /future city annex.	9,641	12,315
Uninc. Washington County /future city annex.	25,802	62,017
<b>TOTAL outside Metro UGB</b>	<b>162,465</b>	<b>234,778</b>
<b>Tri-county TOTAL</b>	<b>1,745,385</b>	<b>2,358,132</b>

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## 2040 EMPLOYMENT FORECAST DISTRIBUTION

Created: July 12, 2016

REVISED: January 2016 (jurisdiction TAZ review and accepted by Research Center)

City employment prorated to match 2015 job estimates from QCEW data and OED county estimates. Estimates and forecasts are bounded by today's city limits.

	2015 Employment	FINAL 2040 Employment Forecast
<b>INSIDE Metro UGB</b>		
<u>Clackamas County</u>		
Gladstone	2,700	4,231
Happy Valley	2,858	10,363
Johnson City	8	13
Lake Oswego	19,381	25,265
Milwaukie	12,764	17,376
Oregon City	14,100	22,534
Rivergrove	9	13
West Linn	4,541	6,199
Wilsonville	18,495	26,168
Uninc. Clackamas + formerly Damascus	46,886	76,672
Uninc. Clackamas County / future city annex.	45,554	71,731
Damascus / area within 2015 city boundary	1,333	4,941
<b>Clackamas County inside UGB total *</b>	<b>121,742</b>	<b>188,834</b>
<u>Multnomah County</u>		
Fairview	2,919	6,180
Gresham	35,459	51,998
Maywood Park	16	20
Portland	434,723	559,848
Troutdale	7,893	14,274
Wood Village	2,227	4,190
Uninc. Multnomah County /future city annex.	487	3,585
<b>Multnomah County inside UGB total *</b>	<b>483,724</b>	<b>640,096</b>
<u>Washington County</u>		
Beaverton	57,053	78,471
Cornelius	2,696	4,594
Durham	1,436	1,785
Forest Grove	6,442	9,359
Hillsboro	74,379	114,123
King City	709	1,143
Sherwood	5,463	8,416
Tigard	46,041	63,919
Tualatin	27,342	38,596
Uninc. Washington County /future city annex.	45,040	78,078
<b>Washington County inside UGB total</b>	<b>266,600</b>	<b>398,484</b>
<b>TOTAL inside today's Metro UGB</b>	<b>872,066</b>	<b>1,227,414</b>
<b>OUTSIDE Metro UGB (including urban reserves/ future UGB adds)</b>		
Rural Cities	13,926	24,229
Uninc. Clackamas County / future city annex.	14,960	20,946
Uninc. Multnomah County /future city annex.	2,576	4,527
Uninc. Washington County /future city annex.	6,772	11,936
<b>TOTAL outside Metro UGB</b>	<b>38,234</b>	<b>61,638</b>
<b>Tri-county TOTAL</b>	<b>910,300</b>	<b>1,289,052</b>

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