

**A “Socio-Economic Profile of South Lincoln County, Oregon”
Census Years 1990—2000**

Prepared for:

**SLC-CIF’s “Grant Writing 101” Forum
March 24, 2005
ODOT Maintenance Station
Seal Rock, Oregon**

Prepared by:

**Carol Gundlach, MPA
CG Consulting
PO Box 2398
Waldport, Oregon 97394
Ph/Fax: (541) 563-6455
E-mail: orcap@teleport.com**

South Lincoln County Defined:

Lincoln County is a relatively long, narrow, and rural county that is nestled between the coast range and the Pacific Ocean, covering 992 square miles of the central Oregon coast. It is comprised of 7 cities, several unincorporated communities, and has a total population of 44,479. (USCB-Census 2000) Because of the nature of its topography, the county is often logistically divided into North, Central, East and South county regions for a variety of administrative purposes. The county seat, Newport, is located in the central region of the county.

South Lincoln County, aka the “South County”, is located in the more remote and less populated southern region of the county. The South County, depending upon one’s locale and/or proximity to Highway 101, is approximately 20 to 60 coast highway miles from Newport. Though there is no actual jurisdictional boundary that would serve to legally define “the South County”, it is generally recognized as starting just north of the community of Seal Rock at Ona Beach, extending from Makai south and east to Lincoln County’s borders. As such, the region includes the cities of Waldport and Yachats, the Port of Alsea, the unincorporated communities of Seal Rock and Tidewater, as well as the rest of the unincorporated area in between.

For the purposes of this effort, the “South County” is defined as the associated property included within the Zip Code areas of Seal Rock (97376), Tidewater (97390), Waldport (97394) and Yachats (97498). In using this definition as a guide for the 2003 Tax Year, the Lincoln County Tax Assessors office was able to estimate that the South County accounted for approximately 22% of Lincoln County’s total assessed property and 18% its total assessed value.

Important Notes:

Much of the data used in this report is derived from the 2000 Census and/or from the 1990 Census for comparative purposes. Though there have admittedly been significant changes within Oregon’s economy within the past 5 years and the Census Bureau has in deed released more current information, current data at the “South County” or zip code level is not yet available.

Further, unless otherwise specified, this report refers to the Census Years of “1990” and “2000”, as opposed to using the years “1989” and “1999” upon which each of these Census’s were based. For added detail and sources, please refer to the end-notes.

Finally, authorization is granted for this report’s contents to be quoted either verbally or in written form without the prior written consent of the author. Customary reference to this report’s title and author, however, is requested.

Population Characteristics:

In 2000, the South County's population of 7,889 accounted for nearly 18% of Lincoln County's total population. Its "incorporated" population of 2,667 and "unincorporated" population of 5,222 accounted for 34% and 66%, respectively, of the South County's total population.

Between 1990 and 2000, the South County's population grew at a rate of 16.6% (1,123), while Lincoln County grew by 14.4% and Oregon by 20.4%.

While the population within the Seal Rock Zip Code actually declined, every other area within the South County saw its population grow. The population within the Waldport Zip Code grew the most, at a rate of 43.5%.

Table 1: 1990-2000 "South County" Population Change vs. Lincoln County and OR

	1990	2000	Change	% Change
Oregon	2,842,321	3,421,399	579,078	20.4
Oregon Coast	184,399	201,169	16,770	9.1
Lincoln County	38,889	44,479	5,590	14.4
South Lincoln County	6,766	7,889	1,123	16.6
Seal Rock (97376)	1,732	1,062	(670)	(38.7)
Tidewater (97390)	513	585	72	14.0
Waldport (97394)	3,297	4,732	1,435	43.5
Yachats (97498)	1,224	1,510	286	23.4
City of Waldport	1,595	2,050	455	28.5
City of Yachats	533	617	84	15.8
Unincorporated (1)	4,638	5,222	584	12.6

(1) "Unincorporated" includes the SLC's total population per associated zip codes minus the population of the "incorporated" cities of Waldport and Yachats.

The South County's Median Age of 48.9 years (2000) was nearly 5 years higher than Lincoln County's, over 12 years higher than Oregon's, and ranged from a low of 44.6 years within the City of Waldport to a high of 55.7 years within the City of Yachats.

Table 2: 2000 "South County" Median Age vs. Lincoln County and OR

	Median Age
Oregon	36.3
Oregon Coast	45.8
Lincoln County	44.1
South Lincoln County	48.9
Seal Rock (97376)	48.7
Tidewater (97390)	49.3
Waldport (97394)	47.7
Yachats (97498)	49.9
City of Waldport	44.6
City of Yachats	55.7

In 2000, 21% of the South County's population was 19 years or younger, while 24% was Age 65 and older. Between 1990 and 2000, the South County's largest population gain was in those Age 45 to 64 (886). Its largest population loss was in those Age 20 to 44 (-198), followed by a loss of those Age 9 years or younger (-109).

Table 3: 1990-2000 "South County" Age Distribution

	1990	% Total	2000	% Total	Change	% Change
≤ 9 years	734	10.8	625	7.9	(109)	(14.9)
10 to 19 years	731	10.8	1,015	12.9	284	38.9
20 to 44 years	2,007	29.7	1,809	22.9	(198)	(9.9)
45 to 64 years	1,657	24.5	2,543	32.2	886	53.5
65 to 84 years	1,548	22.9	1,760	22.3	212	13.7
85+ years	89	1.3	137	1.7	48	53.9
Total:	6,766	100	7,889	100	1,123	16.6

Between 1990 and 2000, the City of Waldport and the Waldport Zip Code were the only areas within the South County that realized a population increase within all age ranges. The Zip Code of Seal Rock saw losses in Ages 9 and younger, 10 to 19, 20 to 44 and 65 to 84.

In sum, while the South County's population was growing overall, it was losing younger adults and small children.

Table 4: 1990- 2000 "South County" Age Distribution per Zip Code and Municipalities

	< 9 yrs	10-19 yrs.	20-44 yrs.	45-64 yrs.	65-84 yrs.	≥ 85 yrs.	Total
Seal Rock (97376)							
1990	203	184	549	361	425	10	1,732
2000	60	119	248	425	196	14	1,062
% Change	(70.4)	(35.3)	(54.8)	17.7	(53.9)	40.0	(38.7)
Tidewater (97390)							
1990	19	53	140	124	172	5	513
2000	29	77	134	214	121	1	585
% Change	52.6	45.3	(4.3)	72.6	(29.7)	100	14.0
Waldport (97394)							
1990	414	404	990	828	607	54	3,297
2000	440	590	1,131	1,383	1,101	87	4,732
% Change	6.3	46.0	14.2	67.0	81.4	61.1	43.5
Yachats (97498)							
1990	98	90	328	344	344	20	1,224
2000	96	229	296	521	342	26	1,510
% Change	(2.0)	154.4	(9.8)	51.5	(0.6)	30.0	23.4
City of Waldport							
1990	214	209	479	339	330	24	1,595
2000	241	276	526	526	435	46	2,050
% Change	12.6	32.1	9.8	55.2	31.8	91.7	28.5
City of Yachats							
1990	44	29	111	148	193	8	533
2000	30	50	96	243	184	14	617
% Change	(31.8)	72.4	(13.5)	64.2	(4.7)	75.0	15.8

Educational Characteristics:

In 2000, over 20% of the South County’s residents had a bachelor’s degree or higher, while 26% had a high school diploma or equivalency. Of concern, particularly when compared to either Lincoln County or Oregon, nearly 43% (176) of the South County’s “Age 18 to 24 years” had **no** high school diploma or equivalency.

Table 5: 2000 “South County” (1) Educational Attainment vs. Lincoln County vs. OR

Educational Characteristics	Seal Rock	Tidewater	Waldport	Yachats	SCL(1)	LC (2)	Oregon
Pop. Age 18 to 24 years	51	25	174	164	414	2,960	326,131
No HS diploma/equivalency	15	10	79	72	176	1,075	84,122
Percent	29.4%	40.0%	45.4%	43.9%	42.5%	36.3%	25.6%
College, Assoc., or Bachelors	0	8	34	8	50	780	145,916
Percent	0%	32.0%	19.5%	4.9%	12.1%	26.4%	44.7%
Pop. Age 18 yrs. or older	892	472	3,778	1,228	6,370	34,980	2,557,199
No HS diploma/equivalency	154	91	605	148	998	5,993	418,963
HS Diploma/equivalency	201	132	1,047	300	1,680	10,378	687,322
Some college or Assoc. Deg.	357	183	1,428	428	2,396	11,912	883,724
Bachelor’s Degree	109	44	395	214	762	4,076	391,836
Masters Degree	58	16	181	107	362	1,710	130,355
Professional or Doctorate Deg.	13	6	122	31	172	971	64,959
Percent Bachelor’s or higher	20.2%	14.0%	18.5%	28.7%	20.3%	19.3%	22.8%

(1) “Seal Rock”, “Tidewater”, “Waldport” and “Yachats” = zip codes 97376, 97390, 97394 and 97498; South County = South Lincoln County or “SLC”; and LC =Lincoln County.

During the 6 years spanning 1998 to 2004, school enrollment within the South County declined by 24.5% (263). Waldport’s Elementary School enrollment declined by 34.4% (171), its Middle School by 9.6% (21), and its High School by 20.2% (71). At the same time, the number of students qualifying for “Free and Reduced Lunch” (FRL) progressively increased. By 2004, nearly 60% of South County students qualified for “FRL”, with nearly 70% of Waldport Elementary School students qualifying.

Table 6: SY 1998-2004 Waldport School Enrollment and “FRL” Trends

School Year(SY)	WES	WMS	WHS
SY 1998-99			
Enrollment	496	227	351
FRL (nos.)	214	113	118
FRL (%)	52.5%	49.8%	33.6%
SY 1999-00			
Enrollment	423	212	327
FRL (nos.)	237	106	97
FRL (%)	56%	50%	29.7%
SY 2000-01			
Enrollment	370	239	298
FRL (nos.)	222	139	112
FRL (%)	60%	58.2%	37.6%
SY 2001-02			
Enrollment	365	230	284
FRL (nos.)	233	129	102
FRL (%)	63.8%	56.1%	35.9%
SY 2002-03			
Enrollment	362	259	246
FRL (nos.)	239	147	132
FRL (%)	66%	59.8%	51%
SY 2003-04			
Enrollment	325	206	280
FRL (nos.)	226	118	129
FRL (%)	69.5%	57.3%	46.1%

In terms of achievement and standing, the Oregon Department of Education's (ODE) SY 2003-2004 "Report Cards" rated all three of Waldport's schools as "Satisfactory".

With respect to the ODE's statewide assessments, Waldport schools met or exceeded Lincoln County School District's average scores in 15 of 16 content areas. When compared to Oregon, Waldport's Schools met or exceeded the state's average scores in 13 out of 16 content areas. While "adequate yearly progress" was largely being met, only Waldport Elementary School's Grade 3 Math Knowledge & Skills met Oregon's benchmark of 90%.

Table 7: SY 2003-04 Waldport Schools' Assessment Standings

School/Assessment	AYP (1)	School	LCSD	Oregon (2)
Waldport Elementary:	Met			
Reading Knowledge & Skills: Grade 3		84	78	82
Reading Knowledge & Skills: Grade 5		70	70	76
Writing: Grade 5		18	22	33
Math Knowledge & Skills: Grade 3		90	78	81
Math Knowledge & Skills: Grade 5		78	71	79
Math Problem Solving: Grade 5		57	39	44
Science: Grade 5		84	69	69
Waldport Middle: Grade 8	Unmet (1)			
Reading Knowledge & Skills		65	53	59
Writing		39	27	37
Math Knowledge & Skills		65	51	59
Math Problem Solving		51	26	36
Science		79	54	59
Waldport High: Grade 10	Met			
Reading Knowledge & Skills		65	52	50
Writing		57	41	47
Math Knowledge & Skills		62	40	43
Math Problem Solving		NR	NR	NR
Science		70	59	59

- (1) In addition to OR's statewide assessment, the federal "No Child Left Behind Act" mandates that the nation's schools be evaluated based upon their multiple measures for "Adequate Yearly Progress" or "AYP"; in SY 2003-04, Waldport Middle School's AYP was rated as "Unmet", as though it "met" all other AYP criteria, it did not meet the AYP's "attendance" standard.
- (2) The ODE issues on an annual basis "Report Cards" wherein it reports the results of its statewide assessments in terms of the "Percentage of students that met or exceeded 90%" on its assessments; the ODE has set a "benchmark" that "90% of its students will meet or exceed 90%" on its assessments.

Income Characteristics:

In 2000, the South County's Per Capita Income (PCI) levels varied from a low of \$15,939 in the City of Waldport to a high of \$24,143 in the City of Yachats. The South County's average PCI (\$19,212) was on par with Lincoln County's, but was 8% below Oregon's and 11% below the US. Its average Median Household Income (MHHI) of \$33,528 was just above Lincoln County's, but 18% below Oregon's and 20% below the US.

Table 8: 2000 "South County" PCI & MHHI vs. Lincoln County, OR and US

	PCI	% LC	% OR	% US	MHHI	% LC	% OR	% US
US	\$21,587				\$41,994			
Oregon	\$20,940			97%	\$40,916			97%
Lincoln County	\$18,692		89%	87%	\$32,769		80%	78%
South County	\$19,212	103%	92%	89%	\$33,528	102%	82%	80%
Seal Rock (97376)	\$19,333	103%	92%	90%	\$35,673	109%	87%	85%
Tidewater (97390)	\$19,021	102%	91%	88%	\$32,697	100%	80%	78%
Waldport (97394)	\$17,821	95%	85%	83%	\$33,321	102%	81%	79%
Yachats (97498)	\$20,672	111%	99%	96%	\$32,321	99%	79%	77%
City of Waldport	\$15,939	85%	76%	74%	\$33,301	102%	81%	79%
City of Yachats	\$24,143	129%	115%	112%	\$32,308	99%	79%	77%

In terms of annual household incomes (HHI), 9.4% of South County households had incomes of less than \$10,000, with rates at this income level ranging from a high of 18.1% in the Zip Code of Tidewater to a low of 5.4% in the City of Yachats. Just over 37% of the South County's and Lincoln County's households had annual incomes of \$25,000 or less, while Oregon's rate was 28.5% at this income level.

At the other end of the income scale, 26.5% of South County households and 29.5% of those in Lincoln County had annual incomes greater than \$50,000, as opposed to Oregon's rate of 39.9%. Finally, 10.6% of South County households had annual incomes of \$75,000 and above, while Lincoln County's rate was 9.3% at this level and Oregon's was 19.7%.

Table 9: 2000 "South County" Annual Household Incomes (HHI) vs. Lincoln County vs. OR

	Total HH	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 and above
Oregon	1,335,109	8.6%	6.5%	13.4%	13.9%	17.7%	20.2%	19.7%
Lincoln County	19,352	10.7%	8.3%	18.2%	16.4%	16.9%	17.2%	12.3%
South County	3,591	9.4%	10.3%	16.2%	16.3%	19.7%	16.3%	10.6%
Seal Rock (97376)	482	8.9%	6.0%	1.9%	19.7%	21.8%	14.3%	16.3%
Tidewater (97390)	270	18.1%	0.0%	15.9%	24.1%	14.1%	18.1%	9.7%
Waldport (97394)	2,163	10.5%	11.6%	16.4%	14.8%	20.2%	17.4%	9.1%
Yachats (97498)	676	9.2%	13.2%	17.5%	15.4%	18.8%	13.3%	12.8%
City of Waldport	877	13.8%	10.5%	14.0%	14.7%	19.8%	20.9%	6.3%
City of Yachats	330	5.8%	10.0%	19.1%	18.5%	16.7%	10.9%	19.0%

Employment Characteristics:

In 2000, 90.7% (2,976) of the South County's civilian labor force was employed.

Table 10: 2000 "South County" (1) Labor Force (2) vs. Lincoln County vs. OR

	Seal Rock	Tidewater	Waldport	Yachats	SLC	LC	OR
Pop. 16 yrs. and Older	892	487	3,878	1,323	6,580	36,161	2,673,782
In Labor Force	465	257	1,968	613	3,303	21,079	1,742,638
Civilian Labor Force	465	257	1,968	591	3,281	21,019	1,740,298
Employed (nos.)	450	229	1,744	553	2,976	19,263	1,627,769
Employed (%)	96.8%	89.1%	88.6%	93.6%	90.7%	91.6%	93.5%
Unemployed (nos.)	15	28	224	38	305	1,756	112,529
Unemployed (%)	3.2%	5.7%	5.8%	2.9%	4.4%	4.9%	4.2%
Armed Forces	0	0	0	22	22	60	2,340
Not in Labor Force	427	230	1,910	710	3,277	15,082	931,144

(1) The Labor Force includes all people classified in the civilian labor force, plus members of the US Armed Forces; the Civilian Labor Force consists of people classified as employed and unemployed; employed includes all civilians 16 yrs. or older who were either "at work", or were "with a job but not at work" during the reference week; excluded from the employed are people whose only activity consisted of house work or unpaid volunteer work and people on active duty in the US Armed Forces; the reference week is the calendar week preceding the date on which the respondents completed their questionnaire or were interviewed, which may not be the same week for all respondents.

Of its employed workers, 47% were employed within "service" or "sales and office" occupations and 30.8% were employed within "management, professional and other related" occupations.

Table 11: 2000 "South County" Employment vs. Lincoln County vs. OR

	Seal Rock	Tidewater	Waldport	Yachats	SLC	LC	OR
Civilian Labor Force	465	257	1,968	591	3,281	21,019	1,740,298
Mgmt., Professional & related occupations	40.0%	24.5%	22.4%	36.3%	30.8%	27.3%	33.1
Service	11.8%	12.7%	21.9%	20.1%	16.6%	21.9%	15.3%
Sales and Office	28.4%	32.8%	33.4%	27.1%	30.4%	27.5%	26.1%
Farming, Fishing and Forestry	3.8%	5.2%	3.3%	0.9%	3.3%	2.9%	1.7%
Construction., extraction & maintenance	3.1%	17.9%	10.4%	9.6%	10.3%	10.4%	9.1%
Production, transportation & material moving	12.9%	7.0%	8.5%	6.0%	8.6%	9.9%	14.7%

Private businesses (e.g. profit businesses and not-for-profit charitable organizations), accounted for the majority (59.6%) of the South County's employment, while Government accounted for 22.5% and "Self-Employment" accounted for 17.2%.

Table 12: 2000 "South County" Occupational Classifications vs. Lincoln County vs. OR

	Seal Rock	Tidewater	Waldport	Yachats	SLC	LC	OR
Civilian Labor Force	465	257	1,968	591	3,281	21,019	1,740,298
Private Wage and Salary (1)	205	141	1,187	339	1,872	13,418	1,241,364
% "For Profit"	83.4%	85.8%	91.7%	84.1%	89.0%	92.4%	90.3%
% "Not for Profit"	16.6%	14.2%	8.3%	15.9%	11.0%	7.6%	9.7%
Government	150	46	281	113	590	3,267	234,613
% Local	56.0%	45.7%	57.3%	45.1%	53.7%	59.3%	49.8%
% State	31.3%	0	13.9%	18.6%	18.1%	21.7%	34.9%
% Federal	12.7%	54.3%	28.8%	36.3%	28.1%	19.0%	15.4%
Self-Employed (1)	20.0%	16.6%	14.7%	17.5%	17.2%	12.6%	8.9%
Unpaid Family	1.1%	0	1.1%	0.7%	0.7%	0.7%	0.7%

(1) Self-employed people whose business was incorporated are included with private wage and salary workers because they are paid employees of their own companies; Self-employed workers include people who worked for profit or fees in their own unincorporated business, profession, trade, or who operated a farm.

In 2000, most or 85.8% South County's workers drove to work, with few or just 13.8% car-pooling. On average, 51 minutes per day was spent in traveling to and from work. Nearly 13% of the South County's workers either walked to work or worked at home.

Table 13: 2000 "South County" Work Commute Patterns

	Drove Alone	Car-Pooled	Public Trans.	Walked To Work	Worked At Home	Commute to Work (min.)
Oregon	73.2%	12.2%	4.2%	3.6%	5.0%	22.2
Lincoln County	72.5%	14.9%	0.6%	5.9%	6.1%	20.5
South County	72.4%	13.8%	0	3.5%	9.4%	25.3
Seal Rock (97376)	74.5%	12.6%	0	2.3%	11.2%	22.2
Tidewater (97390)	69.1%	18.4%	0	0	12.0%	29.6
Waldport (97394)	77.7%	11.7%	0	3.1%	6.1%	23.9
Yachats (97498)	68.9%	12.6%	0	8.6%	8.1%	25.5
City of Waldport	79.1%	11.7%	0	2.5%	6.9%	22.5
City of Yachats	63.1%	13.1%	0	10.7%	10.7%	16.4

In terms of determining the total number and types of business establishments within a given area, the US Census Bureau's Economic Census differentiates between business establishments *without* paid employers or "Non-Employers" and business establishments *with* paid employees.

And in 2001, Lincoln County had a total of 5,044 business establishments. Of those, the majority or 67.7% were "Non-Employers", while just 32.3% were businesses with paid employees. Of interest, the percentages of each business classification as well as wages for Lincoln County's "non-employers" were roughly comparable to Oregon's. However, the average wage (\$22,247) paid by Lincoln County's businesses with paid employees was considerably or 31% lower than Oregon's (\$32,296).

Table 14: 2001 Lincoln County vs. OR Business Patterns

	Lincoln County	Oregon
Total Business Est.: (nos.)	5,044	314,526
Business Est. w/o pd. Employees	3,414	213,523
Percent Total	67.7%	67.9%
Annual Receipts (\$1,000)	\$133,821	\$8,662,511
Average Wage (\$1,000)	\$39,198	\$40,569
Business Est. w/pd. Employees	1,630	101,003
Percent Total	32.3%	32.1%
Percent w/ 1 to 4 Employees	60.7%	55.4%
Employees (week of March 12, 2001)	13,406	1,364,924
Annual Payroll (\$1,000)	\$298,246	\$44,082,073
Average Wage (Annual Payroll/# Emp.)	\$22,247	\$32,296

Unfortunately, it is not possible to fully account for South County businesses in this same manner, as the Economic Census does not report in full businesses with paid employees nor does it report "non-employers" at a zip level.

Nevertheless, given the importance of having at least some understanding the South County’s business patterns, the following “best guess” estimate of its business patterns was prepared—***with the express caveat, that the data presented is limited and at best a “rough guesstimate”***

Table 15: 2001 “South County” vs. Lincoln County vs. OR Business Patterns

	Seal Rock	Tidewater	Waldport	Yachats	SLC	LC	OR
Total Business Est.: (nos.) (1)					600	5,044	314,526
Business Est. w/o pd. Employees (1)					406	13,414	213,523
Percent Total (1)					67.7%	67.7%	67.9%
Business Est. w/pd employees (2)	17	12	110	55	194	1,630	101,003
Percent Total (1)					32.3%	32.3%	32.1%
Est. w/ 1 to 4 employees (%)	76.5%	91.6%	71.8%	70.9%	73.2%	60.7%	55.4%
Business Est. per NAICS (nos.)							
Fishing, Forestry, Hunting & Agric.	3	4	3		10	81	1,529
Construction	2	2	13	6	23	160	12,106
Manufacturing		1	8	2	11	56	5,587
Wholesale Trade	2	1	2		5	38	5,840
Retail Trade	3		22	7	32	348	14,246
Transportation & Warehousing			1	1	2	43	2,664
Information	1		2		3	27	1,898
Finance & Insurance			5	2	7	61	5,499
Real Estate, Rental & Leasing			5	6	11	68	4,736
Prof., Scientific & Tech. Services	1	2	6	2	11	85	9,694
Admin. Support, Waste Mgmt. & Remediation Services			4		4	61	4,653
Educational Services			1	2	3	17	1,036
Health Care & Social Assistance	1		7	3	11	116	9,446
Arts, Entertainment, & Recreation			4	4	8	38	1,351
Accommodation and Food Services	3	1	17	16	37	257	8,408
Other Services (exc. Public Admin.)	1		8	2	11	127	8,815
Other Categories/Unclassified		1	2	2	5	47	3,495
Nos. of Emp. (wk. of March 12, 2001)	55	37	546	348	986	13,406	1,364,924
Annual Payroll (\$1000)	\$856	\$788	\$9,333	\$4,852	\$15,829	\$298,246	\$44,082,073
Average Wage (Payroll/# Emp.)	\$15,564	\$21,297	\$17,093	\$13,943	\$16,054	\$22,247	\$32,296

- (1) The SLC’s Total Business Establishments and “Non-Employers” or businesses w/o paid employees was derived by calculating a simple ratio between Lincoln County’s known Businesses w/ paid employees vs its “Non-Employers” vs. the SLC’s known businesses w/paid employees; given that most non-employers are self-employed individuals operating very small unincorporated businesses that may or may not serve as their principal source of income, that some 17.2% of the SC’s 2000 civilian workforce were reported as “self-employed” or about 546 workers, that at least some “Self-employed” are also included within the “private wage and salary class” and the SLC’s 2000 PCI— 406 SLC non-employers and average wage estimates would seem to be somewhat of an underestimate.
- (2) It is also important to note that the stated SLC’s businesses w/paid employees and associated nos. of employees, annual payroll and average wage figures may also not be accurate, as the USCB-Economic Census “County & Zip Code Business Patterns NAICS, 2001” data does not include all NAICS sectors and excludes “non-employer”, “self-employed” and public administration data. For further information, see <http://www.census.gov> link to “Economic Census” for “County & Zip Code Business Patterns NAICS, 2001” and/or <http://www.census.gov/nonemployer/view/intro.html>.

Again noting the analysis’s limitations, the data suggests that an estimated 91% of South County businesses would be categorized as very small—that is, an estimated 548 establishments would have between no to 4 employees. And, of its businesses with paid employees, 41% (80) were within the “Retail Trade”, “Accommodation and Food Services” and “Arts, Entertainment and Recreation” industries.

Finally, with its estimated annual payroll accounting for just 5.6% of Lincoln County’s total, the small size of the majority of its businesses, and the relatively large proportion that were in the tourism and service industries—the average wage (\$16,054) offered within the South County was quite low—an estimated 27.8% below Lincoln County’s (\$22,247) and nearly 50% below Oregon’s (\$32,296).

Housing Characteristics:

In 2000, the average household (2.1) and family (2.6) size of South County households was somewhat smaller than in Lincoln County and Oregon. And perhaps not surprisingly given the many natural amenities of the area, the South County also had a larger share of vacant and/or seasonal or recreational use housing units.

In terms of housing costs, the median value of South County homes was nearly 15% higher than in Lincoln County and 12% higher than in Oregon. However, its median mortgages as well as gross rent costs were lower than in Lincoln County and in Oregon.

Table 16: 2000 "South County" Housing Characteristics vs. Lincoln County vs. OR

	Seal Rock	Tidewater	Waldport	Yachats	SLC	LC	OR
Total Households	502	276	2,127	682	3,587	19,296	1,333,723
Family Households (%)	60.6%	65.2%	63.5%	43.1%	58.1	63.5%	65.8%
Householder Living Alone	145	78	638	238	1,099	5,657	343,624
Householder Age 65+ Living Alone	49	25	327	102	503	2,459	121,200
Average Household Size	2.1	2.1	2.2	2.0	2.1	2.3	2.5
Average Family Size	2.6	2.5	2.7	2.5	2.6	2.8	3.0
Total Housing Units:	742	415	2,930	1,212	5,299	26,889	1,452,709
Occupied	502	276	2,127	682	3,587	19,296	1,333,723
% Owner Occupied	81.1%	79.0%	75.1%	74.6%	77.5%	65.7%	64.3%
% Renter Occupied	18.9%	21.0%	24.9%	25.4%	22.6%	34.3%	35.7%
Vacant	240	139	803	530	1,712	7,593	118,986
% Seasonal, Rec./Occas. use	24.7%	27.2%	18.8%	35.8%	26.6%	19.1%	2.50%
Housing Costs: Owner Occupied							
Median Value (\$)	\$153,200	\$182,800	\$146,200	\$199,500	\$170,425	\$148,800	\$152,100
Median Mortgage: (\$) (w/ select costs)	\$996	\$1,052	\$903	\$1,042	\$998	\$1,019	\$1,125
Percent > 30% of HHI	31.9%	18.2%	28.8%	27.5%	26.6%	30.7%	25.4%
Housing Costs: Renter Occupied							
Median Gross Rent	\$738	\$650	\$601	\$547	\$634	\$575	\$620
Percent > 30% of HHI	41.4%	51.9%	46.3%	46.6%	46.6%	48.4%	45.5%

Poverty Characteristics:

Each year, the US Department of Health and Human Services (DHSS) issues “Poverty Guidelines”, which are sometimes referred to as the “federal poverty level” or “FPL”. Their primary purpose is to provide administrative guidance in determining eligibility for public assistance programs.

A detailed discussion about poverty measures, their adequacy and the factors that impact them is well beyond the scope of this project. However, it should be noted that there is broad consensus among public agencies and advocates alike, that current federal poverty definitions *fail* to fully account for the level of income and resources that families would actually need to meet basic needs: i.e. housing, food, childcare, transportation, health insurance and care, etc. In deed and in 2002, the US Census Bureau estimated that the average “income deficit” for US families in poverty (difference in dollars between a family’s income and its poverty threshold) was \$7,205. However, despite the concerted efforts of multiple federal workgroups to develop new standards, the federal government has yet to adopt new definitions or guidelines.

That said and in 2000, the “Poverty Guidelines” (1) for the contiguous US were set at:

- \$8,350 for an individual;
- \$11,250 for a family of 2 (average size of South County Household);
- \$14,150 for a family of 3 (average size of South County Family); and
- \$17,050 for a family of 4...

(1) DHSS “Poverty Guidelines” are based upon family size, without regard to the age; DHSS tables typically express income guidelines for family size up to 8 persons and then proscribe an income amount for each additional family member; the reader is referred to <http://www.census.gov/hhes/www/poverty.html> and <http://aspe.hhs.gov/poverty>.

And in 2000, 1,125 or just over 14% of South County residents had incomes below \$8,350. The South County’s poverty rate surpassed both Lincoln County’s and Oregon’s, and ranged from a low of 4.1% in Seal Rock to a high of 18.6% in Tidewater.

Table 17: 2000 “South County” Individual Poverty Rate vs. Lincoln County vs. OR

	Pop.	Persons In Poverty	Poverty Rate
Oregon	3,421,399	396,882	11.6%
Lincoln County	44,479	6,183	13.9%
South Lincoln County	7,889	1,125	14.3%
Seal Rock (97376)	1,062	44	4.1%
Tidewater (97390)	585	109	18.6%
Waldport (97394)	4,732	696	14.7%
Yachats (97498)	1,510	276	18.3%

When compared to Lincoln County and Oregon, the South County had relatively few seniors living below the federal poverty level.

Table 18: 2000 “South County” Adults 65+ Poverty

	Pop. 65+	65+ In Poverty	Rate
Oregon	423,459	32,120	7.6%
Lincoln County	8,453	605	7.2%
South Lincoln County	1,887	92	4.9%
Seal Rock (97376)	204	4	2.0%
Tidewater (97390)	92	1	1.1%
Waldport (97394)	1,223	78	6.4%
Yachats (97498)	368	9	2.4%

In 2000, just over 21% (295) of the South County's children lived below the federal poverty level. The South County's child poverty rate surpassed both Lincoln County's and Oregon's, and ranged from a low of 0% in Seal Rock to a high of 39.2% in Tidewater.

Table 19: 2000 "South County" Children and Families in Poverty vs. Lincoln County vs. OR

	Families with Children In Poverty (1)	Children in Poverty under 18	Children In Poverty under 6	Percent Children In Poverty (2)
Oregon	54,931	114,777	44,662	14.0%
Lincoln County	943	1,762	590	19.5%
South Lincoln County	119	295	62	21.3%
Seal Rock(97376)	0	0	0	0
Tidewater (97390)	20	47	0	39.2%
Waldport (97394)	77	215	50	23.3%
Yachats (97498)	22	33	12	16.1%

(1) Families w/related children under 18, living below the FPL.

(2) Percent of related children under 18, living below the FPL.

Of note, in families where at least one person worked, 7.5% of South County families still fell below the federal poverty level. Further, even in families where at least one person worked full time and year round, 3.1% of families still fell below the federal poverty level. By comparison, 6.3% of South County families received some form of public assistance, while in Lincoln County the rate was 6.8% and in Oregon the rate was 6.1%.

Table 20: 2000 "South County" Children and Families Poverty Characteristics

	Seal Rock	Tidewater	Waldport	Yachats	SLC	LC	OR
Related Children under 18	138	120	924	205	1,387	9,054	818,272
Below the FPL (nos.)	0	47	215	33	295	1,762	114,777
Below the FPL (%)	0	39.2%	23.3%	16.1%	21.3%	19.5%	14.0%
In married couple families	115	68	550	140	873	5,858	614,700
Below the FPL (nos.)	0	10	73	3	86	596	48,066
Below the FPL (%)	0	14.7%	13.3%	2.1%	9.9%	10.2%	7.8%
In families w/female householder, no husband present	18	17	297	40	372	2,388	150,921
Below the FPL (nos.)	0	2	142	18	162	941	56,807
Below the FPL (%)	0	11.8%	47.8%	45.0%	43.5%	39.4%	37.6%
Families	306	167	1,390	394	2,257	12,434	884,875
Below the FPL (nos.)	0	20	103	33	156	1,216	70,032
Below the FPL (%)	0	12.0%	7.4%	8.4%	6.9%	9.8%	7.9%
Families w/related children under 18	83	55	540	131	809	5,266	444,344
Below the FPL (nos.)	0	20	77	22	119	943	54,931
Below the FPL (%)	0	36.4%	14.3%	16.8%	14.7%	17.9%	12.4%
Families w/related children under 5	33	0	17	33	240	1,709	173,401
Below the FPL (nos.)	0	0	36	11	47	407	28,794
Below the FPL (%)	0	0	20.7%	33.3%	19.6%	23.8%	
Householder worked in 1999	193	110	833	225	1,361	8,825	700,201
Below the FPL (nos.)	0	13	71	18	102	811	43,505
Below the FPL (%)	0	11.8%	8.5%	8.0%	7.5%	9.2%	6.2%
Percent total Families	63.1%	65.9%	59.9%	57.1%	60.3%	71.0%	79.1%
Householder worked Full-Time, year round in 1999	132	30	428	125	715	4,811	467,607
Below the FPL (nos.)	0	0	13	9	22	158	10,698
Below the FPL (%)	0	0	3.0%	7.2%	3.1%	3.3%	2.3%
Percent total Families	43.1%	18.0%	30.8%	31.7%	31.7%	38.7%	52.8%
Family Received:							
SSI/Public Assistance	10	0	60	14	84	484	29,216
Percent total Families	3.3%	4.2%	7.3%	5.8%	6.3%	6.8%	6.1%
Social Security Income	82	56	496	153	787	3,360	166,486
Percent total Families	32.4%	33.5%	43.0%	41.4%	40.6%	31.5%	22.5%

Finally and as previously inferred, one should not be tempted to view poverty solely through the narrow lens of federal poverty guidelines. In this regard, household income in relation to “FPL” family size based income guidelines and/or the number of households considered to be “cost burdened” provide for a somewhat broader understanding of what it might mean to be poor.

In terms of income and in apparent recognition of the inadequacy of the “FPL”, some public assistance programs do identify higher than “FPL” income eligibility thresholds. In turn, these higher thresholds are often expressed as a percentage over and above the “FPL”. For example, the USDA’s income eligibility threshold for its “Food Stamp” program is set at “130% of the FPL”: i.e.

Table 21: 2000 Federal Poverty Levels

	FPL	130% FPL	185% FPL	200% FPL
Individual	\$8,350	\$10,855	\$15,448	\$16,700
Family of 2	\$11,250	\$14,625	\$20,813	\$22,500
Family of 3	\$14,150	\$18,395	\$26,178	\$28,300
Family of 4	\$17,050	\$22,165	\$31,543	\$34,100

Keeping in mind that “Family” and “Household” definitions are not the same, that the South County’s year 2000 average Household size was 2.1 persons, and its average Family size was 2.6 persons, 29.5% (1,060) of South County householders had incomes at or below \$19,999—that is, their household income would have most likely fallen within or very near “130% of the FPL” income guidelines for families of 3 or less.

Put somewhat differently, not only were the South County’s year 2000 rates of poverty generally higher than either Lincoln County’s or Oregon’s, but an estimated 37.1% (1,334) to 44.9% (1,612) of its total, 44.1% (550) of its Senior and 46.8% (171) of its Age 34 years and younger householders would have most likely lived within or at least very near “200% of the FPL”.

Table 22: 2000 “South County” Age of Householder by Household Income

South County HHI	Total HH		HH < 34 yrs.		HH 35-44 yrs.		HH 45-64 yrs.		HH ≥ 65 yrs.	
	Nos.	%	Nos.	%	Nos.	%	Nos.	%	Nos.	%
	3,591	100.0%	365	100.0%	520	100.0%	1,458	100.0%	1,248	100.0%
< \$10,000	382	10.6%	46	12.6%	54	10.4%	155	10.6%	127	10.2%
\$10-\$14,999	369	10.3%	35	9.6%	38	7.3%	105	7.2%	191	15.3%
\$15-\$19,999	309	8.6%	23	6.3%	48	9.2%	116	8.0%	122	9.8%
\$20-\$24,999	274	7.6%	25	6.8%	35	6.7%	104	7.1%	110	8.8%
\$25-\$29,999	278	7.7%	42	11.5%	36	6.9%	123	8.4%	77	6.2%
\$30-\$34,999	307	8.5%	28	7.7%	31	6.0%	119	8.2%	129	10.3%
\$35-\$39,999	284	7.9%	38	10.4%	37	7.1%	106	7.3%	103	8.3%
\$40-\$44,999	241	6.7%	42	11.5%	24	4.6%	89	6.1%	86	6.9%
\$45-\$49,999	183	5.1%	0	0.0%	43	8.3%	86	5.9%	54	4.3%
\$50-\$59,999	318	8.9%	28	7.7%	63	12.1%	129	8.8%	98	7.9%
\$60-\$74,999	266	7.4%	32	8.8%	49	9.4%	128	8.8%	57	4.6%
\$75-\$99,999	238	6.6%	14	3.8%	43	8.3%	112	7.7%	69	5.5%
\$100-\$199,999	115	3.2%	12	3.3%	19	3.7%	59	4.0%	25	2.0%
> \$200,000	27	0.8%	0	0.0%	0	0.0%	27	1.9%	0	0.0%

In terms of household costs, a household is considered to be “cost burdened” when 30% of its income goes toward housing. In 2000 and on average, the percent of South County households that would be considered “cost burdened” was slightly lower than in Lincoln County, but higher than in Oregon.

Table 23: 2000 “South County” Housing Characteristics vs. Lincoln County vs. OR

	Gross Rent	% Renters 30% Cost Burdened	Median Mortgage	Ownership Rate	% Homeowners 30% Cost Burdened
Oregon	\$620	45.5%	\$1,125	64.3%	25.4%
Lincoln County	\$575	48.4%	\$1,019	65.7%	30.7%
South Lincoln County	\$634	46.6%	\$998	77.5%	26.6%
Seal Rock(97376)	\$738	41.4%	\$996	81.1%	31.9%
Tidewater (97390)	\$650	51.9%	\$1,052	79.0%	18.2%
Waldport (97394)	\$601	46.3%	\$903	75.1%	28.8%
Yachats (97498)	\$547	46.6%	\$1,042	74.6%	27.5%

The South County’s average annual median gross rent (e.g. median gross rent includes utilities) was \$7,608/year and its average annual median mortgage (e.g. median mortgage plus select owner costs) was \$11,976/year. In this regard, the South County’s average rent would have consumed 22.7% and its average mortgage would have consumed 35.7% of the South County’s MHHI.

Table 24: 2000 “South County” Housing Costs vs. MHHI vs. Lincoln County vs. OR

	MHHI	Gross Rent	% MHHI	Median Mortgage	% MHHI
Oregon	\$40,916	\$7,440	18.2%	\$13,500	33.0%
Lincoln County	\$32,769	\$6,900	21.1%	\$12,228	37.3%
South County	\$33,528	\$7,608	22.7%	\$11,979	35.7%
Seal Rock (97376)	\$35,673	\$8,856	24.8%	\$11,952	33.5%
Tidewater (97390)	\$32,697	\$7,800	23.9%	\$12,624	38.6%
Waldport (97394)	\$33,321	\$7,212	21.7%	\$10,836	32.6%
Yachats (97498)	\$32,321	\$6,564	20.3%	\$12,504	38.7%

Lastly, South County residents living at or below the “FPL” and even within “200% of the FPL” would have been very hard pressed just to afford the South County’s average rental costs, let alone making any attempt to assume its average mortgage costs.

Table 25: 2000 “South County” Housing Costs vs. Federal Poverty Income Levels

	FPL	% Gross Rent	% Median Mortgage	200% FPL	% Gross Rent	% Median Mortgage
Individual	\$8,350	91.1%	(130.3%)	\$16,700	45.6%	71.7%
Family of 2	\$11,250	67.6%	(106.1%)	\$22,500	33.8%	53.2%
Family of 3	\$14,150	53.8%	84.6%	\$28,300	26.9%	42.3%
Family of 4	\$17,050	44.6%	70.3%	\$34,100	22.3%	35.1%

Summary:

The natural beauty and resources of the South County are remarkable and attractive assets---treasured by all Oregonians, but most especially by the South County's own residents. However, the South County's many amenities are not alone enough to solve its economic and community development challenges. Finding and developing sustainable solutions will most assuredly require the firm resolve of many and concerted, collaborative and proactive steps taken at all levels—locally and regionally, at the local, state and federal government levels, as well as within the businesses and non-profits of our private sector.

End-Notes:

1. Population, Educational Attainment, Income, and some Employment as well as some Poverty data was derived from the US Census 1990-2000 Summary Files 1 and 3 at www.census.gov.
2. Wage and Business Pattern data was derived from the USCB's Economic Census's Census 2001 "Zip-code Business Patterns NAICS" and "Non-Employers" information at www.census.gov/econ/census02/.
3. Educational assessment, enrollment and "FRL" data was derived from the Oregon Department of Education's Office of School Finance and Statistical Information web-site at www.ode.or.us/sfda.
4. Poverty data was also derived from the Oregon Housing and Community Services' "OHCS: Report on Poverty 2004" which may be accessed at <http://www.ohcs.oregon.gov>, as well as from the US DHSS's "Poverty Guidelines" at <http://aspe.hhs.gov/poverty>.
5. This author would like to specifically acknowledge the assistance of W. Summers, OED Workforce Analyst and M. Kennelly, Principle of Pacific Quest Corp for their review and/or input into this report. And finally, a debt of gratitude is owed to Ray "Butch" Grady for his heroic efforts in behalf of the SLC CIF "Grant Writing 101" workshop. Butch not only assumed full responsibility for the program's registration, but also for the printing of all the "SC Profile" materials.