

Growth in Moscow:

A Study of Modest Population Growth and Rising Economic Prosperity*

Jon R. Miller
Professor of Economics
College of Business and Economics
University of Idaho
Moscow, Idaho

Steven Peterson
Research Economist and Instructor
College of Business and Economics
University of Idaho
Moscow, Idaho

Hank Robison
Senior Economist
EMSI
Moscow, Idaho

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Introduction, Summary and Conclusions

In 1995, we completed a study for the City of Moscow entitled “Why is Moscow Growing?” (Miller and Peterson, 1995). At that time concerns existed in the community that Moscow was growing rapidly and that its quality of life might be in jeopardy. After careful study of many sources of data, we concluded that Moscow was growing, but slowly. We suggested that a housing boom coming on the heels of little building in the 1980s had fostered the appearance of rapid growth. Moscow appeared to be growing faster than it really was.

This is, in part, an update of that original study, but not an identical one. For example, we have highlighted and extended in this study growth measures related to economic well being or prosperity, not just indicators of population growth. We also offer here a theory of why Moscow is becoming richer, and test this theory qualitatively with the data. We also use in this study a greatly improved model to provide a profile of Moscow’s economic base.

We think, however, that the conclusions of this study will be no less surprising than those of our 1995 effort. We will present data in the following pages that report the following observable facts:

- 1) Moscow's population continues to grow, but at a slow and decelerating rate. Even this moderate population growth stands out in the broad Quad-County Region, one in which aggregate population growth is close to zero.
- 2) Growth in Moscow's population has not increased enrollment in the Moscow School District, nor has it led to increased aggregate water use.
- 3) Employment trends in Latah County roughly match those of population.
- 4) Patterns in dividends, interest, rent and transfer receipts in Latah County are similar to those in other counties in the region.
- 5) Through inferences from Latah County data, we show that the Moscow area is growing richer, especially when richness is measured in terms of median family income. Latah County now has the fourth highest median family income among counties in the State of Idaho. As recently as 1989, it ranked eighth. In 1969 it ranked 15th.
- 6) Latah County has the highest median family income among counties in the Quad-county region. This hasn't always been the case. In 1989 it trailed both Nez Perce and Whitman Counties.
- 7) Moscow is experiencing a robust housing market, both in terms of the number and value of new housing starts and as measured by sales prices of existing houses.

These are a summary of the important facts about recent changes in growth and prosperity in Moscow, as we see them. Others might see different facts emerging from the data, but that, too, is an objective of this study, i.e., assembly of important data in one place in order to facilitate discussion of them. But developing information from data, ascertaining trends, and comparing facts across different locations and jurisdictions is only part of a regional economic story. As regional economists, we cannot resist the opportunity to theorize about why the facts lay the way they do in the region. How can we explain Moscow's growth and rising prosperity relative to other places in the region? We suggest the following:

- 1) The University of Idaho (UI) continues to dominate Moscow's economic base, so favorable trends at the UI in the 1990s could explain some of the population growth and rising economic prosperity of that decade. Likewise, harder times at the UI in the last 5 years might have contributed to a further moderation in Moscow's population growth.
- 2) Some of the increased prosperity in Moscow has been the result of a large increase in in-migration of higher-income out-commuters, especially those who live in Latah County and work in Whitman County. In 2000, 2300 individuals lived in Latah County and worked in Whitman County. Only 978 commuted the other way, for an out-commuting ratio

with Whitman County of 2.35 to 1. In 1990, the comparable ratio was 2.58. In the Quad-county Region, 2.28 people live in Latah County and work in other counties for every one who commutes the other way.

- 3) Favorable trends at Washington State University, and higher wages and salaries there provide circumstantial evidence that is not inconsistent with our higher-income out-commuters theory.
- 4) While the effect of historic low mortgage rates undoubtedly stimulated the Moscow housing market, robust high value single-family housing construction is also consistent with the high-income out-commuting theory.
- 5) And finally, and more speculatively, we suggest that:

a high quality of life in Moscow and a willingness on the part of the community to convert agricultural land to high-value housing is not inconsistent with our theory, both through the retention of higher-income UI employees and the attraction of families from other counties.

Objectives

Much like those in our 1995 study our objectives here are threefold. First we wish to describe recent trends in indicators of growth in Moscow and neighboring jurisdictions. As our last study of this topic was in 1995, the ensuing 10 or 11 years is of particular importance. Again, a benefit of this effort is that we assemble under one cover widely scattered information, and make it available in a user-friendly for-

mat.

Second, we wish to provide an updated and improved method for providing an economic profile of Moscow, with special reference to a characterization of Moscow's economic base. We rely in this effort on models developed by a Moscow company residing in the Alturus Business Park, EMSI.

Finally, we will attempt to apply some expert judgement to the interpretation of data on various growth indicators. We hope to shed light on why Moscow is growing and prospering the way it is.

An Economic Profile of Moscow

Economists love to tell a regional economics joke about Idaho. The State of Idaho has three capitals, only one of which is Boise. The other two are Salt Lake City and Spokane. Residents and businesses in Moscow pay taxes to the state government and receive services and other direct payments from Boise, but Moscow's economy is much more related to that of Spokane, the Spokane Functional Economic Area, sometimes called the "Inland Empire" by old-timers or, in modern times when imperialism is out of fashion, the Inland Northwest Economy. This regional economy runs from southern British Columbia in the north to the Salmon River in the south, and from the western ranges of the Rocky Mountains in the east to the Columbia Basin in the west.

Spokane is the economic center of this regional economy, and performs what economists call central functions for its regional sub-centers such as Lewiston and Coeur d' Alene, although it is harder and harder over time to distinguish an economic boundary between Spokane and Coeur d' Alene, as they merge into one metropolitan area. In turn, Lewiston performs some central functions for Moscow, but many would argue that this "regional dominance" is lessening over time. In like manner, Moscow performs central functions for smaller places in the region such as Troy, Deary, Potlatch and Genesee. Examples of such functions include, among others, health care, legal and financial services, and retail trade.

An economic profile of Moscow starts with a breakdown of its employment and earnings by economic sector. These appear as Figures 1 and 2. Without surprise we show in these figures that state and local government dominates employment and earnings in Moscow. Of course, by far the largest component of state government is the University of Idaho (UI). Note that both state government and local government account for a higher percent of earnings than employment in Moscow, which reflects the higher relative wages and salaries in these sectors. Retail trade and eating/drinking/motels are sectors where the percent of earnings is smaller than the percent of employment, reflecting relative relatively lower wages and salaries in these sectors.

Figure 1

**2004 Employment in Moscow by Economic Sector
(Percent of Total)**

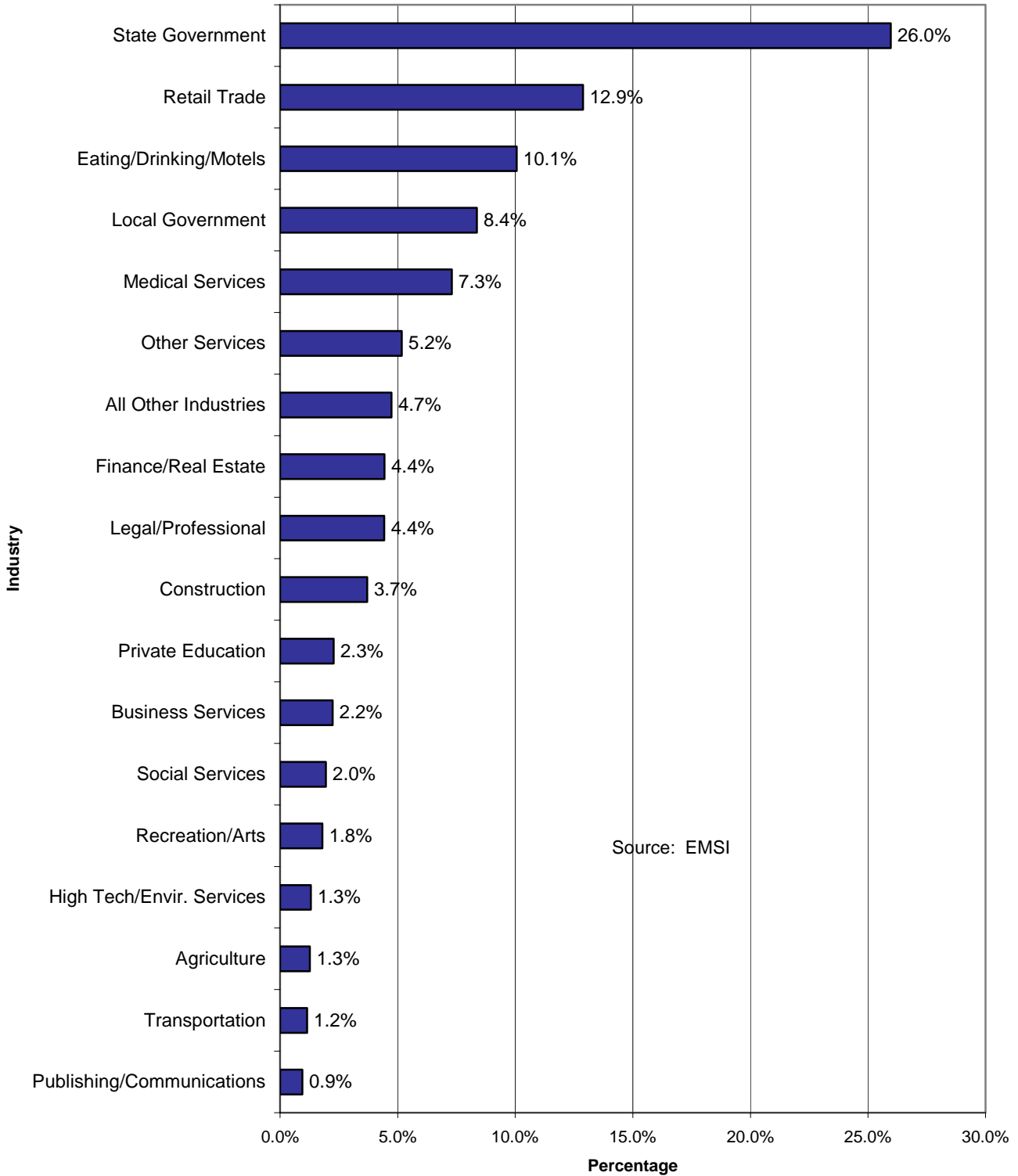
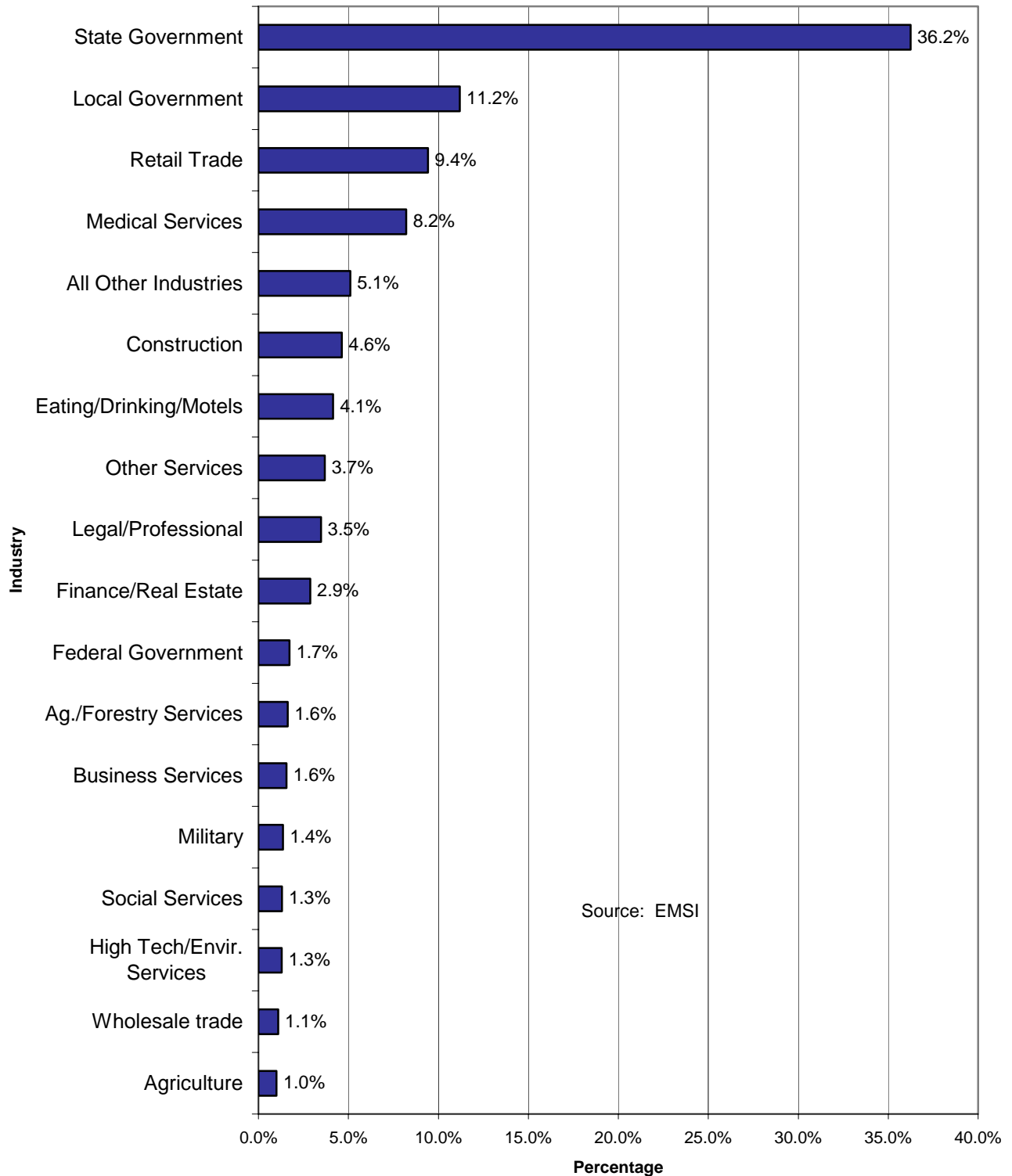


Figure 2

**2004 Earnings in Moscow by Economic Sector
(Percent of Total)**



Another way to describe a local economy is through its economic base, those sectors of the economy that attract spending and income from outside the economy through sectors that export goods and services from the region. An aggregated version of Moscow's economic base appears as Figure 3.

The Economic Base of Moscow Idaho

An economic base input-output model of Moscow, Idaho for year 2004 was created for this study. The modeling software and data were provided by economic modeling specialists (EMSI), a local Moscow firm.

A county's economy can be bifurcated into two types of economic activity, base industries and non-base industries. Base industries are defined as any economic activity that brings income or new money into the region. These include (but are not limited to) high technology companies, agriculture, wood products, general manufacturing, tourism, and portions of wholesale and retail trade industries. Local firms providing retail trade sales or services to individuals living outside the region are included in the region's base. Payments from state and federal governments are also part of the economic base and include Social Security, Medicare, university funding, student loans, and welfare. In university communities, most student-related spending is considered

basic. An economic base assessment allocates and attributes all economic activity to its base sectors.

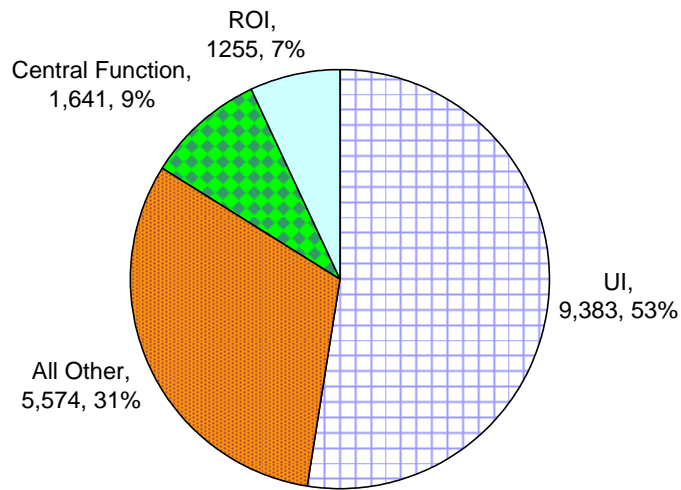
Non-base industries are defined as economic activity within a region that support local consumers and businesses within the base sector, recirculating incomes generated within the region. Non-base industries support the base industries.

Four major basic industries were identified for Moscow. The first is the University of Idaho (UI), which included all sources of university expenditures such as student spending, student related tourism, research spending, auxiliary services, state spending, and all other related spending except for UI retirees (Figures 3a and 3b). The UI accounts for 52.6% of all jobs (9,383) and 53.9% of all earnings (\$265 million) in Moscow. These include the direct, indirect, and induced effects (i.e., multiplier effects).

The second largest base activity is “all other” industries which includes agriculture, Alturas Technology Park, non-UI government, and other industries. It contributes 31.2% of all jobs (5,574) and 32.5% of all earnings (\$160 million). The third largest basic industry is the “central function”, which accounts for Moscow’ role as the regional trade hub for Latah County and surrounding regions. It accounts for 9.2% of all jobs (1,641) and 8.1% of all earnings (\$40 million). Finally, residents’ outside income includes the

Figure 3a

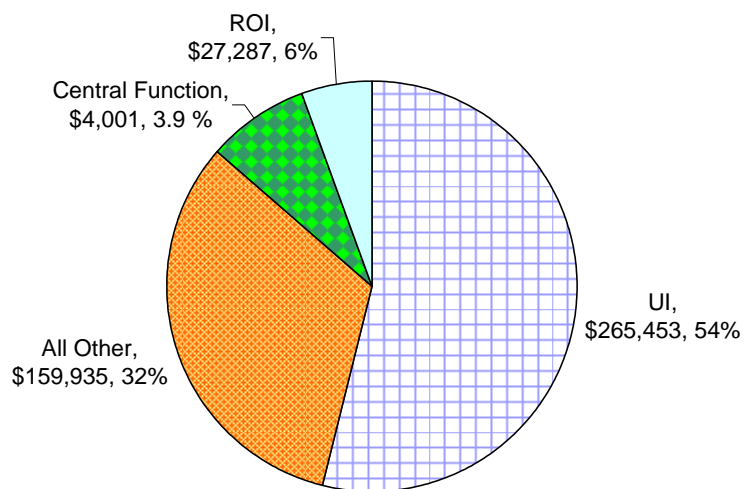
2004 Economic Base of Moscow (Employment)



Source: EMSI

Figure 3b

2004 Economic Base of Moscow, Earnings (\$1,000)



Source: EMSI

economic impacts of dividends, interest, rent, and transfer payments that bring income into the community. It accounts for 7% of all jobs (1,255) and 5.5% of all earnings (\$27.3 million). In total there are 17,893 jobs in Moscow and \$493 million in earnings in 2004.

Indicators of Decelerating Population Growth in Moscow

As we stated above, one objective of this study is to describe recent growth in Moscow and relate it to Moscow's growth in earlier periods. One form of this growth is population growth, and activities that are related to it, such as housing construction, school enrollment, and water use. We begin in the next section with population growth.

Population

Figures 4a - 4c summarize Moscow's population picture. Figure 4a shows Moscow population at each census year since 1960 and a population estimate for 2004, the latest year that city population estimates are available from the U.S. Census. Moscow has grown every decade since 1960, with the population almost doubling in these 44 years. This pattern continues into the present decade.

While population continues to grow in Moscow, the rate of growth has been moderate. Furthermore, the rate of population growth appears to

Population of Moscow, Idaho, by Decade and 2004

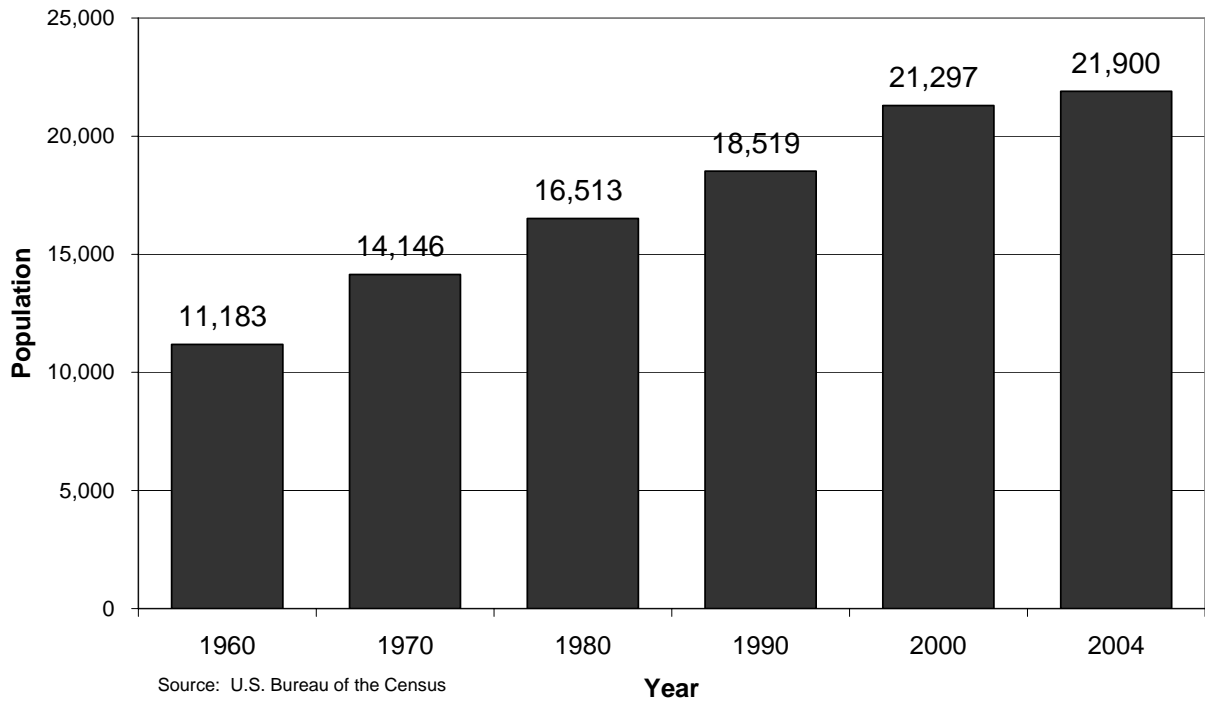


Figure 4b

Cumulative Percent Change in Population of Moscow, Idaho, by Decade

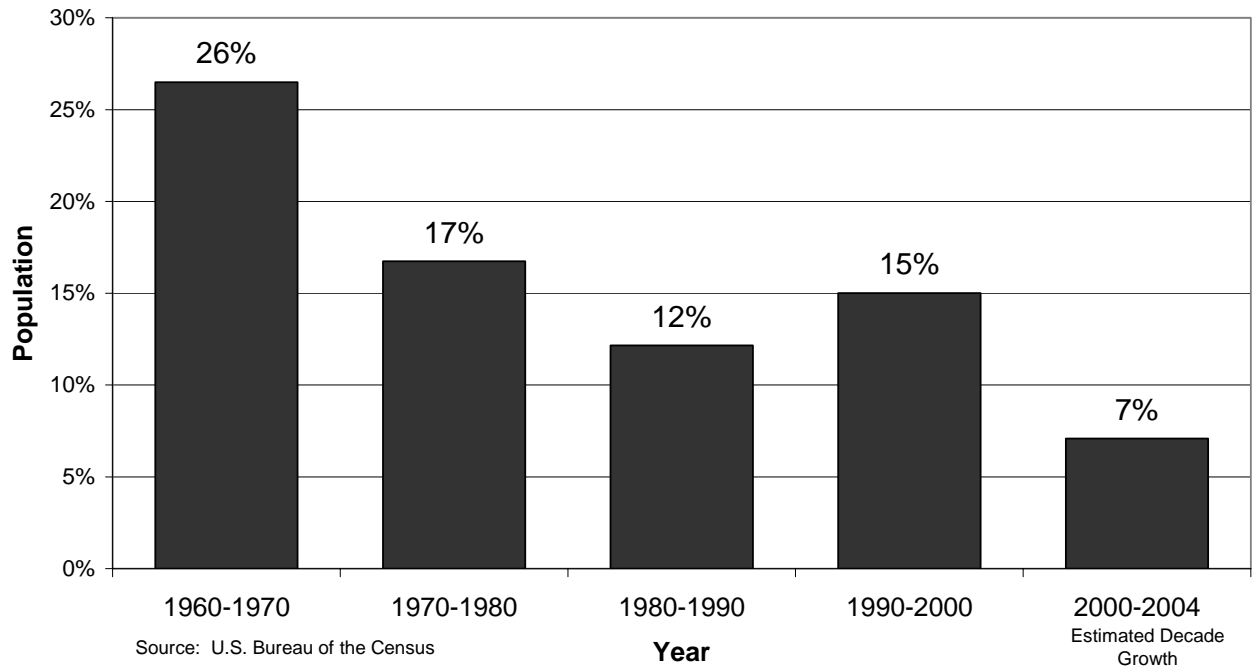
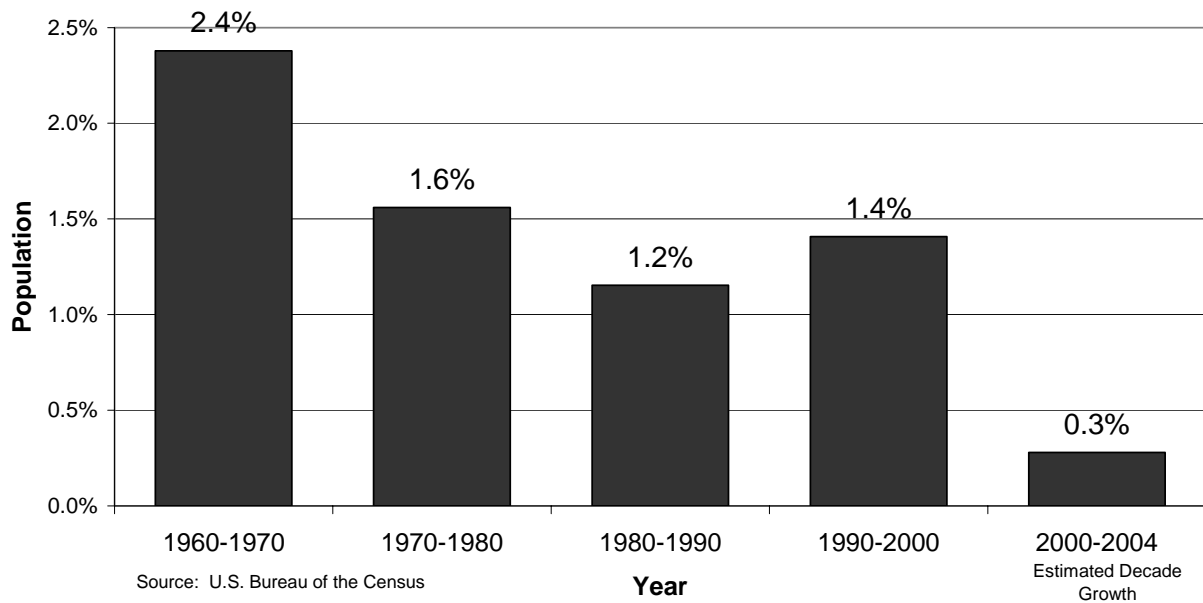


Figure 4c

**Annual Average Percent Change in Population
of Moscow, Idaho,
by Decade, and 2000-2004**



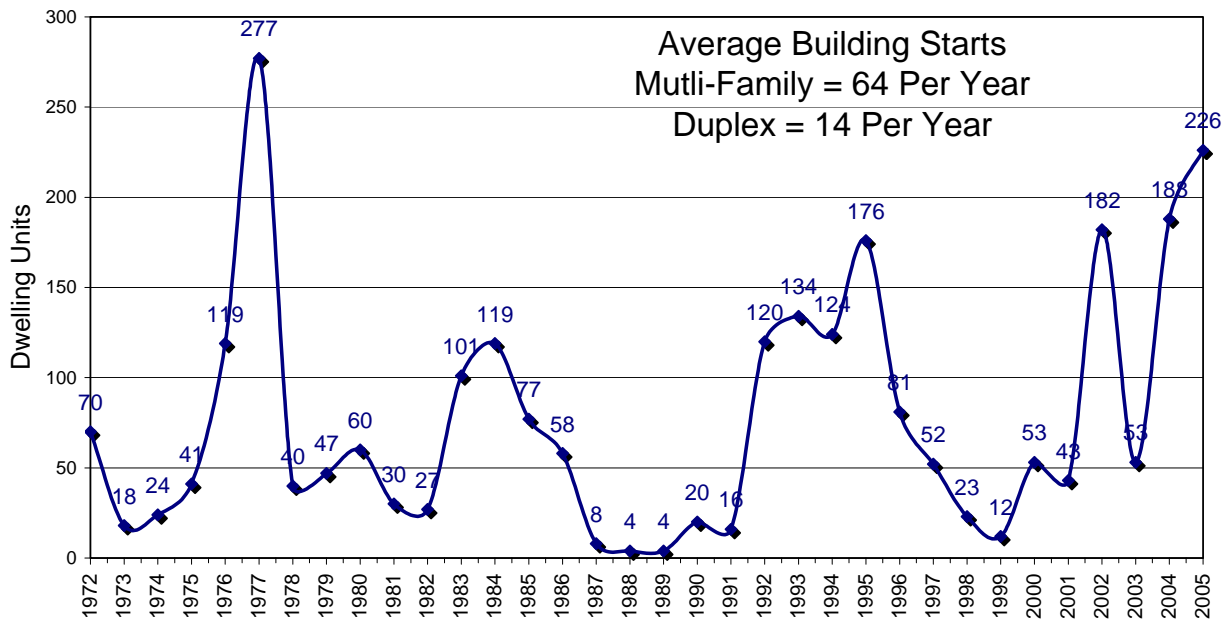
be decelerating. Figure 4b shows the cumulative percent growth in population by decade and for 2000 – 2004 expanded to a decade basis. Note that cumulative growth in the 1960s was 3.7 times larger than that which will occur in the present decade if current annual growth rates continue. While growth accelerated moderately in the 1990s, compared to the 1980s, recent experience suggests continuation of a downward trend in population growth. Figure 4c shows this trend of decelerating growth in terms of average annual percent changes by decade.

Housing Construction

If population grows in Moscow, we would expect it to be reflected in activities related to this growth. Housing is a good example. In 1995, when we last examined trends in housing construction in Moscow, we noted that Moscow was in the midst of a housing boom [Miller and Peterson, 1995, p. 24]. In the last eleven years, new construction has had its normal oscillations up and down, but continues strong, in spite of moderating population growth. Also in 1995, we noted that new construction in Moscow appeared to be even greater, as it came on the heels of a construction glut in the mid to late 1980s. This was especially true in multi-family construction.

Figure 5a

Moscow Multi-Family/Duplex Housing Starts- 1972-2005



Source: City of Moscow

Figure 5b

Moscow Single Family Housing Starts-1972-2005

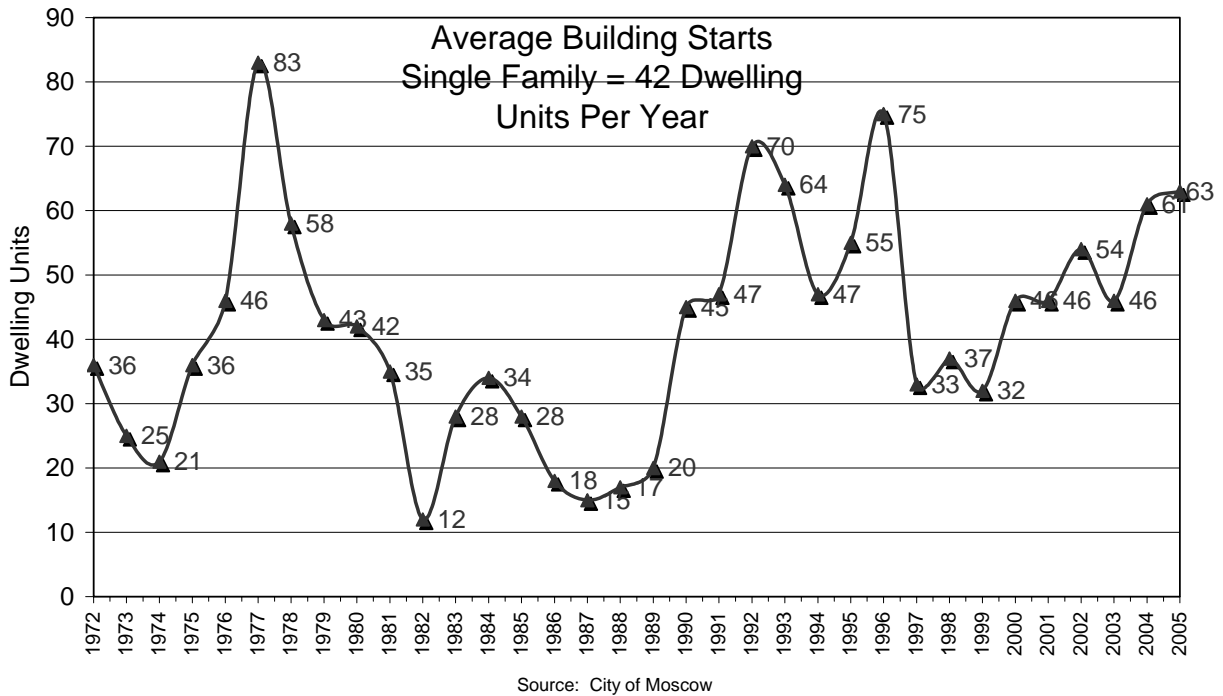


Figure 5c

Moscow Total Housing Starts-1972-2005

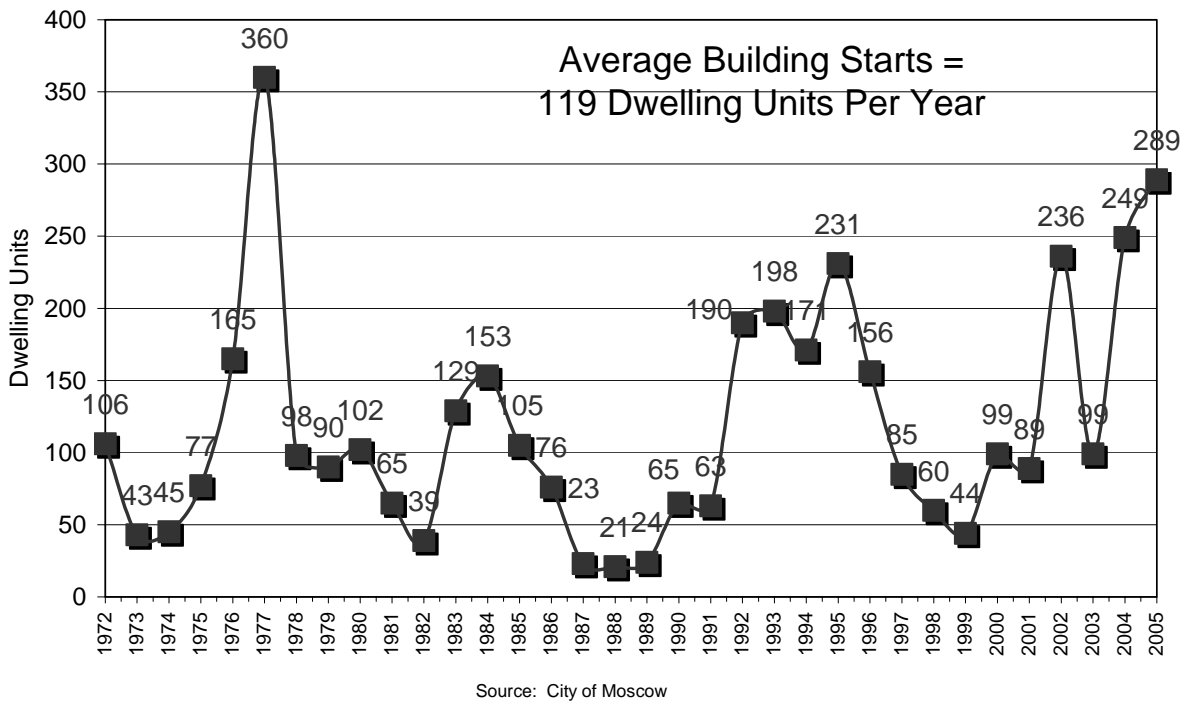


Figure 5a shows Multi-Family (including duplex) housing starts in Moscow from 1972-2005. A few observations can be drawn from this figure. First, for whatever reason, multi-family housing starts are volatile, ranging from a high of 277 in 1977 to a low of 4 in 1988 and 1989. Over this thirty-year period, multi-family housing starts averaged 78 per year. Second, after a relative peak in 1996, multi-family construction cooled greatly in the late 1990s, only to resume an upward trend in the early part of this decade. Finally, in 2005, multifamily starts rose to near historical highs. Only the boom year of 1977 had a higher number of starts.

A similar, though not identical, story emerges for single-family construction. We see in Figure 5b that single-family construction is also volatile, ranging from a high in 1977 of 83 starts to a low of 12 starts in 1982. The late 1980s were also slow years for single-family construction in Moscow. Again, as with multi-family construction, single-family construction was above average in the 1990s, slowed somewhat in the late 1990s, and trended upward again in the early part of this decade. However, in contrast with multi-family construction, single-family housing starts have not risen to the level they achieved in the mid 1990s.

We combine multi-family and single-family housing starts in Figure 5c. Again, the pattern over 33 years is a spike in 1977, a large trough in the mid 1980s, a boom in the early to mid 1990s, cooling in the late 90s, and a boom again

Figure 5d
 Value of Moscow Single Family Housing Starts-
 1985-2005 in Millions of Constant 2005 Dollars

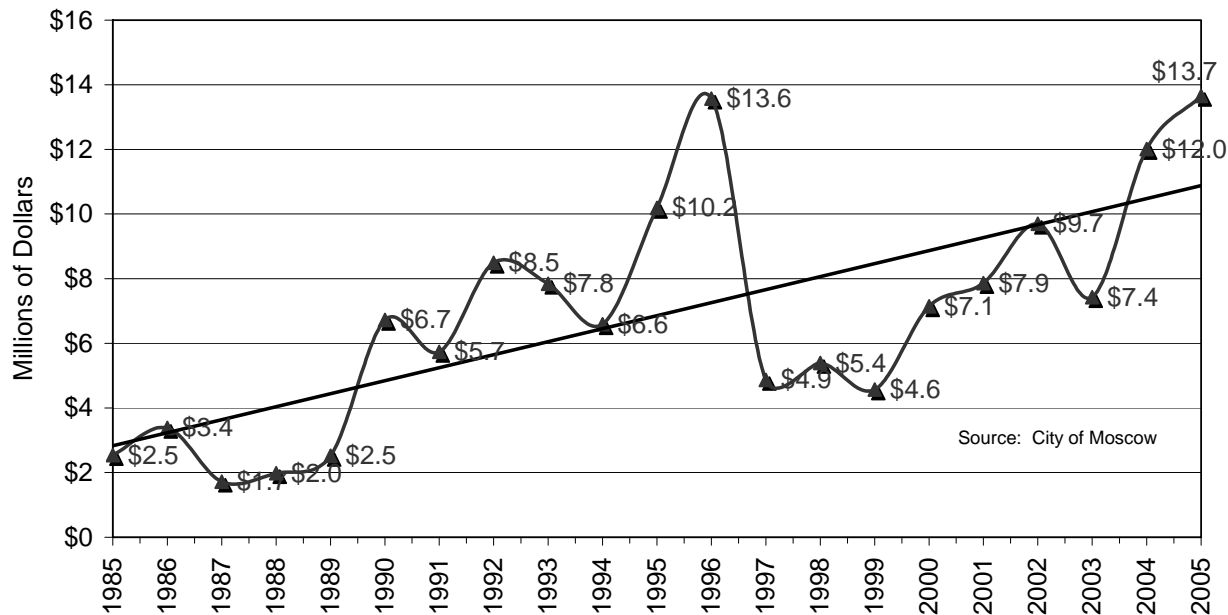
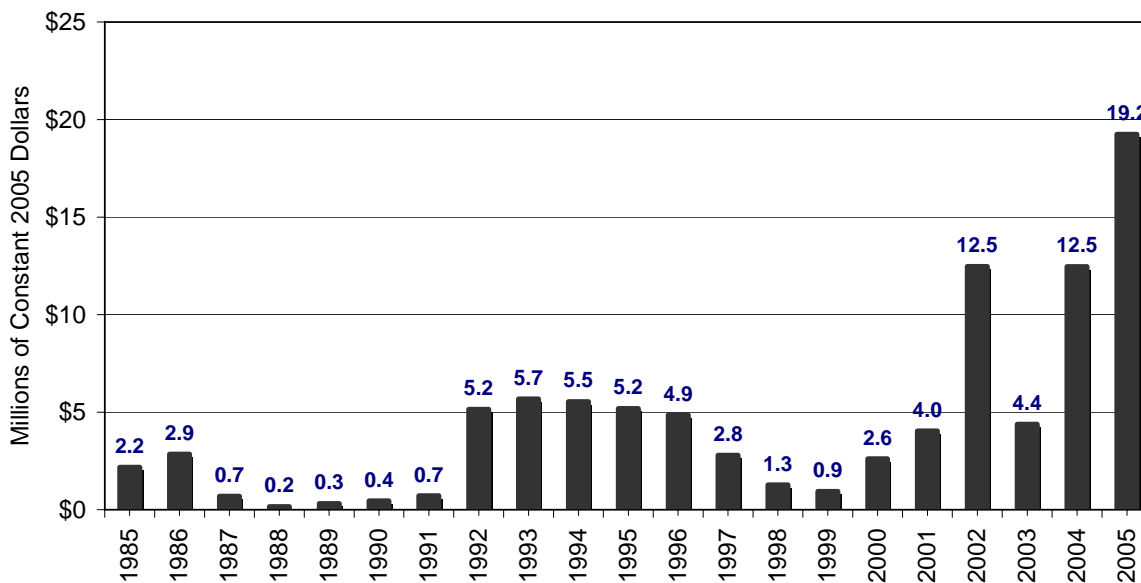


Figure 5e

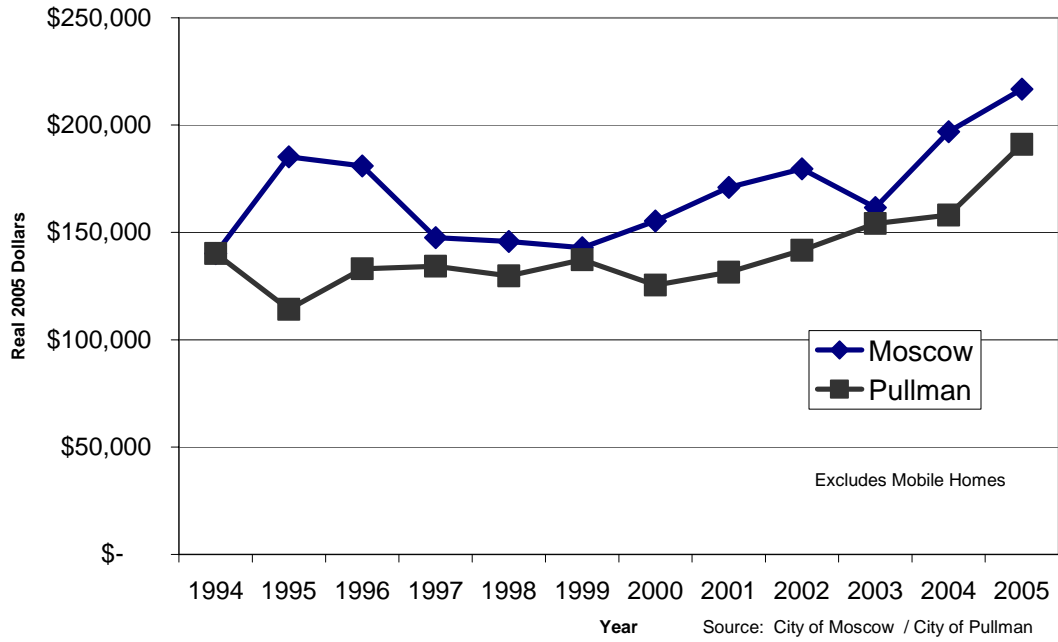
Value of Moscow Multi-Family/Duplex Housing Starts-
 1985-2005 in Millions of Constant 2005 Dollars



Source: City of Moscow and U.S. Bureau of the Census

Figure 5f

**Average Permit Value for Single Family Housing Starts
in Moscow and Pullman, in Constant 2005 Dollars**



in the early part of this decade. In three of the last four years, we experienced more housing starts than in all but one year in the last 33 years. Because we don't have data on the total number of housing units in Moscow over time, we cannot calculate percent changes in the housing stock. But this aside, examination of the housing start data suggests that the slowing of the growth in Moscow population has not manifested itself in slower growth in housing construction.

It also appears from the data that new housing in Moscow is adding to the wealth of the community. We see in Figure 5d an upward trend in the real value of single-family housing starts. Comparable data for multi-family units appears in Figure 5e. While these data are not on a per unit basis, they do indicate that value has kept pace with the sheer numbers of starts.

In Figure 5f we present information on average real value of single family housing starts in both Moscow and Pullman. In the last ten years, the value per start is reasonably high and trending upward. Throughout the 1990s and into this decade, Moscow appears to have added high value units to its single-family housing stock.

School Enrollment

As shown in Figure 6a, Moscow School District, including charter schools, accounts for 87% of school enrollment in Moscow. Figures for Mos-

Figure 6a

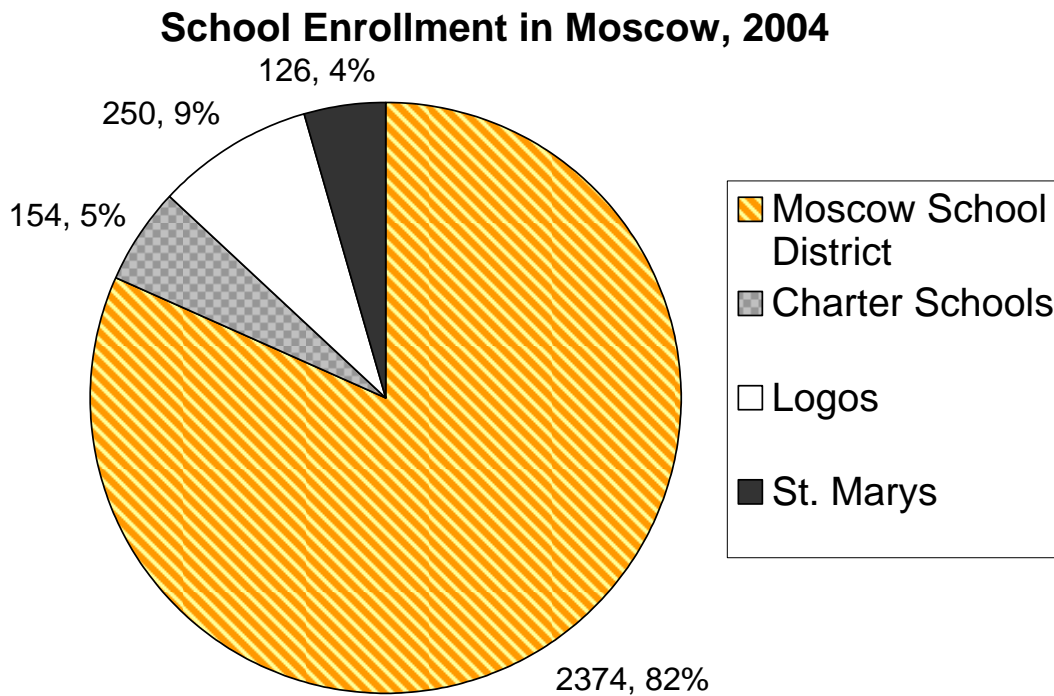
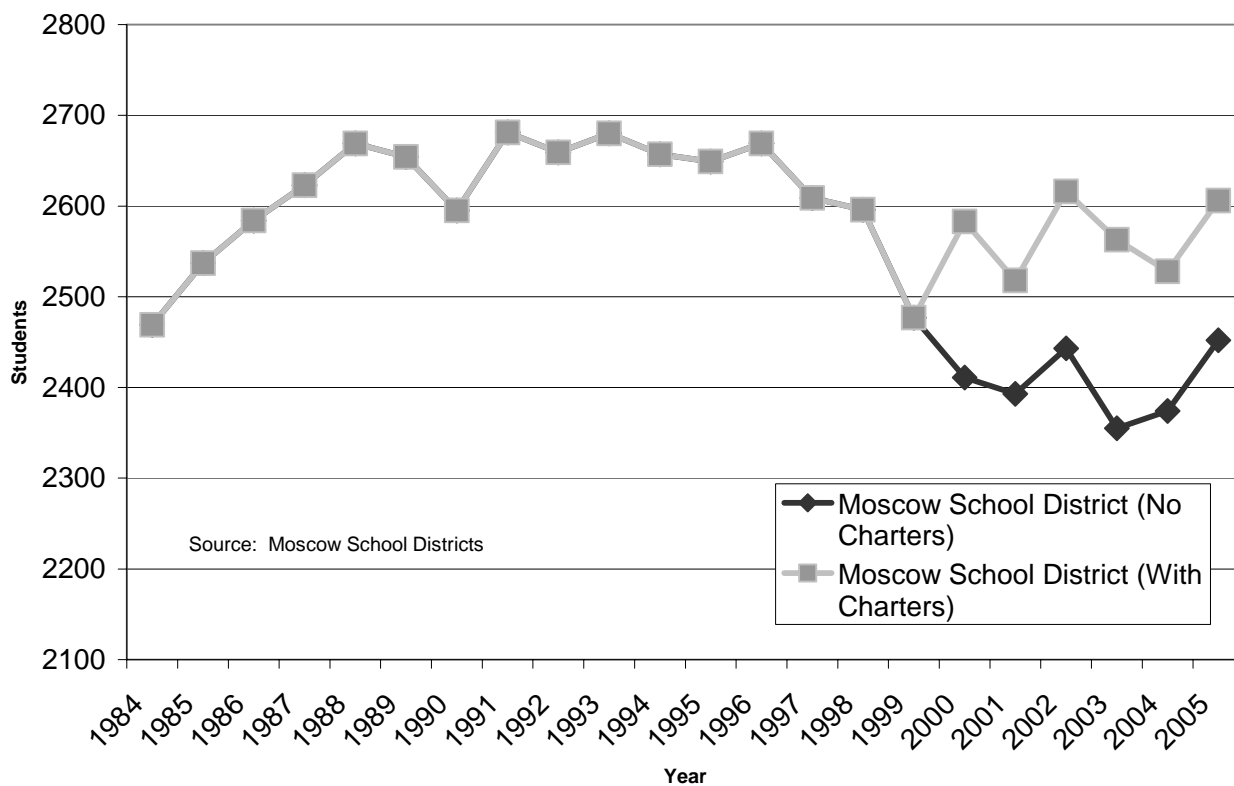


Figure 6b

Moscow School District Enrollment 1984-2005



cow School District are hard numbers. St. Mary's and Logos School enrollment are based on estimates. In 1995 we presented a similar figure showing school enrollment in Moscow. While charter schools did not exist at that time, our estimate of the relative percentages of school enrollment, by school, were about the same then. We suggest, again from incomplete data on Moscow private schools, that the relative composition of school enrollment has changed very little in the last decade.

In Figure 6b, we show a time series of Moscow School District enrollment for the last 22 years. Enrollment grew in the late 1990s, remained flat in the early to mid 1990s, then declined until 2000. The coming of charter schools in Moscow coincides with an end to the decline in total enrollment in the Moscow School District. Traditional Moscow school enrollment continued to trend downward in the early part of this decade, while charter enrollment grew and compensated for it. We speculate that the availability of charter schools provided an alternative to private and home schooling in Moscow, arresting the decline in total enrollment.

While the declining trend in school enrollment in the Moscow School District has stopped, we certainly would not call this development a transition to rapid growth in enrollment. If our estimates of flat to modest growth in private school enrollment in private schools are correct, we see nothing in school enroll-

ment figures to suggest patterns contrary to those we find in Moscow's population. These conclusions, of course, must be tempered by the fact that demographic considerations are beyond the scope of this study. School enrollment trends are driven not only by total numbers of people, per se, but also by the composition of that population. Because the population of Moscow is rising, we suspect an aging population and lower family size are influencing school enrollment.

Water Use

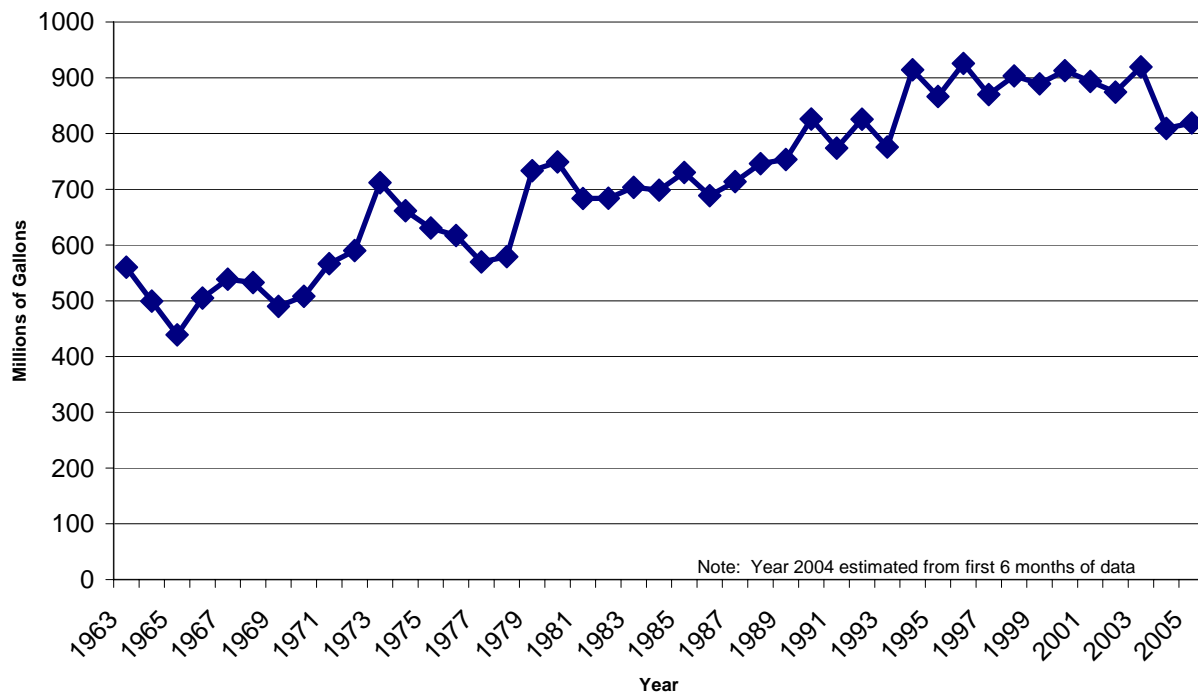
Another indirect measure of population growth is water use. If water use per capita remains constant, trends in water use will match trends in population. In Figure 7a we show aggregate water use in the City of Moscow. This does not include water use at the University of Idaho. After steadily increasing in the 1980s and early 1990s, annual water use in Moscow has not grown.

Because much water use occurs in outdoor watering, and because this use is weather-dependent, fluctuations in water use can stem from weather changes and not changes in population. In Figure 7b, we show January versus July water use in Moscow. Note that January water use is flat or declining since the mid 1990s, suggesting that reduced water use has not been the result favorable summer watering weather.

As we have seen that the population of Moscow is growing, albeit at slowly

Figure 7a

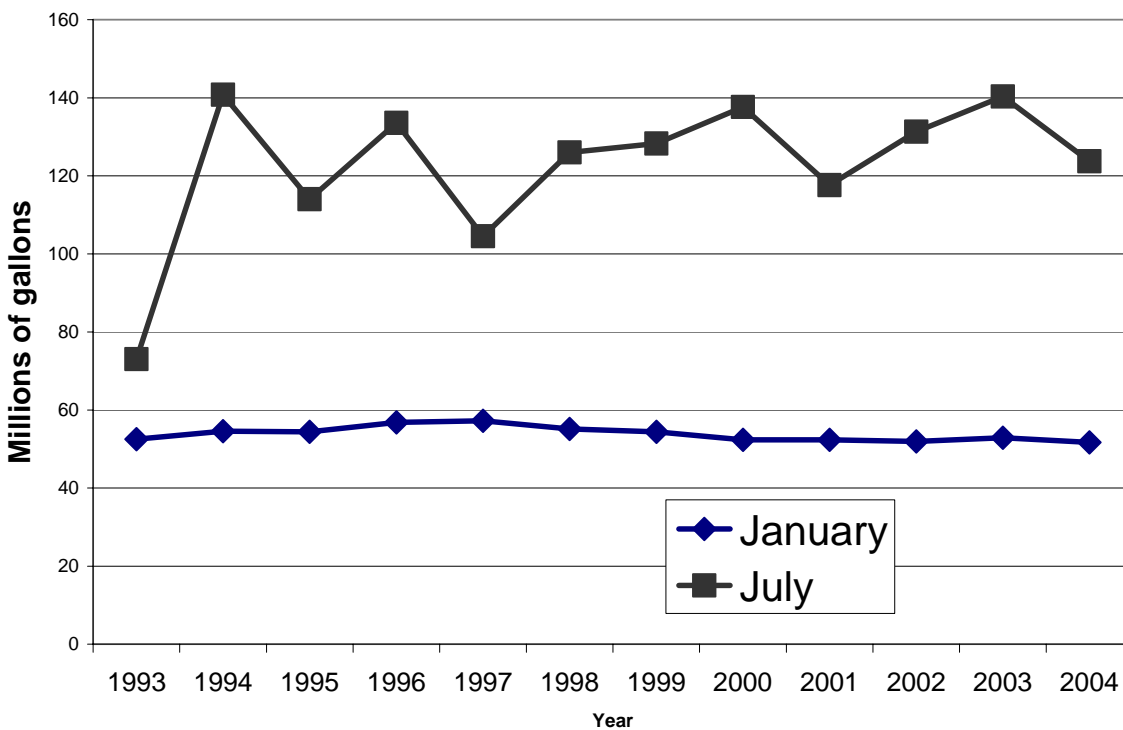
Aggregate Water Use in Moscow 1963-2005



Source: City of Moscow

Figure 7b

Moscow Water Use, January Versus July 1993-2004 (Millions of Gallons)



and at declining rates, and that construction has risen rapidly, flat water use is an indication that water conservation measures in Moscow have had some success in recent years. Again, as with population and school enrollment, water use information coincides with an assessment of modest and decelerating population growth in Moscow.

Indicators of Rising Economic Prosperity in Moscow

County data are much more economically informative than city data. There are more indicators published and these data are reported more frequently. For example, employment and income data are reported for counties on a much more frequent basis than they are for cities.

While Latah County is not exactly Moscow, Moscow is a big part of Latah County, and we can infer something about Moscow from Latah County Data. Furthermore, given that population in other areas of the county has grown less rapidly than population in Moscow, we might infer that measures of economic prosperity are higher in Moscow than those published for Latah County as a whole.

Employment

For most people, it is hard to prosper without a job, so one basic indica-

Figure 8a

Total Employment Latah County 1970-2004

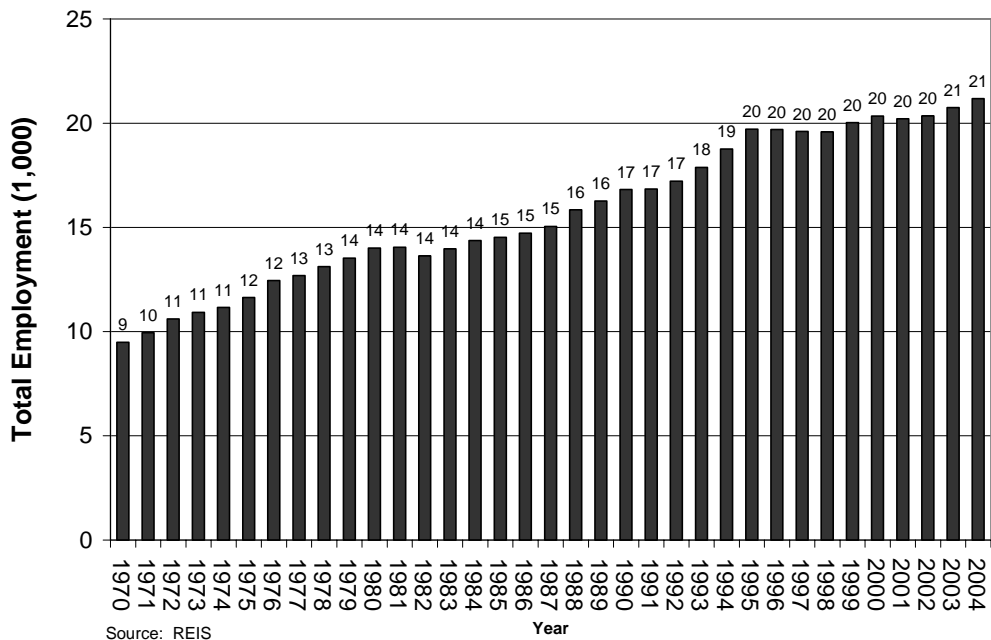


Figure 8b

Annual Percent Change in Employment Latah County 1970-2004

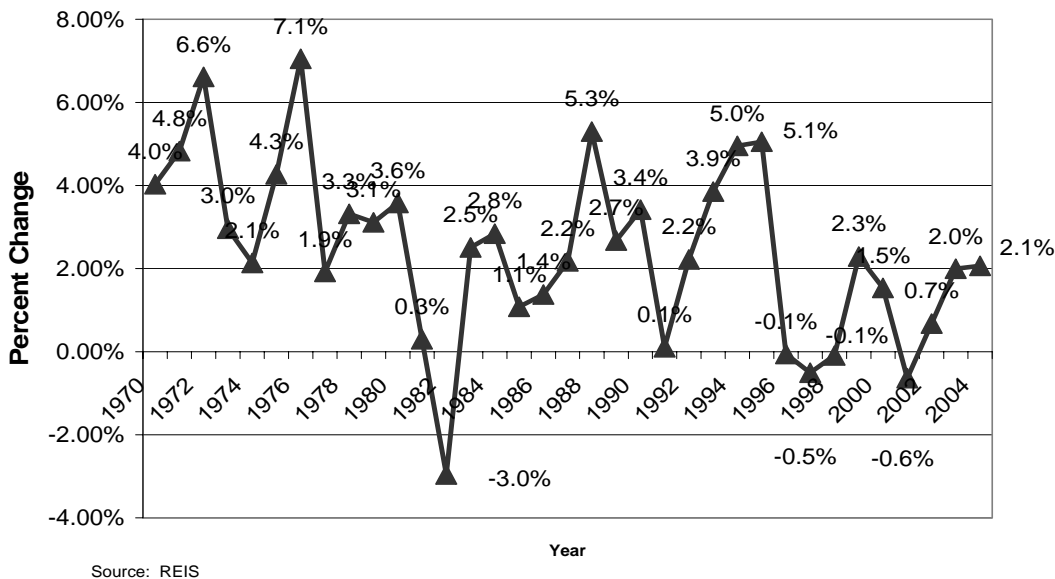


Figure 9a

Total Employment Whitman County 1970-2004

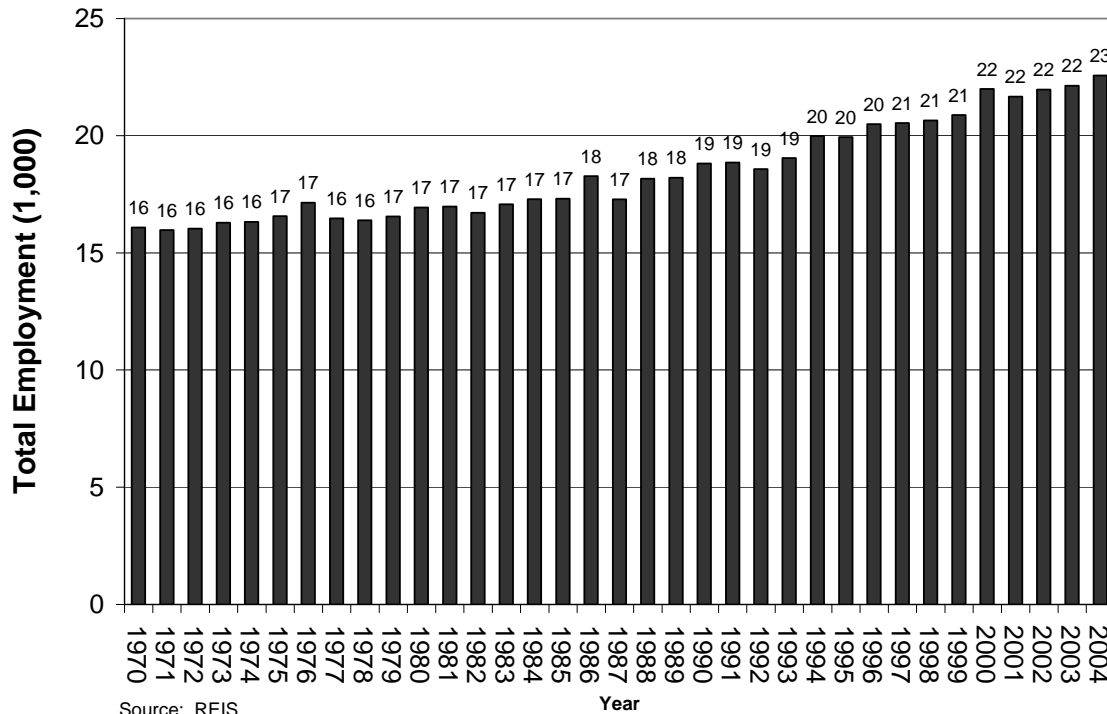
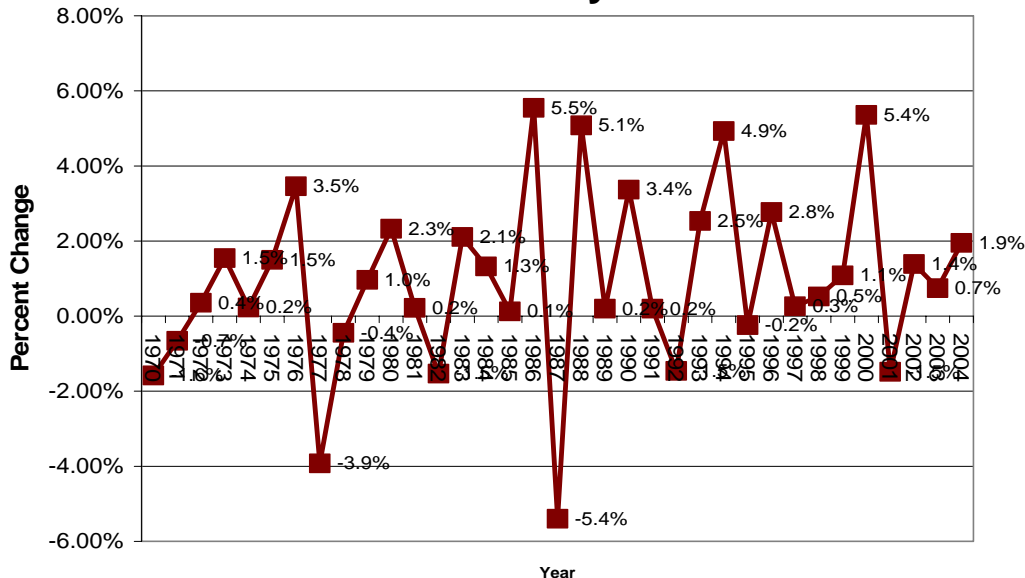


Figure 9b

Annual Percent Change in Employment Whitman County 1970-2004



tor of economic prosperity is total employment. Figure 8a shows total employment in Latah County from 1970-2003. After robust employment growth in the 4%-5% range in 1994-1996, employment growth slowed greatly in the late 1990s, only to rise slightly in the last few years. Figure 8b shows that in recent years employment growth peaked in 1995 at about 5% per year. While volatile, employment growth has been at least 1.3% per year in three of the 5 years for which data are available. We also see in Figure 8b a downward trend in employment growth in Latah County over the long period 1970-2003. This is consistent with the downward trend in population growth rates we see in Moscow.

Figures 9a and 9b show employment levels and annual growth rates for neighboring Whitman County. Whitman County's total employment continues to rise, albeit slowly. Employment growth in Whitman County is, as in Latah County, very volatile, but the annual growth rates don't exhibit the downward trend that appears in Latah County. One of the reasons for the negative trend in Latah County growth rates and the lack of a negative trend in Whitman County is that until the mid 1990s Latah County grew at a much faster rate. Starting in the mid 1990s, employment growth rates slowed considerably in Latah County. Figure 9c shows cumulative percent growth in total employment over the period 1969-2003. Note that Latah County employment growth is comparable to the State of Idaho and Asotin County over this time period, but much higher than in

Figure 9c

**Percent Change in Total Employment:
Selected Regions 1969-2004**

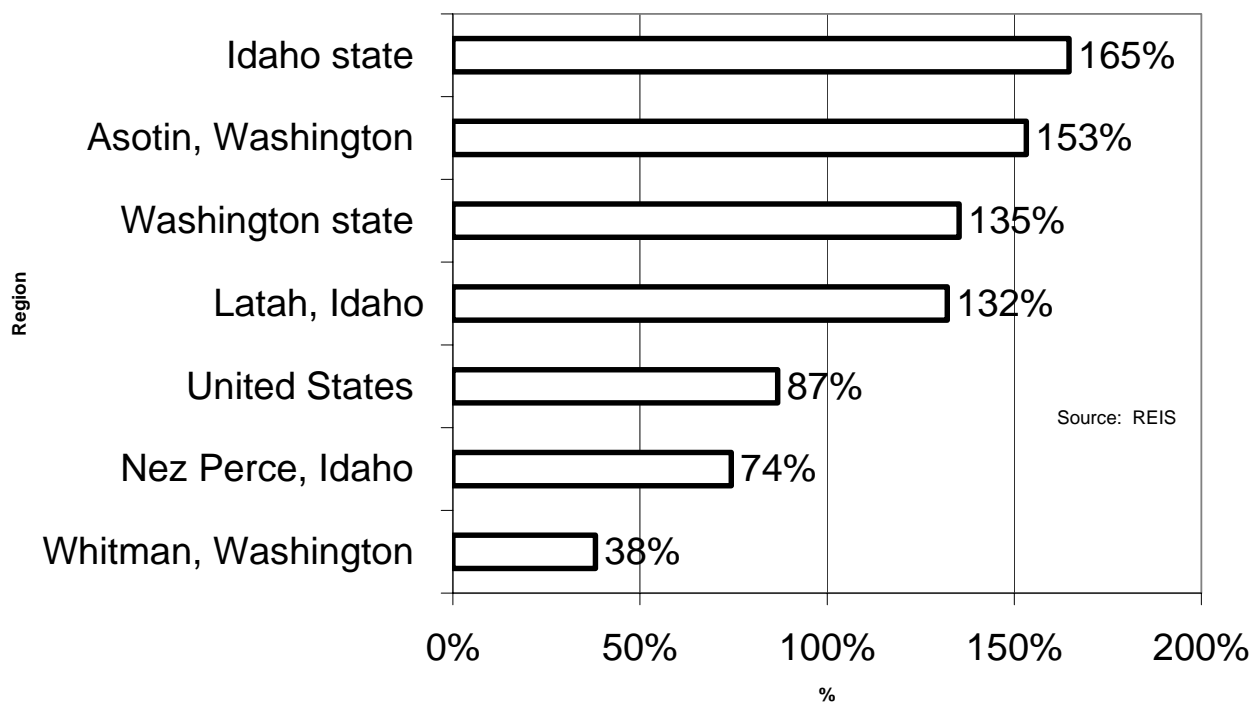


Figure 10a

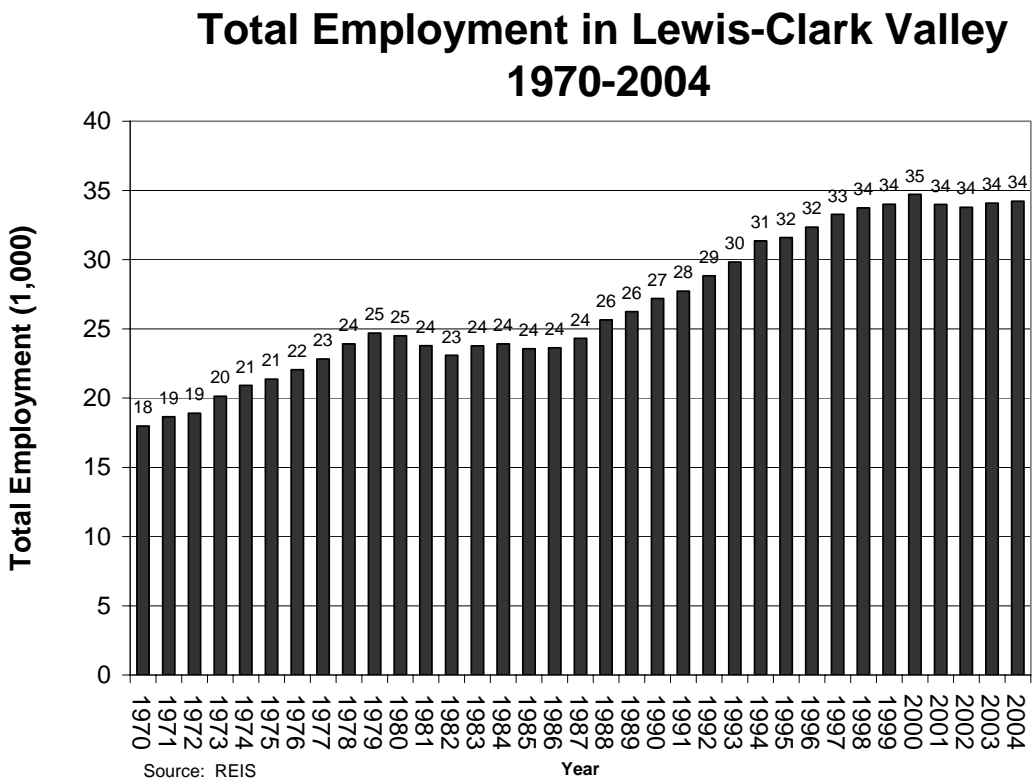
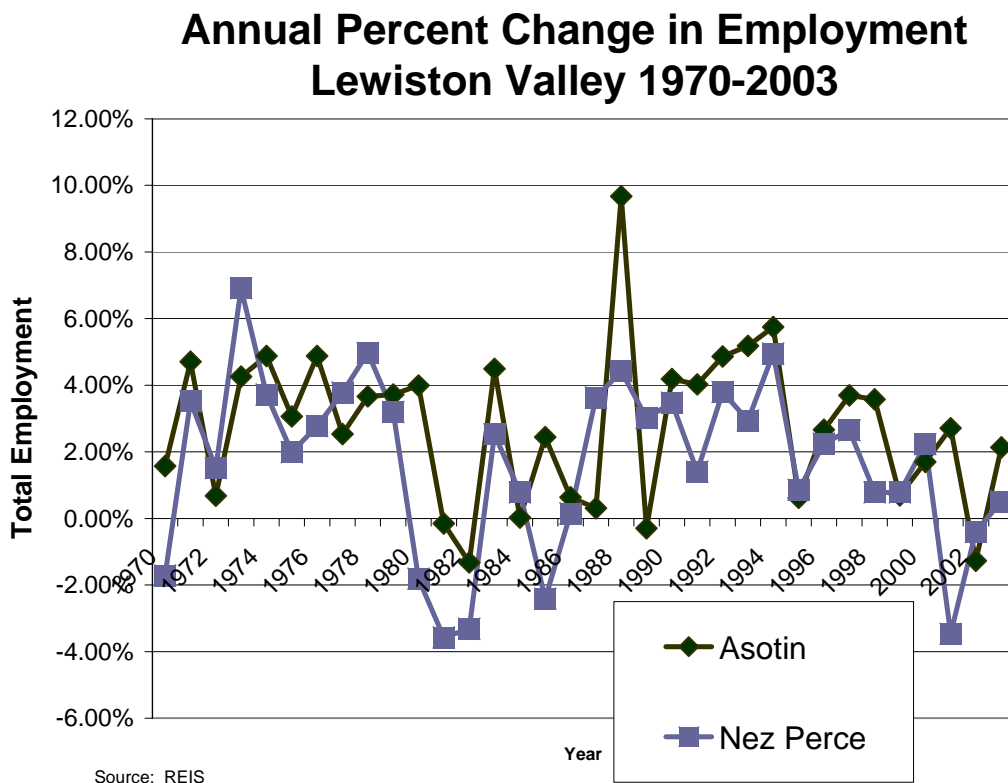


Figure 10b



Nez Perce and Whitman Counties.

We show in Figures 10a and 10b total employment and annual employment growth rates for the Lewiston Valley, Nez Perce and Asotin Counties. On average, employment growth has been higher in the Lewiston Valley than it has in Latah County in the last decade, but here, too, we see a deceleration in employment growth.

Total employment in the Quad-County region is shown in Figure 11a, with the pattern disaggregated by county in Figure 11b. Most of the trends discussed above are visible in this figure (perhaps if you stare at it long enough). Part of the reason for decelerating growth in employment in the region could have been the national recession in 2001, and slow growth in employment in the recovery from it. Indeed, Figures 12a and 12b show county unemployment rates in the region that began to rise around the year 2000, reaching a peak in 2003, then falling. Therefore, very recent upticks in employment growth could be the result of an increased employment rate from a given labor force, rather than increased employment from an expansion in the labor force itself.

In sum, we see no indications that employment growth in neighboring jurisdictions to Moscow indicates anything different from our conclusion of positive, yet moderating growth in the region. Nothing in the employment numbers leads

Figure 11a

Total Employment in Quad-County Region 1970-2004

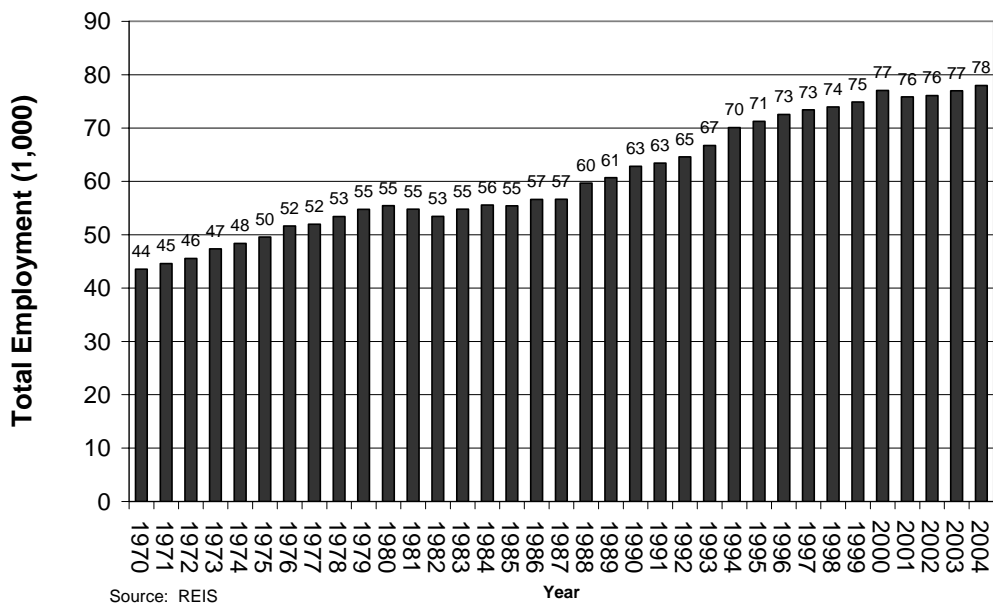


Figure 11b

Total Employment Quad-County Region, by County 1969-2004

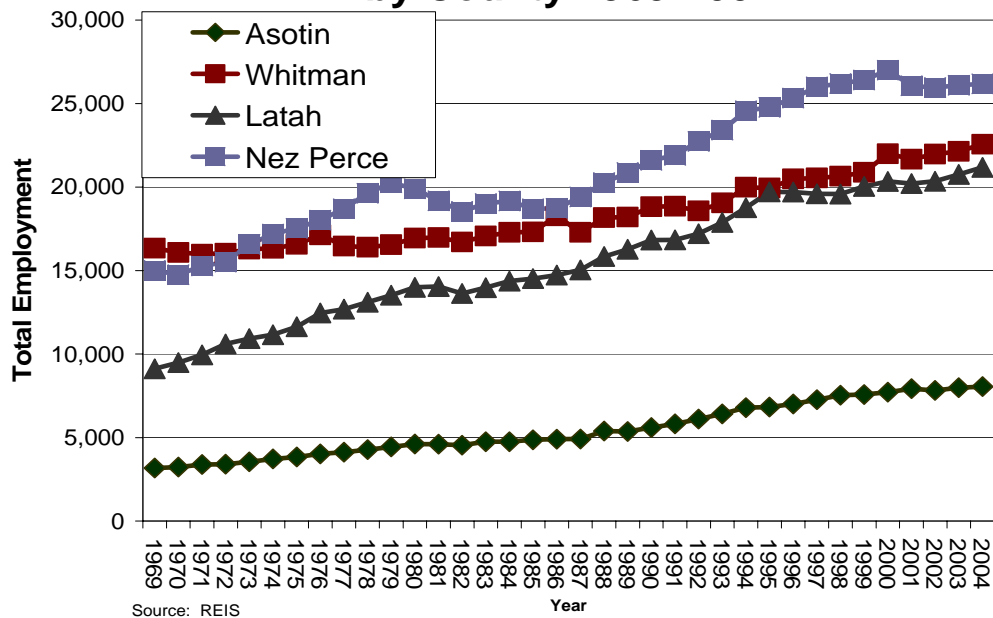


Figure 12a

Quad-County Unemployment Rates 1990-2005

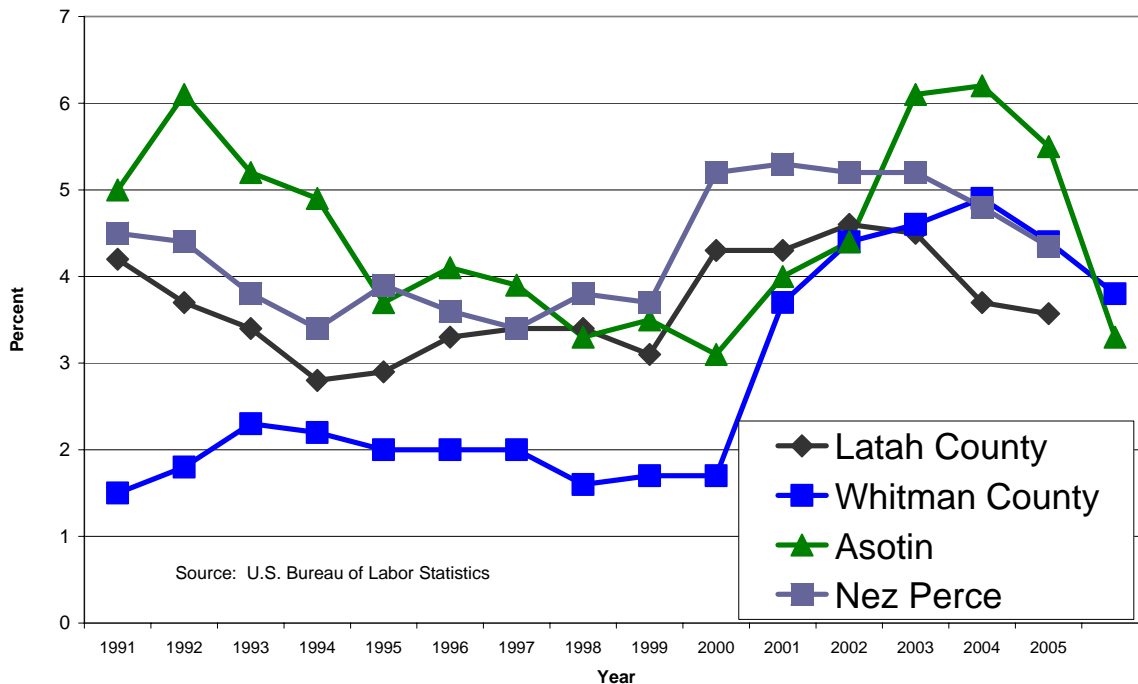
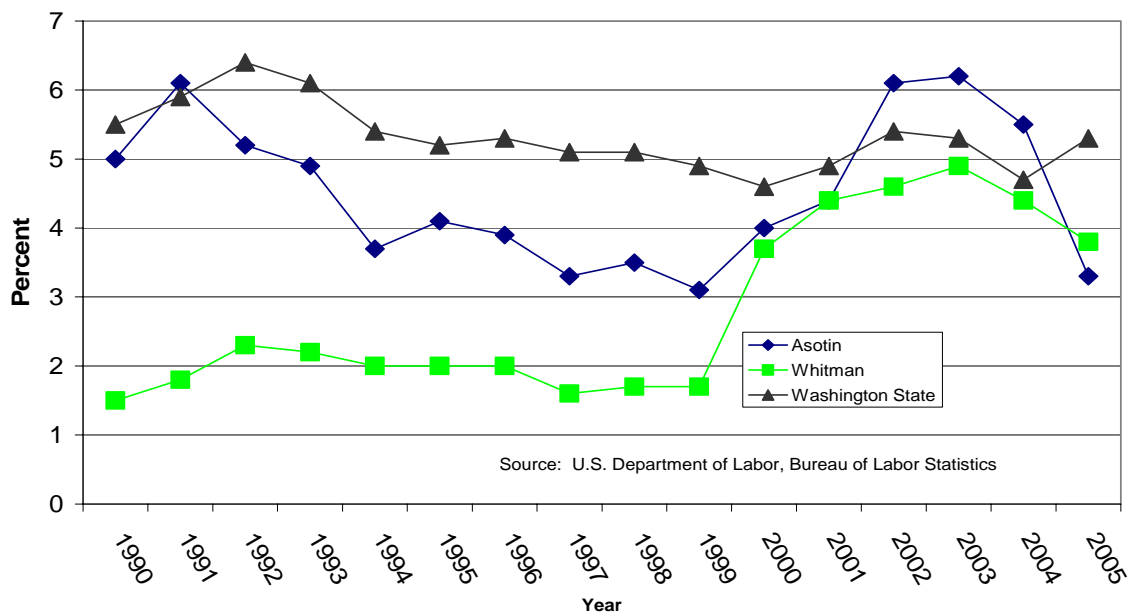


Figure 12b

Annual Unemployment Rates for Selected Regions in Washington 1990-2005



us to believe that Moscow is different from neighboring jurisdictions.

Income

Income of residents is an important measure of regional prosperity. In Figure 13a we show real per capita income in Latah County, 1970-2003, in constant 2005 dollars. Without question, an upward trend exists in this figure. Figure 13b shows real per capita income rankings for counties in the State of Idaho in ten-year increments from 1959 to 1999. Latah County was ranked 8th in 1959 and 13th in 1999. While real per capita income rose 53% from 1989 to 1999 in Latah County, its relative ranking in the state remained about the same.

In areas with substantial student populations, such as Latah and Whitman Counties, per capita income numbers can be misleading. This fact is shown dramatically in Figure 13c, which shows Idaho rankings, by county, for real median family income.

Since 1969 in Idaho, Latah County's real median family income ranking has climbed each decade from 15th in 1969 to 4th in 1999. Without question, on a real median family income basis, Latah County has become considerably richer in both absolute and relative terms over the years.

In Figures 14a and 14b we present comparable information for Whitman

Figure 13a

Real Per Capita Personal Income in Latah County 1970-2004 (Constant 2005 Dollars)

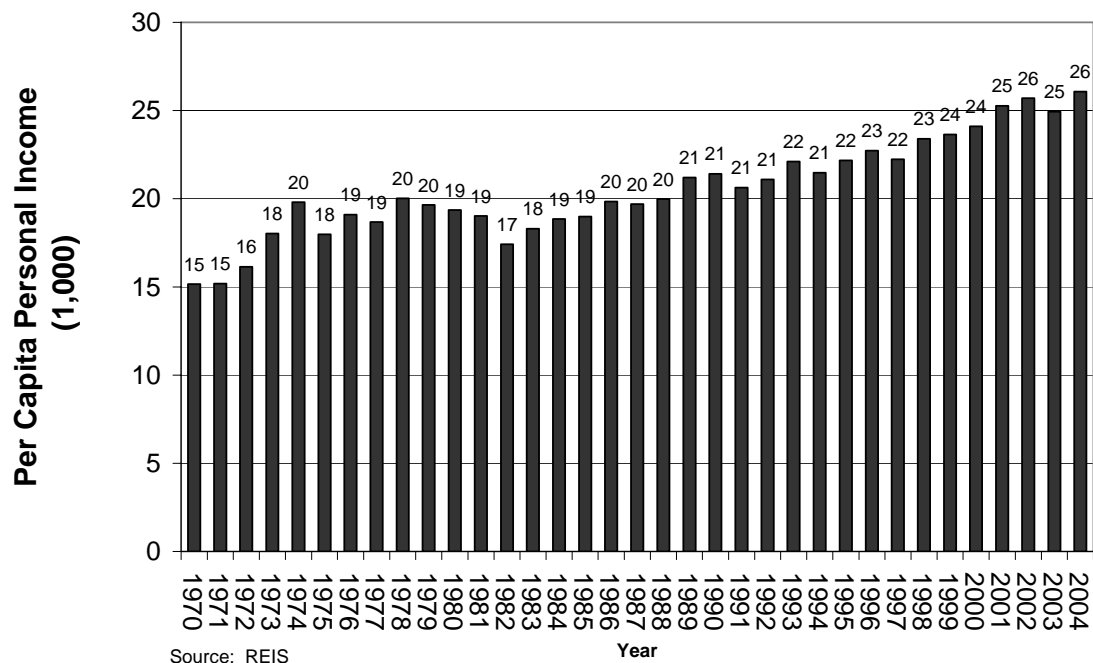


Figure 13b

Rankings of Real Per Capita Income 1959-1999 by Decade for Idaho Counties

In Constant 1999 Dollars

Rank	Region	1999	Rank	Region	1989	Rank	Region	1979	Rank	Region	1969	Rank	Region	1959
1	Blaine	31,346	1	Blaine	19,979	1	Blaine	13,392	1	Blaine	10,540	1	Power	7,978
2	Ada	22,519	2	Ada	14,268	2	Ada	12,983	2	Camas	10,373	2	Lewis	7,589
3	Camas	19,550	3	Adams	13,732	3	Nez Perce	11,713	3	Lewis	9,926	3	Ada	7,428
4	Valley	19,246	4	Nez Perce	12,476	4	Bannock	11,214	4	Ada	9,866	4	Bonneville	7,259
5	Boise	18,787	5	Valley	12,344	5	Valley	11,085	5	Clearwater	9,234	5	Nez Perce	7,083
6	Nez Perce	18,544	6	Kootenai	12,330	6	Clearwater	11,080	6	Bonneville	9,177	6	Shoshone	7,079
7	Kootenai	18,430	7	Bonneville	12,123	7	Bonneville	11,006	7	Valley	9,114	7	Valley	6,985
8	Bonneville	18,326	8	Boise	11,747	8	Shoshone	10,944	8	Nez Perce	9,007	8	Latah	6,745
9	Teton	17,778	9	Custer	11,607	9	Benewah	10,865	9	Shoshone	8,778	9	Bannock	6,636
10	Bonner	17,263	10	Camas	11,373	10	Latah	10,793	10	Benewah	8,664	10	Blaine	6,455
11	Bannock	17,148	11	Clearwater	11,234	11	Twin Falls	10,733	11	Adams	8,598	11	Twin Falls	6,455
12	Elmore	16,773	12	Twin Falls	11,096	12	Kootenai	10,634	12	Kootenai	8,513	12	Kootenai	6,392
13	Latah	16,690	13	Bannock	10,976	13	Boise	10,570	13	Bannock	8,409	13	Butte	6,333
14	Twin Falls	16,678	14	Latah	10,892	14	Power	10,005	14	Latah	8,340	14	Caribou	6,247
15	Lemhi	16,037	15	Caribou	10,808	15	Adams	9,841	15	Twin Falls	8,271	15	Oneida	6,165
16	Lewis	15,942	16	Lemhi	10,624	16	Idaho	9,841	16	Power	8,136	16	Clearwater	6,122
17	Shoshone	15,934	17	Clark	10,608	17	Camas	9,821	17	Idaho	7,944	17	Camas	6,098
18	Custer	15,783	18	Bonner	10,527	18	Gem	9,721	18	Gooding	7,925	18	Madison	6,074
19	Jerome	15,530	19	Idaho	10,527	19	Caribou	9,716	19	Caribou	7,830	19	Adams	5,976
20	Washington	15,464	20	Gem	10,450	20	Lewis	9,689	20	Canyon	7,815	20	Elmore	5,917
21	Clearwater	15,463	21	Shoshone	10,373	21	Canyon	9,654	21	Boundary	7,799	21	Bear Lake	5,847
22	Gem	15,340	22	Butte	10,257	22	Jerome	9,447	22	Lemhi	7,755	22	Boise	5,831
23	Benewah	15,285	23	Minidoka	10,110	23	Lemhi	9,325	23	Bonner	7,704	23	Idaho	5,827
24	Caribou	15,179	24	Elmore	9,981	24	Butte	9,189	24	Butte	7,578	24	Canyon	5,764
25	Canyon	15,155	25	Power	9,951	25	Bear Lake	9,119	25	Bingham	7,566	25	Gooding	5,761
26	Butte	14,948	26	Benewah	9,921	26	Minidoka	8,995	26	Clark	7,525	26	Benewah	5,737
27	Payette	14,924	27	Canyon	9,916	27	Gooding	8,970	27	Boise	7,459	27	Lincoln	5,729
28	Adams	14,908	28	Owyhee	9,786	28	Elmore	8,921	28	Cassia	7,421	28	Bonner	5,619
29	Boundary	14,636	29	Lewis	9,780	29	Bonner	8,906	29	Fremont	7,409	29	Cassia	5,588
30	Gooding	14,612	30	Jerome	9,727	30	Cassia	8,789	30	Payette	7,374	30	Payette	5,447
31	Idaho	14,411	31	Cassia	9,726	31	Custer	8,776	31	Custer	7,264	31	Boundary	5,423
32	Bingham	14,365	32	Gooding	9,625	32	Bingham	8,638	32	Elmore	7,261	32	Gem	5,396
33	Lincoln	14,257	33	Bingham	9,474	33	Washington	8,566	33	Gem	7,195	33	Custer	5,376
34	Cassia	14,087	34	Payette	9,400	34	Payette	8,502	34	Bear Lake	7,179	34	Owyhee	5,325
35	Power	14,007	35	Lincoln	9,339	35	Boundary	8,308	35	Minidoka	7,094	35	Washington	5,321
36	Fremont	13,965	36	Washington	9,088	36	Lincoln	8,132	36	Oneida	7,059	36	Bingham	5,305
37	Jefferson	13,838	37	Jefferson	9,055	37	Franklin	7,995	37	Madison	6,896	37	Fremont	5,301
38	Oneida	13,829	38	Boundary	9,054	38	Fremont	7,916	38	Washington	6,864	38	Minidoka	5,282
39	Minidoka	13,813	39	Bear Lake	8,989	39	Clark	7,693	39	Jerome	6,817	39	Lemhi	5,278
40	Franklin	13,702	40	Teton	8,983	40	Jefferson	7,670	40	Lincoln	6,634	40	Jefferson	5,113
41	Bear Lake	13,592	41	Oneida	8,824	41	Owyhee	7,334	41	Jefferson	6,631	41	Jerome	5,082
42	Owyhee	13,405	42	Fremont	8,674	42	Oneida	7,294	42	Teton	6,017	42	Franklin	4,917
43	Clark	11,141	43	Franklin	8,532	43	Teton	7,200	43	Franklin	5,910	43	Clark	4,603
44	Madison	10,956	44	Madison	7,385	44	Madison	6,867	44	Owyhee	5,596	44	Teton	4,018
	U.S.	\$ 21,587		U.S.	\$14,420		U.S.	\$12,224		U.S.	\$9,816		U.S.	\$7,259
	Idaho	\$ 17,841		Idaho	\$11,457		Idaho	\$10,470		Idaho	\$8,321		Idaho	\$6,310

Source: U.S. Census

Figure 13c

Rankings of Real Median Family Income 1959-1999 Per Decade for Idaho Counties

Rank	Region	1999	Rank	Region	1989	Rank	Region	1979	Rank	Region	1969	Rank	Region	1959
1	Blaine	\$ 60,037	1	Blaine	\$ 37,969	1	Ada	\$ 34,809	1	Camas	\$ 31,771	1	Bonneville	\$ 25,294
2	Ada	\$ 54,416	2	Ada	\$ 35,813	2	Bannock	\$ 34,117	2	Clearwater	\$ 31,708	2	Lewis	\$ 23,533
3	Bonneville	\$ 48,216	3	Bonneville	\$ 34,378	3	Bonneville	\$ 33,984	3	Ada	\$ 30,559	3	Bannock	\$ 23,395
4	<u>Latah</u>	<u>\$ 46,303</u>	4	Caribou	\$ 33,708	4	Clearwater	\$ 32,708	4	Bonneville	\$ 30,553	4	Ada	\$ 23,026
5	Teton	\$ 45,848	5	Bannock	\$ 31,724	5	Benewah	\$ 32,263	5	Lewis	\$ 29,930	5	Shoshone	\$ 22,716
6	<u>Nez Perce</u>	<u>\$ 44,212</u>	6	<u>Nez Perce</u>	<u>\$ 30,734</u>	6	<u>Nez Perce</u>	<u>\$ 32,029</u>	6	Power	\$ 29,398	6	Butte	\$ 22,332
7	Bannock	\$ 44,192	7	Boise	\$ 30,476	7	Shoshone	\$ 32,005	7	Clark	\$ 28,567	7	Nez Perce	\$ 22,261
8	Boise	\$ 43,138	8	<u>Latah</u>	<u>\$ 30,474</u>	8	Caribou	\$ 31,427	8	Caribou	\$ 28,218	8	Caribou	\$ 21,971
9	Kootenai	\$ 42,905	9	Butte	\$ 30,411	9	<u>Latah</u>	<u>\$ 31,152</u>	9	Bannock	\$ 27,919	9	Madison	\$ 21,465
10	Caribou	\$ 42,630	10	Kootenai	\$ 30,013	10	Valley	\$ 29,985	10	Shoshone	\$ 27,865	10	Valley	\$ 21,276
11	Valley	\$ 42,283	11	Custer	\$ 30,000	11	Kootenai	\$ 29,631	11	<u>Nez Perce</u>	<u>\$ 27,557</u>	11	Latah	\$ 21,202
12	Jefferson	\$ 41,530	12	Clark	\$ 29,583	12	Blaine	\$ 29,512	12	Butte	\$ 27,431	12	Power	\$ 20,994
13	Madison	\$ 40,880	13	Franklin	\$ 28,717	13	Bear Lake	\$ 28,807	13	Bingham	\$ 27,311	13	Kootenai	\$ 20,601
14	Canyon	\$ 40,377	14	Oneida	\$ 28,165	14	Power	\$ 28,698	14	Valley	\$ 27,170	14	Clearwater	\$ 20,409
15	Bingham	\$ 40,312	15	Valley	\$ 27,967	15	Boise	\$ 28,656	15	<u>Latah</u>	<u>\$ 27,016</u>	15	Bingham	\$ 20,064
16	Gem	\$ 40,195	16	Twin Falls	\$ 27,895	16	Lewis	\$ 28,507	16	Blaine	\$ 26,990	16	Blaine	\$ 19,989
17	Franklin	\$ 40,185	17	Power	\$ 27,607	17	Twin Falls	\$ 28,344	17	Kootenai	\$ 26,106	17	Bear Lake	\$ 19,871
18	Camas	\$ 40,156	18	Bingham	\$ 27,496	18	Bingham	\$ 27,992	18	Adams	\$ 25,738	18	Lincoln	\$ 19,840
19	Twin Falls	\$ 39,886	19	Jefferson	\$ 27,313	19	Adams	\$ 27,744	19	Benewah	\$ 25,681	19	Cassia	\$ 19,746
20	Custer	\$ 39,551	20	Cassia	\$ 27,245	20	Idaho	\$ 27,367	20	Madison	\$ 25,366	20	Twin Falls	\$ 19,679
21	Jerome	\$ 39,083	21	Bear Lake	\$ 27,045	21	Minidoka	\$ 26,672	21	Idaho	\$ 25,027	21	Jefferson	\$ 19,601
22	Bear Lake	\$ 38,351	22	Fremont	\$ 26,836	22	Canyon	\$ 26,504	22	Cassia	\$ 24,709	22	Adams	\$ 19,526
23	Oneida	\$ 38,341	23	Clearwater	\$ 26,832	23	Butte	\$ 26,434	23	Boise	\$ 24,636	23	Minidoka	\$ 19,401
24	Cassia	\$ 38,162	24	Madison	\$ 26,726	24	Franklin	\$ 26,389	24	Fremont	\$ 24,617	24	Idaho	\$ 19,357
25	Bonner	\$ 37,930	25	Camas	\$ 26,667	25	Jefferson	\$ 26,254	25	Bear Lake	\$ 24,536	25	Boise	\$ 18,733
26	Elmore	\$ 37,823	26	Canyon	\$ 26,328	26	Gem	\$ 26,206	26	Canyon	\$ 24,514	26	Elmore	\$ 18,714
27	Payette	\$ 37,430	27	Minidoka	\$ 25,977	27	Madison	\$ 26,032	27	Twin Falls	\$ 24,422	27	Benewah	\$ 18,588
28	Lewis	\$ 37,336	28	Adams	\$ 25,781	28	Cassia	\$ 25,894	28	Boundary	\$ 24,174	28	Camas	\$ 18,396
29	Clearwater	\$ 37,259	29	Shoshone	\$ 25,723	29	Lemhi	\$ 25,884	29	Minidoka	\$ 23,796	29	Custer	\$ 18,109
30	Butte	\$ 36,950	30	Elmore	\$ 25,502	30	Jerome	\$ 25,782	30	Bonner	\$ 23,790	30	Bonner	\$ 18,074
31	Lincoln	\$ 36,792	31	Idaho	\$ 25,302	31	Fremont	\$ 25,353	31	Gem	\$ 23,529	31	Canyon	\$ 18,035
32	Fremont	\$ 36,715	32	Boundary	\$ 25,288	32	Boundary	\$ 24,859	32	Jefferson	\$ 23,327	32	Boundary	\$ 17,858
33	Power	\$ 36,685	33	Teton	\$ 25,219	33	Camas	\$ 24,813	33	Elmore	\$ 22,710	33	Fremont	\$ 17,807
34	Minidoka	\$ 36,500	34	Lincoln	\$ 25,128	34	Bonner	\$ 24,331	34	Lincoln	\$ 22,326	34	Oneida	\$ 17,588
35	Boundary	\$ 36,440	35	Gem	\$ 25,055	35	Elmore	\$ 23,831	35	Payette	\$ 22,292	35	Gem	\$ 17,529
36	Gooding	\$ 36,290	36	Benewah	\$ 24,984	36	Lincoln	\$ 23,796	36	Custer	\$ 22,229	36	Franklin	\$ 17,333
37	Benewah	\$ 36,000	37	Lewis	\$ 24,640	37	Gooding	\$ 23,429	37	Gooding	\$ 21,838	37	Jerome	\$ 17,136
38	Shoshone	\$ 35,694	38	Jerome	\$ 24,499	38	Custer	\$ 23,144	38	Lemhi	\$ 21,713	38	Payette	\$ 16,913
39	Washington	\$ 35,542	39	Bonner	\$ 24,248	39	Payette	\$ 22,903	39	Oneida	\$ 21,445	39	Gooding	\$ 16,685
40	Lemhi	\$ 35,261	40	Payette	\$ 23,755	40	Oneida	\$ 22,658	40	Jerome	\$ 20,772	40	Washington	\$ 16,603
41	Idaho	\$ 33,919	41	Lemhi	\$ 23,077	41	Washington	\$ 22,069	41	Franklin	\$ 20,312	41	Owyhee	\$ 16,477
42	Owyhee	\$ 32,856	42	Gooding	\$ 22,885	42	Teton	\$ 20,983	42	Washington	\$ 20,170	42	Clark	\$ 16,147
43	Adams	\$ 32,335	43	Washington	\$ 21,068	43	Clark	\$ 20,587	43	Teton	\$ 18,830	43	Teton	\$ 16,108
44	Clark	\$ 31,534	44	Owyhee	\$ 21,054	44	Owyhee	\$ 19,686	44	Owyhee	\$ 17,741	44	Lemhi	\$ 15,339
	United States	\$ 50,046		United States	\$ 35,225		United States	\$ 33,374		United States	\$ 30,169		United States	\$ 22,210
	Idaho	\$ 43,490		Idaho	\$ 29,472		Idaho	\$ 29,311		Idaho	\$ 26,374		Idaho	\$ 20,637

Source: U.S. Census

Figure 14a

Real Per Capita Personal Income in Whitman County 1970-2004 (Constant 2005 Dollars)

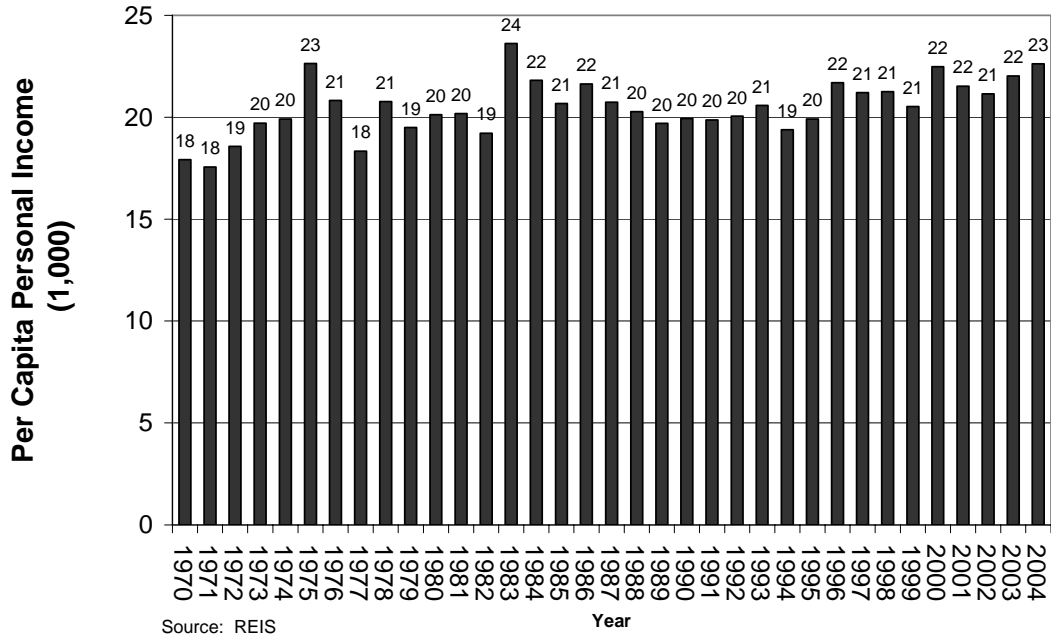


Figure 14b

Rankings of Real Median Family Income 1959-1999 by Decade for Washington Counties

Rank	Region	1999	Rank	Region	1989	Rank	Region	1979	Rank	Region	1969	Rank	Region	1959
1	King	\$ 66,035	1	King	\$ 44,555	1	Benton	\$ 42,683	1	King	\$ 37,408	1	Benton	\$ 28,598
2	Snohomish	\$ 60,726	2	Snohomish	\$ 41,092	2	King	\$ 42,450	2	Snohomish	\$ 34,295	2	King	\$ 27,798
3	Thurston	\$ 55,027	3	Benton	\$ 37,969	3	Snohomish	\$ 38,681	3	Benton	\$ 33,537	3	Franklin	\$ 24,929
4	Benton	\$ 54,146	4	San Juan	\$ 36,851	4	Cowlitz	\$ 36,071	4	Kitsap	\$ 33,175	4	Clark	\$ 24,451
5	Clark	\$ 54,016	5	Kitsap	\$ 36,388	5	Clark	\$ 36,000	5	Thurston	\$ 32,958	5	Kitsap	\$ 23,964
6	Kitsap	\$ 53,878	6	Clark	\$ 36,209	6	Kitsap	\$ 35,953	6	Clark	\$ 32,086	6	Spokane	\$ 23,913
7	Pierce	\$ 52,098	7	Thurston	\$ 35,859	7	Skamania	\$ 35,853	7	Cowlitz	\$ 31,727	7	Douglas	\$ 23,846
8	San Juan	\$ 51,835	8	Pierce	\$ 35,108	8	Wahkiakum	\$ 35,774	8	Pierce	\$ 31,028	8	Lincoln	\$ 23,682
9	Island	\$ 51,363	9	Whatcom	\$ 35,007	9	Thurston	\$ 35,444	9	Franklin	\$ 30,890	9	Snohomish	\$ 23,564
10	Whatcom	\$ 49,325	10	Cowlitz	\$ 32,842	10	Franklin	\$ 35,171	10	Walla Walla	\$ 29,867	10	Adams	\$ 23,450
11	Skagit	\$ 48,347	11	Skagit	\$ 32,831	11	Grays Harbor	\$ 34,242	11	Spokane	\$ 29,760	11	Walla Walla	\$ 23,364
12	Wahkiakum	\$ 47,604	12	<u>Whitman</u>	\$ 32,306	12	Pierce	\$ 34,035	12	Douglas	\$ 29,751	12	Pierce	\$ 23,348
13	Cowlitz	\$ 46,532	13	Island	\$ 31,824	13	Whatcom	\$ 33,384	13	Whatcom	\$ 29,681	13	Thurston	\$ 23,128
14	Spokane	\$ 46,463	14	Spokane	\$ 31,784	14	Clallam	\$ 33,173	14	Skagit	\$ 29,606	14	Skamania	\$ 23,073
15	Chelan	\$ 46,293	15	Skamania	\$ 30,936	15	Skagit	\$ 32,741	15	Mason	\$ 29,197	15	Garfield	\$ 23,022
16	Kittitas	\$ 46,057	16	Walla Walla	\$ 30,842	16	Spokane	\$ 32,555	16	Grays Harbor	\$ 29,017	16	Grant	\$ 22,956
17	Jefferson	\$ 45,415	17	Douglas	\$ 30,555	17	Douglas	\$ 32,398	17	Clallam	\$ 28,995	17	Cowlitz	\$ 22,803
18	Walla Walla	\$ 44,962	18	Clallam	\$ 30,451	18	Walla Walla	\$ 32,205	18	Lincoln	\$ 28,995	18	<u>Whitman</u>	\$ 22,756
19	<u>Whitman</u>	\$ 44,830	19	Mason	\$ 30,429	19	<u>Whitman</u>	\$ 32,195	19	<u>Whitman</u>	\$ 28,636	19	Grays Harbor	\$ 22,654
20	Skamania	\$ 44,586	20	Jefferson	\$ 29,907	20	Mason	\$ 32,103	20	Wahkiakum	\$ 28,633	20	Skagit	\$ 22,434
21	Clallam	\$ 44,381	21	Wahkiakum	\$ 29,679	21	Chelan	\$ 31,958	21	Skamania	\$ 28,205	21	Chelan	\$ 22,265
22	Mason	\$ 44,246	22	Chelan	\$ 29,631	22	Garfield	\$ 31,821	22	Jefferson	\$ 27,846	22	Mason	\$ 22,245
23	Columbia	\$ 44,038	23	Garfield	\$ 29,128	23	Lincoln	\$ 31,692	23	Adams	\$ 27,815	23	Clallam	\$ 22,155
24	Douglas	\$ 43,777	24	Lincoln	\$ 28,711	24	Klickitat	\$ 31,253	24	Lewis	\$ 27,519	24	Klickitat	\$ 21,519
25	Franklin	\$ 41,967	25	Lewis	\$ 28,656	25	Adams	\$ 31,238	25	Island	\$ 27,400	25	Whatcom	\$ 21,351
26	Garfield	\$ 41,645	26	Stevens	\$ 28,644	26	San Juan	\$ 31,132	26	Chelan	\$ 27,107	26	Jefferson	\$ 21,261
27	Lincoln	\$ 41,269	27	Kittitas	\$ 28,535	27	<u>Asotin</u>	\$ 30,558	27	Pacific	\$ 26,987	27	<u>Asotin</u>	\$ 21,190
28	Lewis	\$ 41,105	28	Ferry	\$ 28,395	28	Lewis	\$ 30,536	28	Kittitas	\$ 26,827	28	Lewis	\$ 20,448
29	Asotin	\$ 40,592	29	Grays Harbor	\$ 28,257	29	Island	\$ 29,904	29	Grant	\$ 26,707	29	Kittitas	\$ 20,315
30	Klickitat	\$ 40,414	30	<u>Asotin</u>	\$ 28,146	30	Pacific	\$ 29,788	30	Columbia	\$ 26,644	30	Yakima	\$ 20,217
31	Stevens	\$ 40,250	31	Franklin	\$ 27,808	31	Yakima	\$ 29,443	31	Klickitat	\$ 26,597	31	Pacific	\$ 19,867
32	Yakima	\$ 39,746	32	Yakima	\$ 27,507	32	Grant	\$ 29,274	32	San Juan	\$ 26,499	32	Columbia	\$ 19,864
33	Grays Harbor	\$ 39,709	33	Klickitat	\$ 27,124	33	Jefferson	\$ 29,177	33	<u>Asotin</u>	\$ 26,040	33	Island	\$ 19,679
34	Pacific	\$ 39,302	34	Columbia	\$ 26,806	34	Kittitas	\$ 28,892	34	Ferry	\$ 25,675	34	Ferry	\$ 19,671
35	Grant	\$ 38,938	35	Adams	\$ 26,652	35	Columbia	\$ 28,882	35	Garfield	\$ 25,464	35	Pend Oreille	\$ 19,448
36	Adams	\$ 37,075	36	Grant	\$ 26,005	36	Stevens	\$ 28,441	36	Yakima	\$ 25,373	36	Wahkiakum	\$ 19,330
37	Pend Oreille	\$ 36,977	37	Pacific	\$ 25,244	37	Okanogan	\$ 27,763	37	Okanogan	\$ 24,731	37	Okanogan	\$ 18,902
38	Ferry	\$ 35,691	38	Pend Oreille	\$ 24,623	38	Ferry	\$ 26,794	38	Pend Oreille	\$ 22,965	38	Stevens	\$ 17,509
39	Okanogan	\$ 35,012	39	Okanogan	\$ 23,147	39	Pend Oreille	\$ 25,970	39	Stevens	\$ 22,367	39	San Juan	\$ 16,140
	United States	\$ 50,046		U.S.	\$ 35,225		U.S.	\$ 33,374		U.S.	\$ 30,169		U.S.	\$ 22,210
	Washington	\$ 53,760		Washington	\$ 36,795		Washington	\$ 36,355		Washington	\$ 32,744		Washington	\$ 24,427

Source: U.S. Census

County. In Figure 14a, we see that real per capita income shows much less of an upward trend than in Latah County. Also, in Figure 14b, we can see that Whitman County has not climbed in the county rankings of real median family income as much as Latah County has. This is partly due to a slower rate of growth in real median family income. In 1999, Latah County's real median family income was 1.71 times larger than in 1969. The comparable figure for Whitman County is 1.57. However, some of the relative ranking difference could be accounted for by the tremendous growth in income in the Puget Sound region over this time period.

Figures 15 and 16 show annual real per capita personal income for Nez Perce and Asotin counties, a time period like that in Latah County, where real income grew. By contrast with Latah County, however, as seen in Figure 13c, Nez Perce County has not climbed in the relative county rankings of real median family income. Likewise, Asotin County was ranked 33rd among Washington Counties in 1969, and 29th in 1999.

The income picture for Latah County, unlike the picture for population and employment, contrasts with that of neighboring counties in the Quad-County region. Moscow has become richer both in absolute and relative terms. We are left with the following picture of population growth and economic prosperity in Moscow. In spite of modest and decelerating growth in population and employment, and flat or declining school enrollment and water use, Moscow has become more prosperous in recent times. We offer an explanation of this phenomenon in the next section.

Figure 15

Real Per Capita Personal Income in Nez Perce County 1970-2004 (Constant 2005 Dollars)

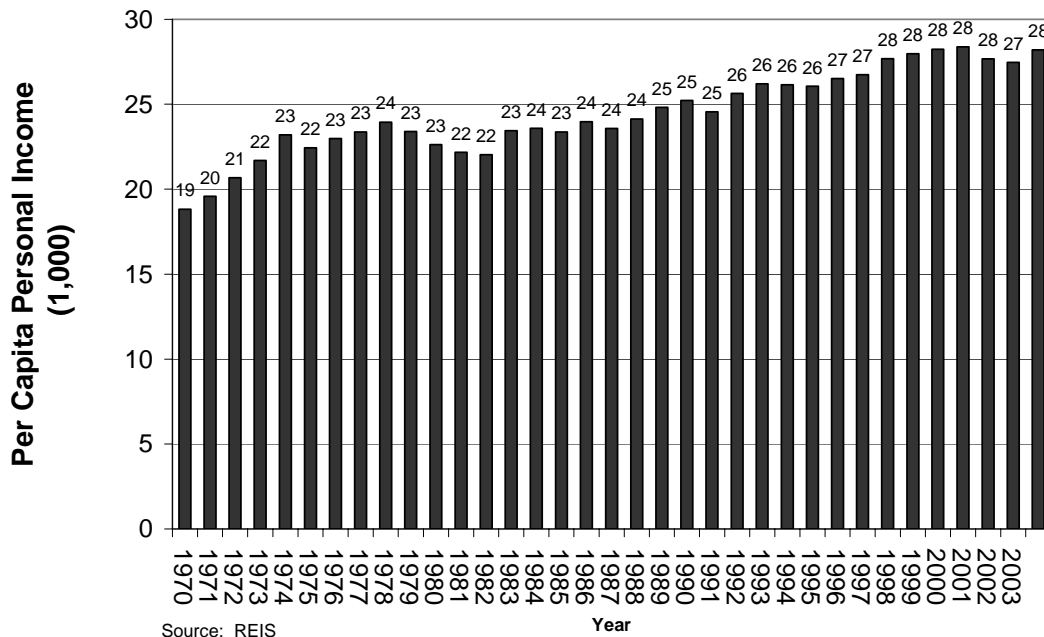
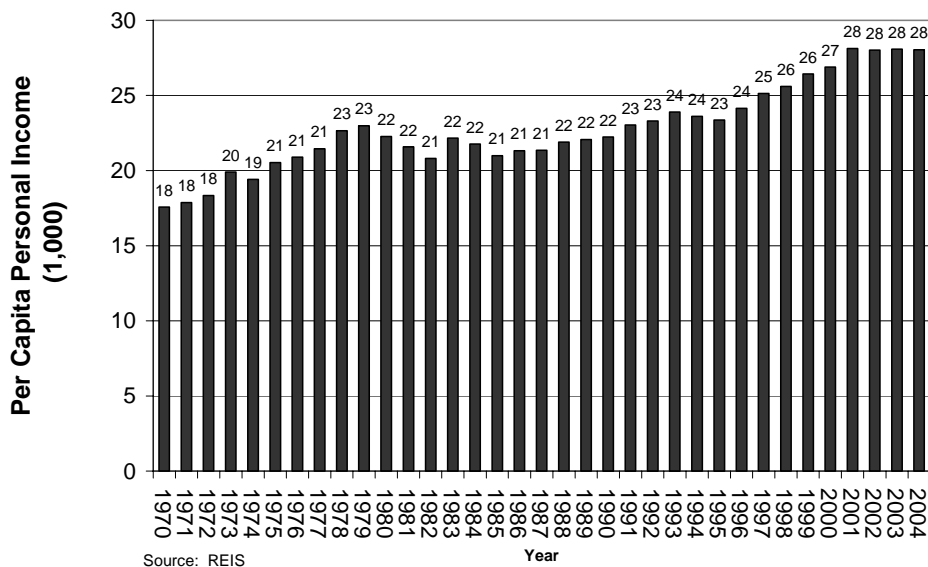


Figure 16

Real Per Capita Personal Income in Asotin County 1970-2004 (Constant 2005 Dollars)



Possible Reasons for Modest Population and Employment Growth and Rising Economic Prosperity in the Moscow Area

In-migration of High-income Out-commuters

Part of the explanation for these recent trends in Moscow could be a jurisdictional imbalance in commuting patterns among counties in the Quad-County region. If Moscow and other Latah County residents out-commute for high paying jobs in other counties, this would be reflected in the income figures, which are measured at the place of residence, but not in employment figures, that are measured at place of work. We see in Figure 17a information on commuting patterns in the Quad-County region for the year 2000. Note that 2300 individuals live in Latah County and commute to Whitman County to work in the year 2000, while only 978 live in Whitman County and commute to work in Latah County. As many of these individuals are likely Washington State University, Schweitzer Engineering, or Pullman City employees, and these jobs have higher than average wages and salaries, this commuting imbalance could explain some of the differences in income growth. Likewise, 677 Latah County residents commute to work in Nez Perce County, while only 311 commute to Latah County from Nez Perce County. For Asotin County, the numbers are more bal-

Figure 17a

Commuting Patterns in the Quad County Region, 2000

Place of Residence of Whitman County Workers			Place of Work of Latah County Residents		
Place of Residence	Workers	%	Place of Work	Workers	%
Whitman Co. WA	16,206	83%	Latah Co. ID	13,249	79%
Latah Co. ID	2,300	12%	Whitman Co. WA	2,300	14%
Spokane Co. WA	297	2%	Nez Perce Co. ID	677	4%
Asotin Co. WA	241	1%	Spokane Co. WA	107	1%
Nez Perce Co. ID	148	1%	Asotin Co. WA	65	0%
Kootenai Co. ID	54	0%	Kootenai Co. ID	61	0%
Benewah Co. ID	51	0%	Clearwater Co. ID	59	0%
Other	320	2%	Other	319	2%
Total	19,617	100%	Total	16,837	100%

Place of Work of Whitman County Residents			Place of Residence of Latah County Workers		
Place of Work	Workers	%	Place of Residence	Workers	%
Whitman Co. WA	16,206	89%	Latah Co. ID	13,249	89%
Latah Co. ID	978	5%	Whitman Co. WA	978	7%
Spokane Co. WA	529	3%	Nez Perce Co. ID	311	2%
Nez Perce Co. ID	144	1%	Spokane Co. WA	73	0%
Asotin Co. WA	40	0%	Clearwater Co. ID	60	0%
Benewah Co. ID	34	0%	Asotin Co. WA	48	0%
King Co. WA	33	0%	Kootenai Co. ID	39	0%
Other	341	2%	Other	113	1%
Total	18,305	100%	Total	14,871	100%

Place of Residence of Nez Perce County Workers			Place of Work of Asotin County Residents		
Place of Residence	Workers	%	Place of Work	Workers	%
Nez Perce Co. ID	15,099	70%	Nez Perce Co. ID	4,540	50%
Asotin Co. WA	4,540	21%	Asotin Co. WA	3,954	44%
Latah Co. ID	677	3%	Whitman Co. WA	241	3%
Clearwater Co. ID	235	1%	Latah Co. ID	48	1%
Lewis Co. ID	203	1%	Spokane Co. WA	35	0%
Whitman Co. WA	144	1%	Garfield Co. WA	30	0%
Idaho Co. ID	133	1%	King Co. WA	29	0%
Other	518	2%	Other	190	2%
Total	21,549	100%	Total	9,067	100%

Place of Work of Nez Perce County Residents			Place of Residence of Asotin County Workers		
Place of Work	Workers	%	Place of Resident	Workers	%
Nez Perce Co. ID	15,099	86%	Asotin Co. WA	3,954	69%
Asotin Co. WA	1,431	8%	Nez Perce Co. ID	1,431	25%
Latah Co. ID	311	2%	Latah Co. ID	65	1%
Clearwater Co. ID	233	1%	Garfield Co. WA	55	1%
Whitman Co. WA	148	1%	Clearwater Co. ID	50	1%
Lewis Co. ID	61	0%	Whitman Co. WA	40	1%
Idaho Co. ID	47	0%	Lewis Co. ID	27	0%
Other	221	1%	Other	133	2%
Total	17,551	100%	Total	5,755	100%

Source: U.S. Bureau of the Census

Figure 17b

Latah and Whitman County Commuting Patterns

Place of Work of Latah County Residents 2000 Census

Place of Work	Workers	%
Latah Co. ID	13,249	79%
Whitman Co. WA	2,300	14%
Nez Perce Co. ID	677	4%
Spokane Co. WA	107	1%
Asotin Co. WA	65	0%
Kootenai Co. ID	61	0%
Clearwater Co. ID	59	0%
Other	319	2%
Total	16,837	100%

Place of Work of Latah County Residents 1990 Census

Place of Work	Workers	%
Latah Co. ID	11,540	84%
Whitman Co. WA	1,550	11%
Nez Perce Co. ID	342	2%
Spokane Co. WA	49	0%
Asotin Co. WA	25	0%
Kootenai Co. ID	23	0%
Clearwater Co. ID	31	0%
Other	195	1%
Total	13,755	100%

Place of Residence of Latah County Workers 2000 Census

Place of Residence	Workers	%
Latah Co. ID	13,249	89%
Whitman Co. WA	978	7%
Nez Perce Co. ID	311	2%
Spokane Co. WA	73	0%
Clearwater Co. ID	60	0%
Asotin Co. WA	48	0%
Kootenai Co. ID	39	0%
Other	113	1%
Total	14,871	100%

Place of Residence of Latah County Workers 1990 Census

Place of Residence	Workers	%
Latah Co. ID	11,540	91%
Whitman Co. WA	601	5%
Nez Perce Co. ID	236	2%
Spokane Co. WA	20	0%
Clearwater Co. ID	12	0%
Asotin Co. WA	97	1%
Kootenai Co. ID	43	0%
Other	162	1%
Total	12,711	100%

Source: U.S. Bureau of the Census

anced, with 65 commuting to Asotin County from Latah County and 48 going the other direction. In total, there are 2.28 workers who live in Latah County and work elsewhere in the Quad-County region for every worker who commutes the opposite direction. In some sense, Moscow is the bedroom for the Palouse.

Differences in commuting patterns of high-wage workers can explain differences in the levels of income between counties, but not so much changes in the relative income levels. For changes in the relative income levels of median family income, we need to see if the magnitude of commuting imbalances has changed over time. In 1989, Latah County real median family income was \$1,832 lower than that in Whitman County, a ratio of .94. One decade later Latah County's real median family income was \$1,473 higher than in Whitman County, a ratio of 1.03. Some of this change could be the result of residential location decisions by high-wage workers.

Figure 17b sheds some light on one of the possible reasons for income gains in Latah County. In 1990, 84% of Latah County residents worked in Latah County. In 2000, only 79% did so. By far the largest change in commuting patterns occurred between Latah and Whitman Counties, as the number of Latah County residents who commuted to Whitman County rose from 1,550 to 2,300. While the absolute magnitude of the change is lower, commuting from Latah County to Nez Perce County almost doubled between 1990 and 2000.

Figure 17c

Net Residence Adjustment for the Quad County Region,
1969-2004 in Constant 2005 Dollars (\$1,000)

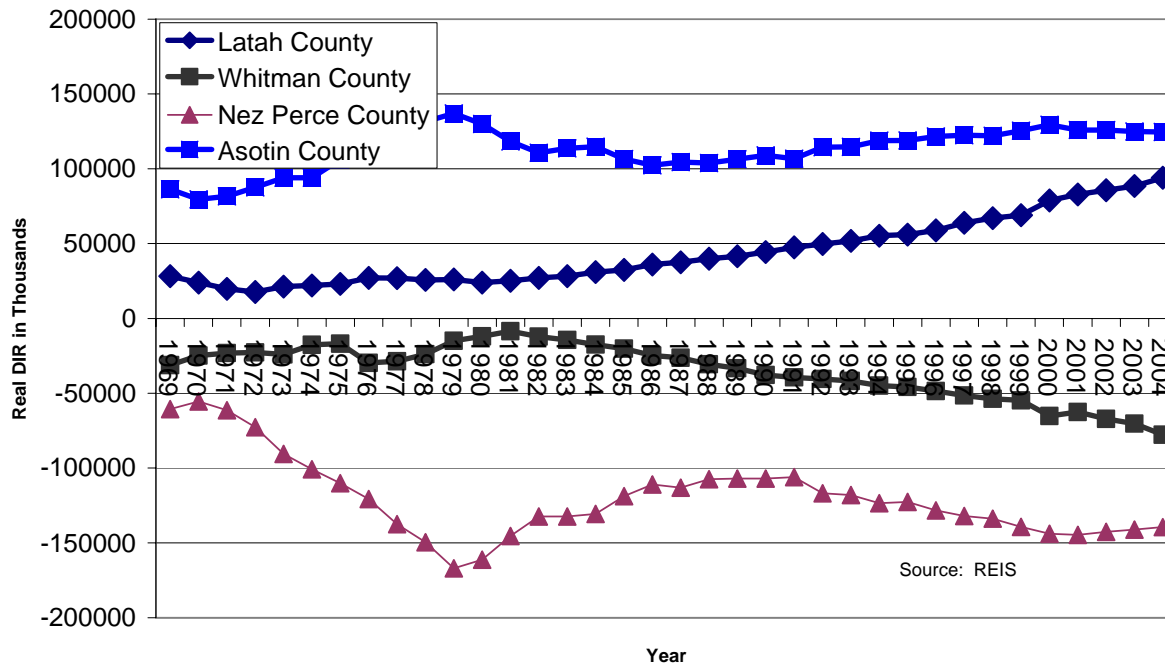
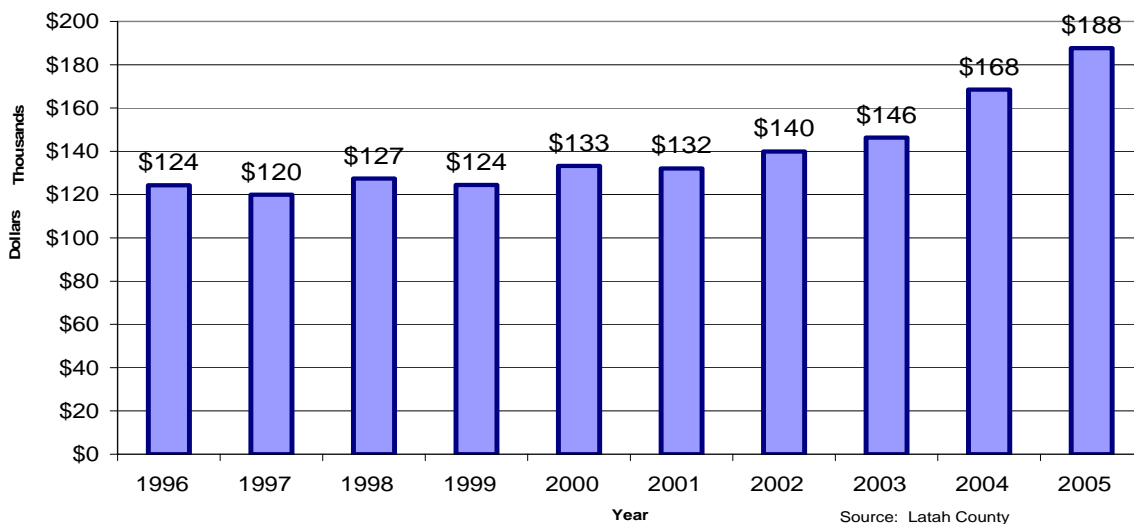


Figure 17d

Average Home Sale Prices
in Latah County 1996-2005 (\$1,000)

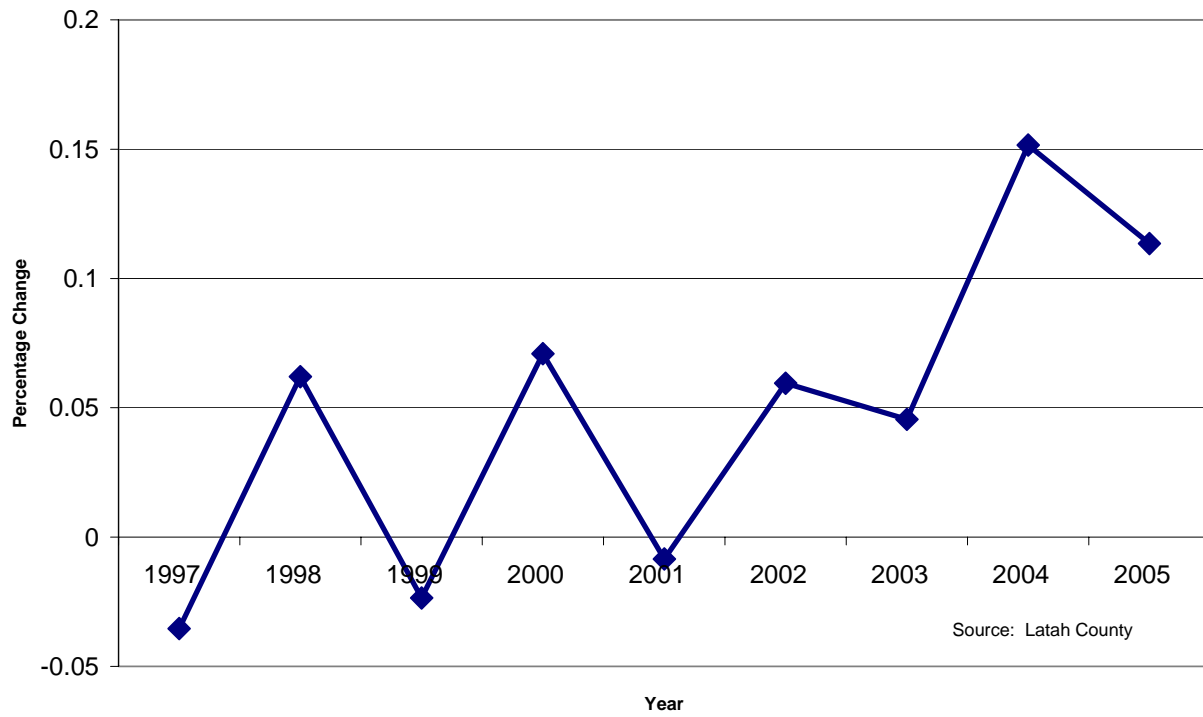


Without question, out-commuting from Latah County has increased in recent years. It is not difficult for any Moscow area resident to offer anecdotal evidence of this phenomenon, high-income out-commuters from Latah County. Many of our neighbors and friends live in Moscow and work at WSU or for the City of Pullman or for LCSC in Lewiston.

Additional information in support of the prosperity induced by net in-migration of high-income out-commuters appears in Figure 17c. This figure shows what regional economists call the net residence adjustment for the four counties of the Quad-County Region. It is the difference between income earned by residents of a county and income produced in the county by people who might live anywhere. Note in Figure 17c that since the early 1980s Latah County has had a positive and rising net residence adjustment. By contrast, over the same period, Whitman County has almost the mirror image, a negative and declining net residence adjustment. This reflects the income differences from the rise of net out-commuting in Latah County and its decline in Whitman County. Again, if this net out-commuting is by high-income workers, it can explain much of the rising prosperity in the Moscow area.

We should note that this story is not inconsistent with robust single-family housing construction in the Moscow area. While the recent period of historically low interest rates certainly spurred an increase in housing demand, the upward trend in

Figure 17e

Average Percent Change in Home Sale Prices (1996-2005)

the number and value of housing starts is consistent with in-migration of high-income out-commuters. Also, though less pronounced, Figures 17d and 17e show that the average sales prices in Latah County are trending upward, as well.

The University of Idaho

As shown in our economic profile of the city, Moscow's primary economic base is the University of Idaho (UI). Much of what happens in Moscow, in terms of population, employment and income, stems from developments at the UI. Likewise, Pullman has the same relationship with Washington State University (WSU). Perhaps positive developments at these institutions have led to an increase in Moscow's prosperity. In Figure 18a we show total headcount enrollment at the Moscow campus of the UI from 1953 to 2006. While the trend is upward over this period, UI enrollment was pretty flat for most of the 1990s, the period where we see large increases in income in the Moscow area. After substantial growth in the first part of the current decade, the UI has experienced a decline in enrollment on the Moscow campus in the last two years.

In Figure 18b we show annual percent change in headcount enroll-

Figure 18a

UI Enrollment on the Moscow Campus 1953-2006
Fall Headcount

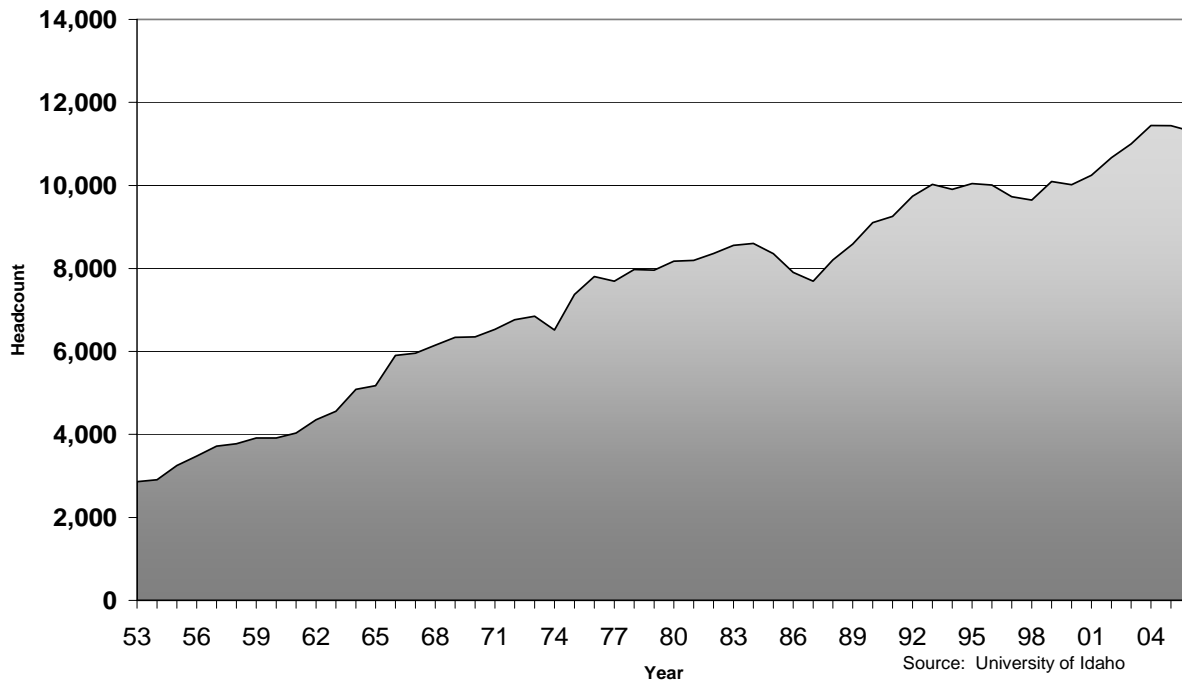
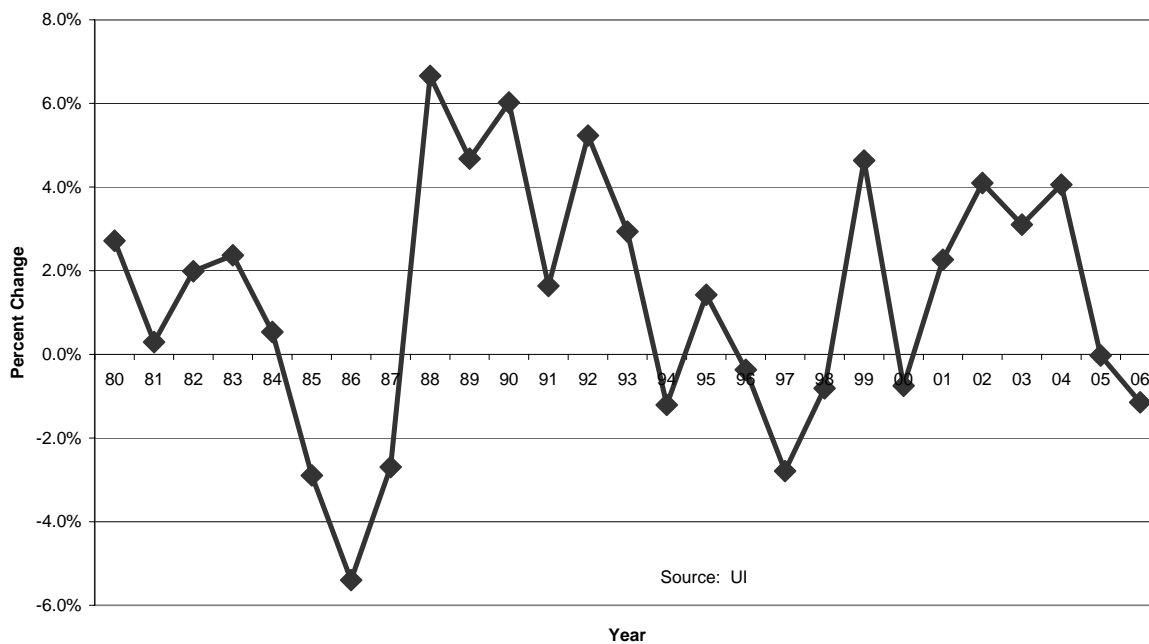


Figure 18b

Annual Percent Change in Headcount Enrollment
UI Campus FY 1980-2006



ment. A slight downward trend in the rate of growth is apparent in this figure since the late 1980s. This trend is similar to that in Moscow population we saw in Figure 4c. While the UI has experienced slowing (or declining) annual student growth in the last fifteen years, we see in Figure 18c that this is somewhat different from the experience of the other two large universities in the state. Since 1994, the last time we were doing research for our original study, the UI has been overtaken by Idaho State University as the second largest institution, and has lost ground relative to Boise State University, as well.

In terms of employees at the UI, we also note some recent changes. As seen Figure 18d, after rapid growth in employees in the late 1990s and first year of this decade, employment at the UI has trended downward since. Total UI employment in 2005 was lower than at the beginning of the decade. This, too, is consistent with the moderation in population growth in Moscow since 2000, compared with the decade of the 1990s. We disaggregate employment at the UI in Figure 18e. Here we see that the recent flat trend or slight decline in employment has been broadly based across faculty, staff and graduate assistants. While growth of faculty and staff has become negative this decade, we cannot rule out the possibility that increases in the 1990s were part of the cause of rising prosperity from 1990 to 2000.

Figure 18c

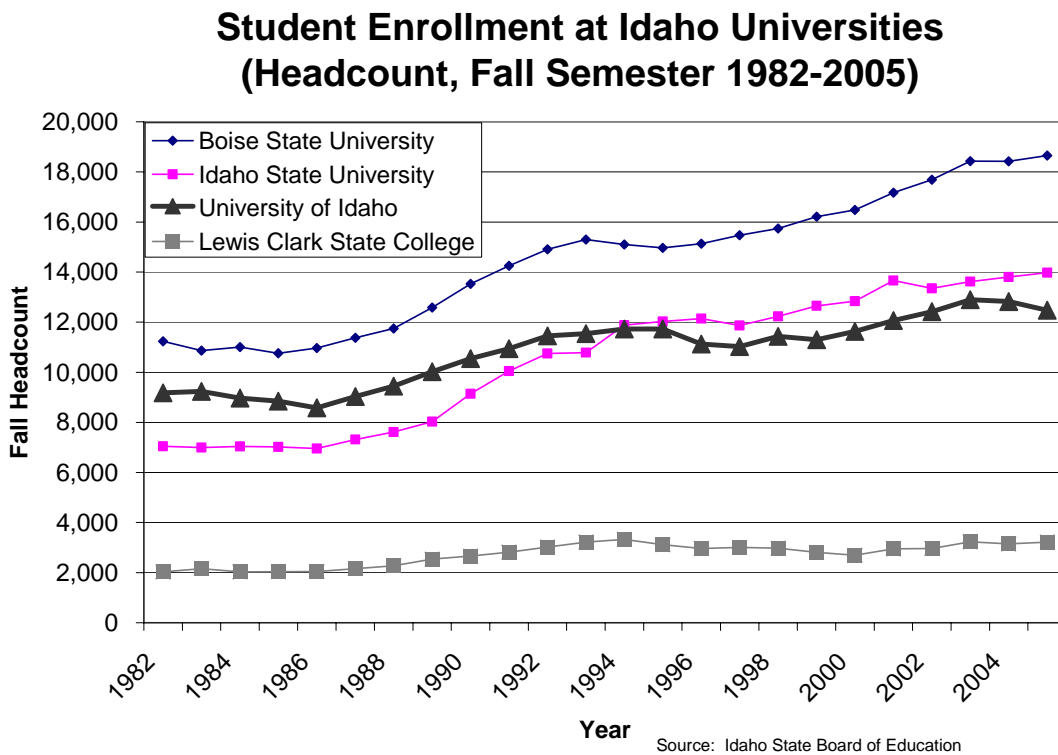
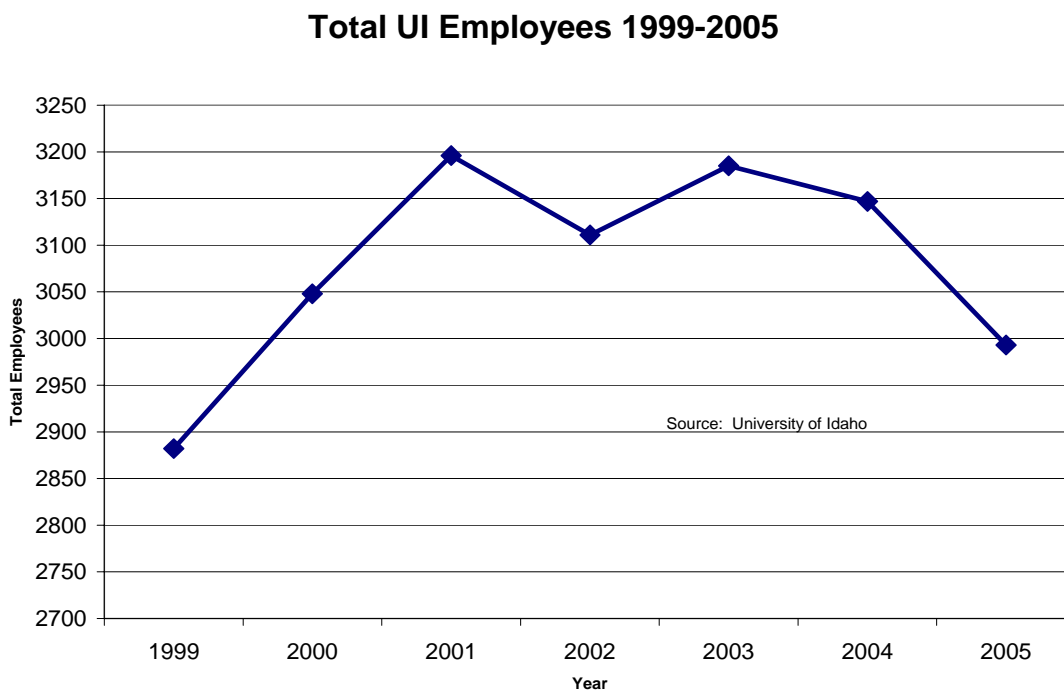


Figure 18d



UI Employees 1999-2005, by Category

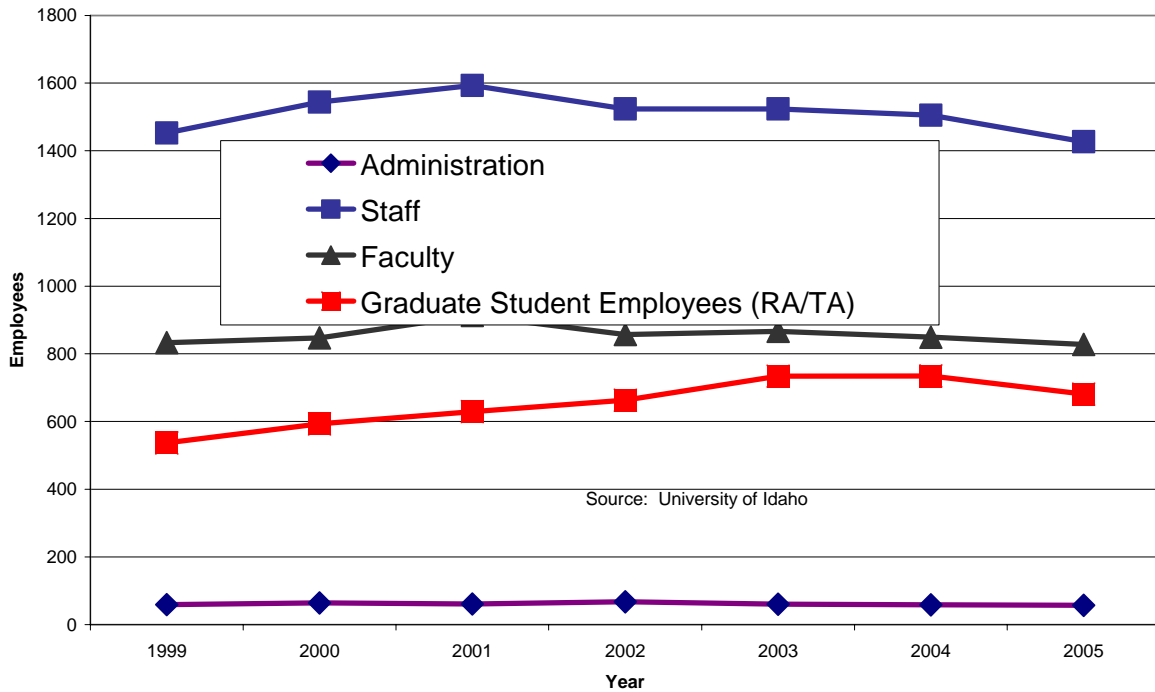
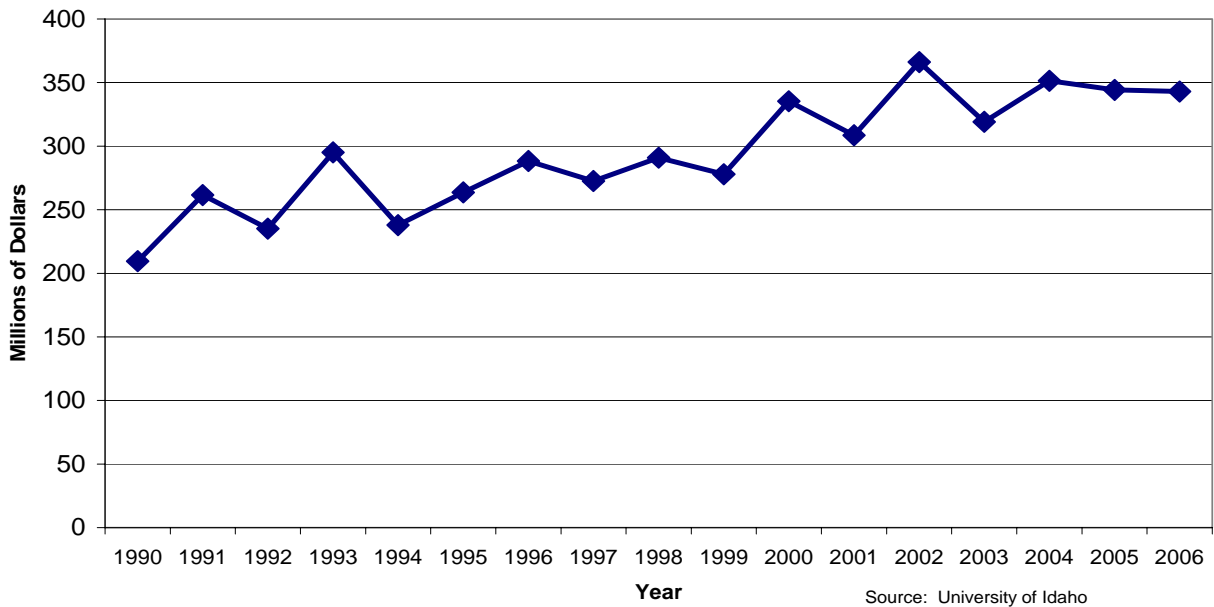


Figure 18f

Total UI Budget From all Sources 1990 to 2006 (In Constant 2005 Dollars)



In terms of dollar impact in the local economy, we see in Figure 18f that the UI total budget in constant dollars increased slowly in the late 1990s and the first two years of this decade. But after reaching a peak in 2002, in real inflation-adjusted terms, the UI budget has trended downward. In Figure 18g, we see that the trend in real basic state appropriations is largely flat since the mid 1990s. Total state appropriations, which includes student fees, have increased somewhat in real terms. This is no accident. In Figures 18h and 18i we see that that the UI has increased its budget through increases in student tuition and fees significantly above the general rate of inflation. Particularly noteworthy is the sharp upward trend in real non-resident student tuition which resumed again in 2001 after having abated somewhat in the mid to late 1990s.

Finally, in Figure 18j, we show the last component of UI funding, external research grants. Here, we see that real external research funding at the UI, while rising steadily for two decades and growing rapidly in the first three years of the recent decade, has fallen the last three years. The trend in the 1990s was up, however, so again this might have caused some of the increase in prosperity.

In sum, we see nothing in the UI data that contradicts our interpretation of growth in Moscow as indicated by its population growth, namely slow and decelerating growth, especially in the early part of this decade. The UI Moscow cam-

Figure 18g

State Appropriations to the UI 1977-2006 (In Constant 2005 Dollars)

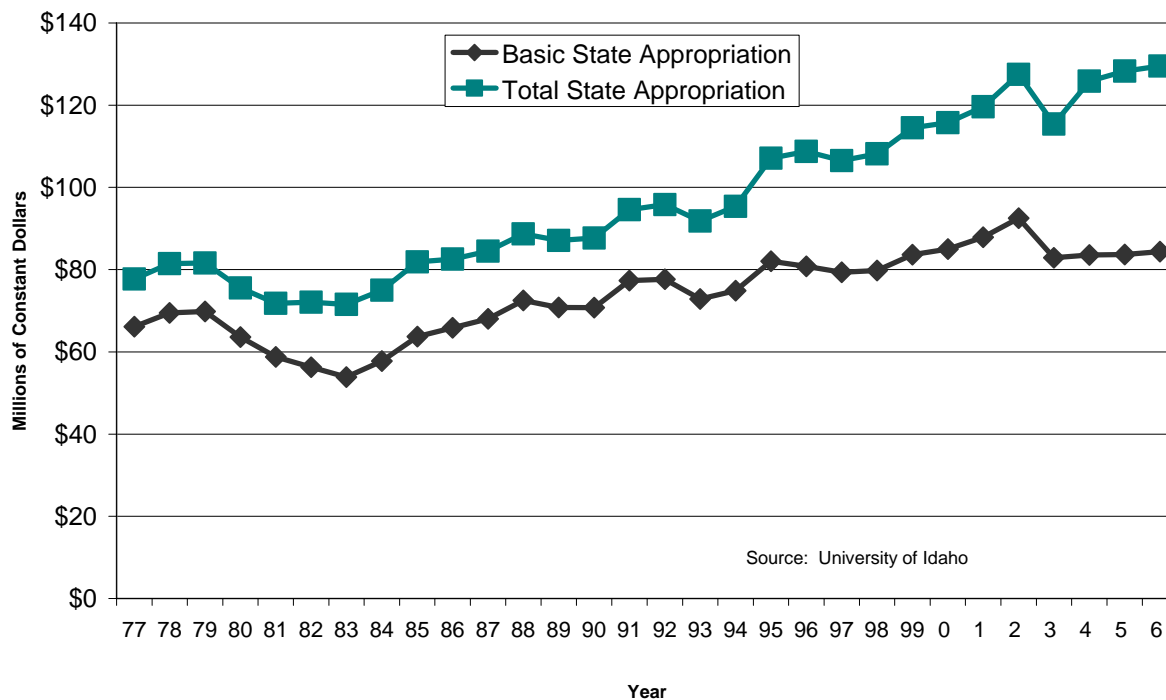


Figure 18h

UI Resident Student Fees 1980-2005 (In Constant 2005 Dollars)

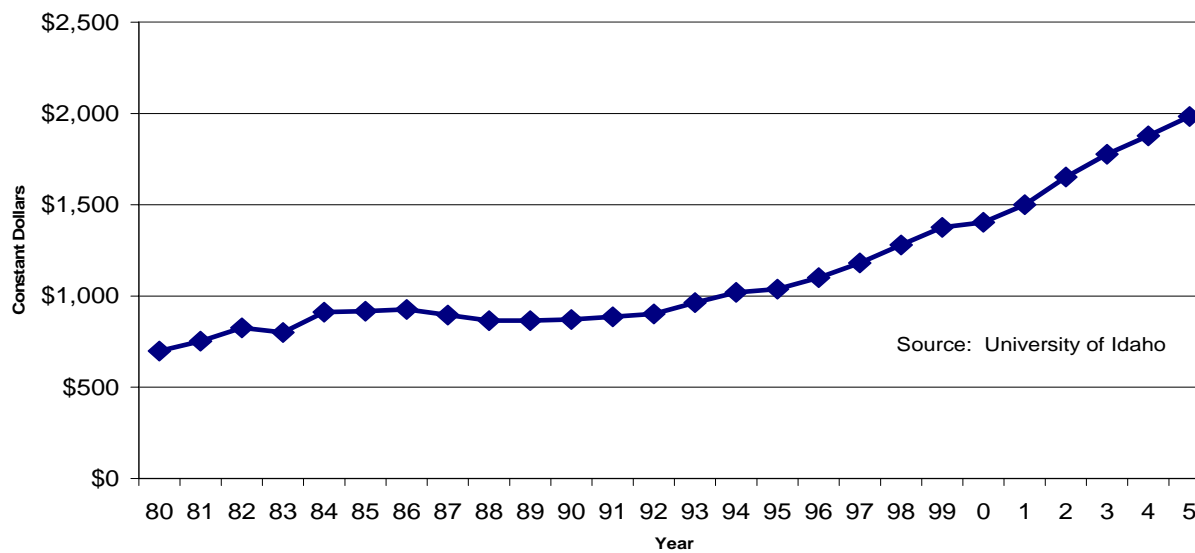


Figure 18i

**Nominal UI Non-Resident Student Tuition
Academic Year 1980-2005
In Constant 2005 Dollars**

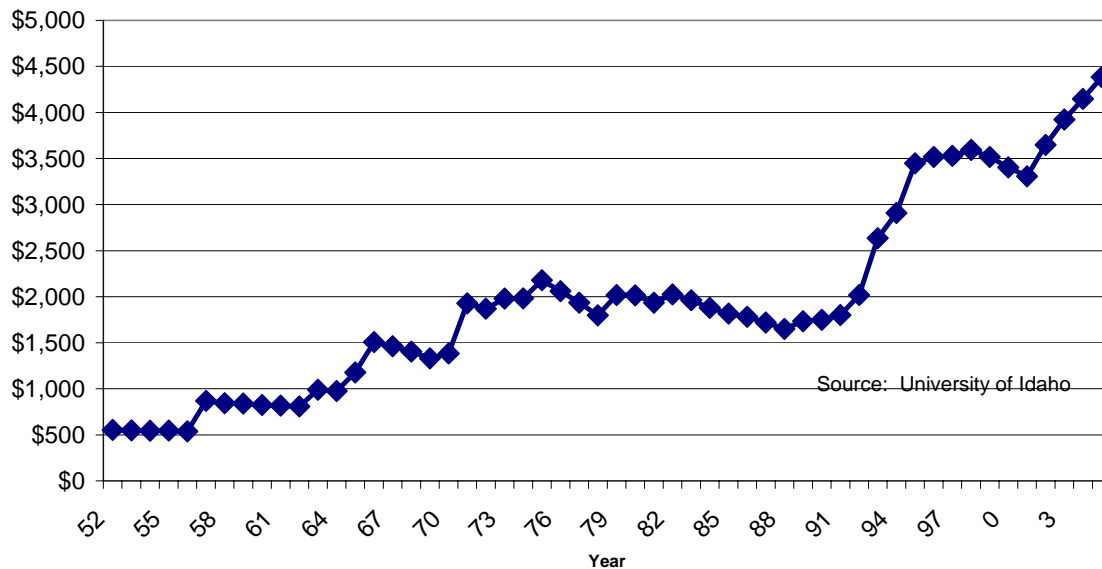


Figure 18j

**UI External Research Funding 1980-2006
(In Constant 2005 Dollars)**

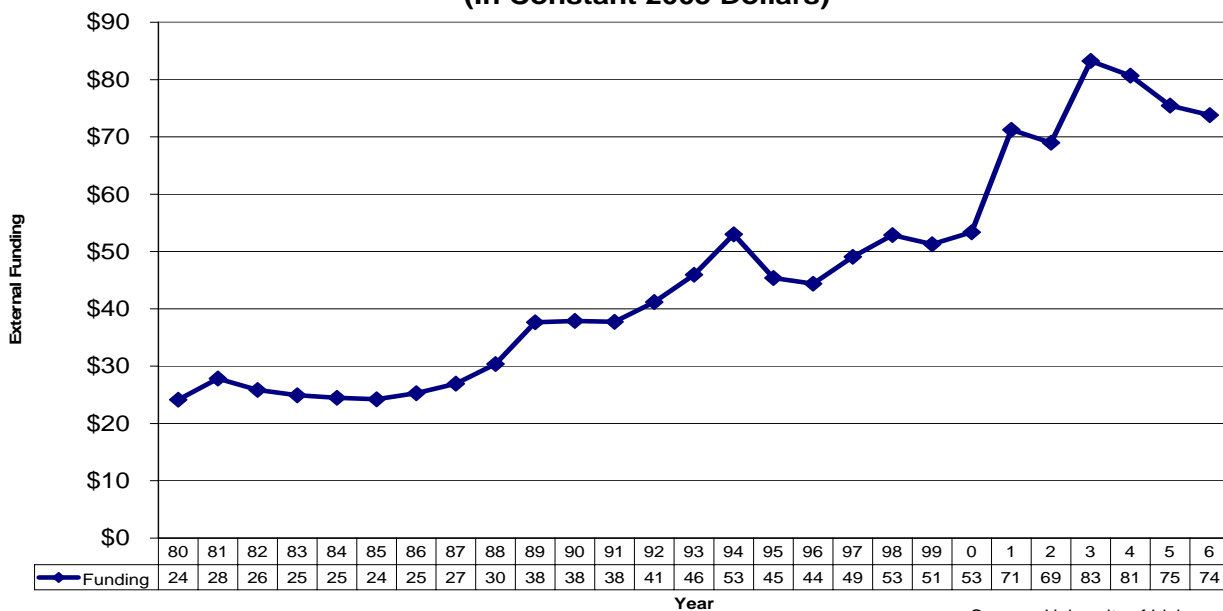


Figure 19a

Headcount Enrollment WSU Pullman Campus 1961-2005

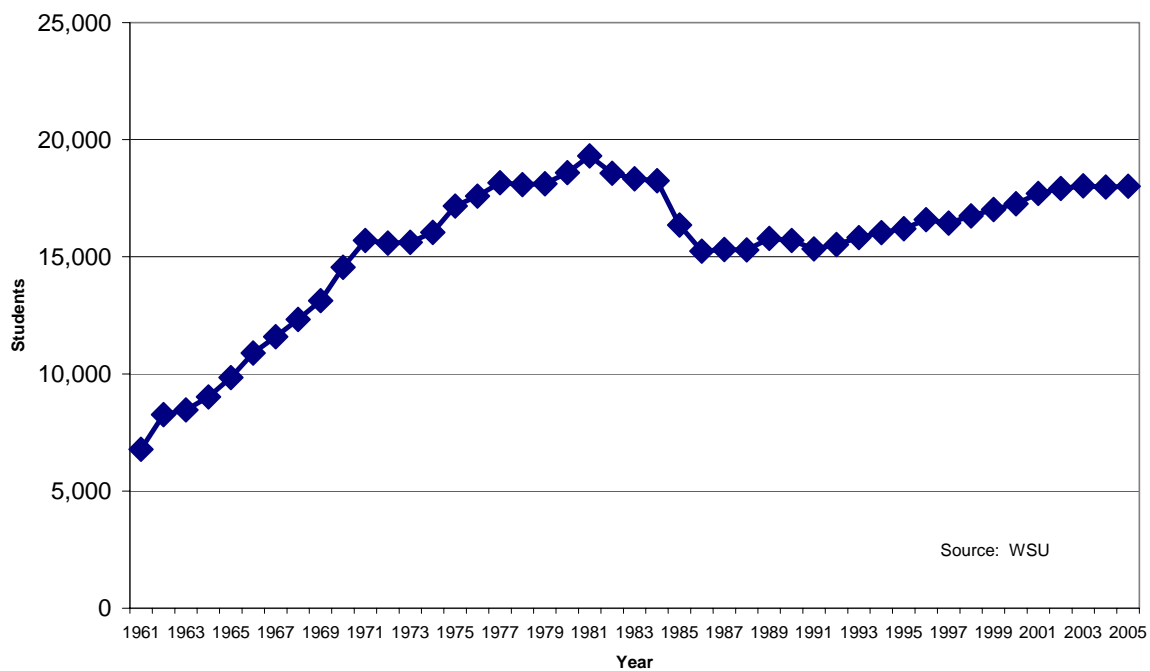
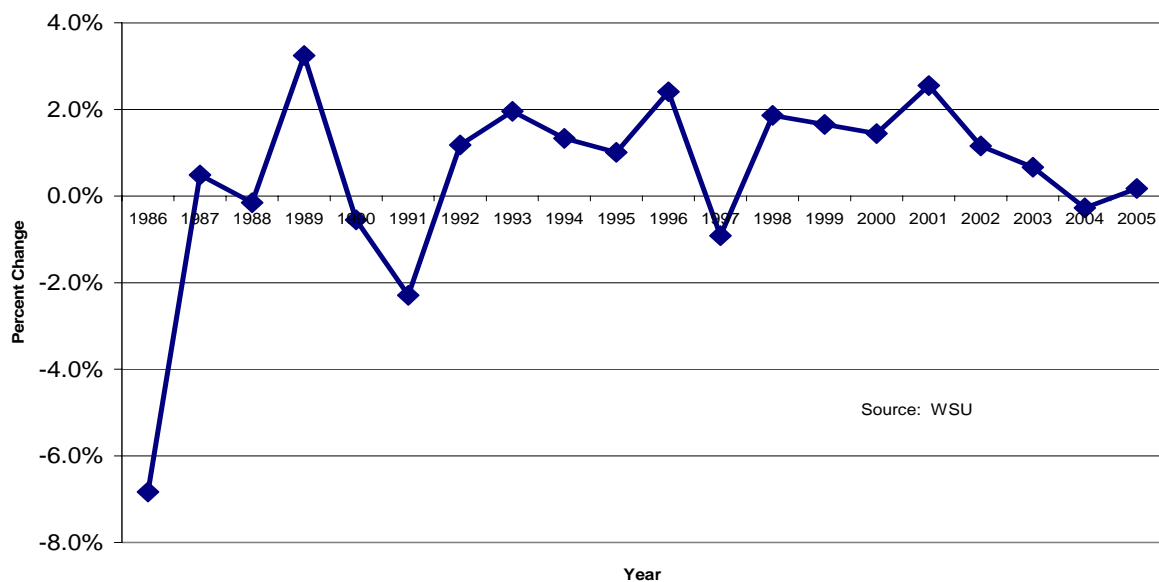


Figure 19b

Annual Percent Change in Headcount Enrollment WSU Pullman Campus 1986-2005



pus headcount growth has slowed. Faculty, staff and graduate assistant numbers have declined. As human numbers have slowed or declined on campus, the real budget of the UI has remained flat, as well. We'll have to wait for the 2010 Census for new information on median family income. Certainly the UI contributed somewhat to this growth in the decade of the 1990s, but a turnaround will have to occur at the UI for a positive effect on prosperity to occur again by 2010.

Washington State University

While WSU is a more prominent component of the economic base of Pullman than it is of Moscow, developments at WSU surely spill over to Moscow, especially when we recognize the imbalance of commuting patterns between the two areas. In Figure 19a we see that WSU has experienced steady growth in students throughout the 1990s and the first half of this decade. In Figure 19b we see, however, that the rate of growth, as at the UI, has fallen in the most recent years. Total staff, probably more important for the question at hand, has also risen steadily since the early 1990s, as shown in Figure 19c. In Figure 19d, we see that the percent change in total staff has been positive every year since 1994. We suggest that WSU growth, increased net out-commuting from Latah County, and rising income in Latah County are all consistent with

Figure 19c

Total WSU Staff (Headcount) 1998-2005

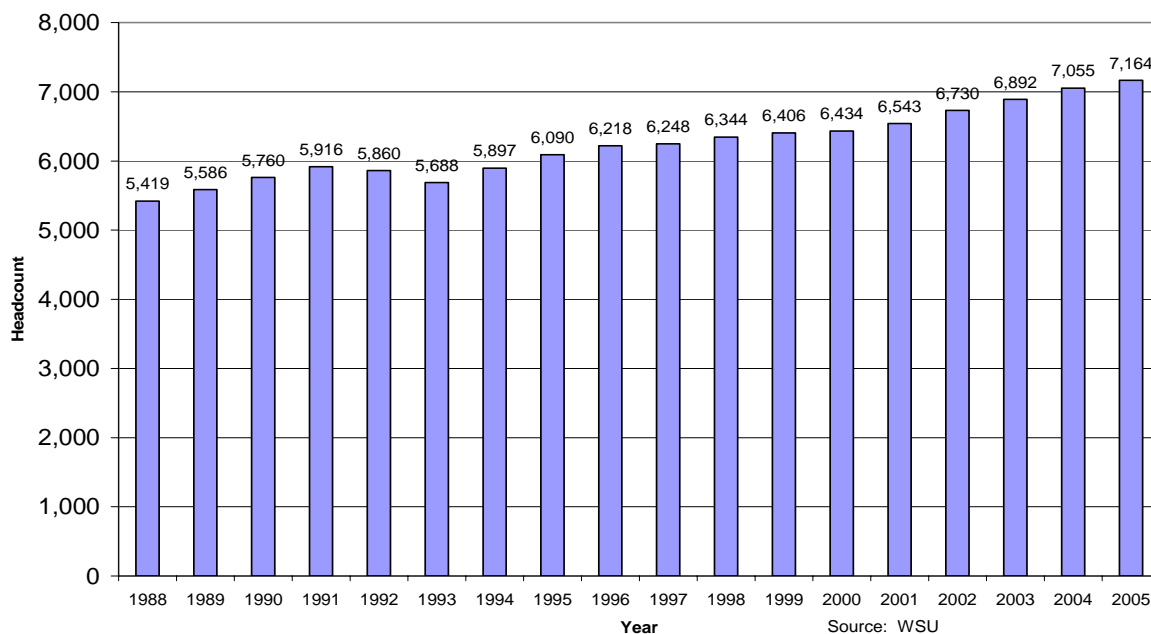


Figure 19d

Annual Percent Change in WSU Staff 1988-2005

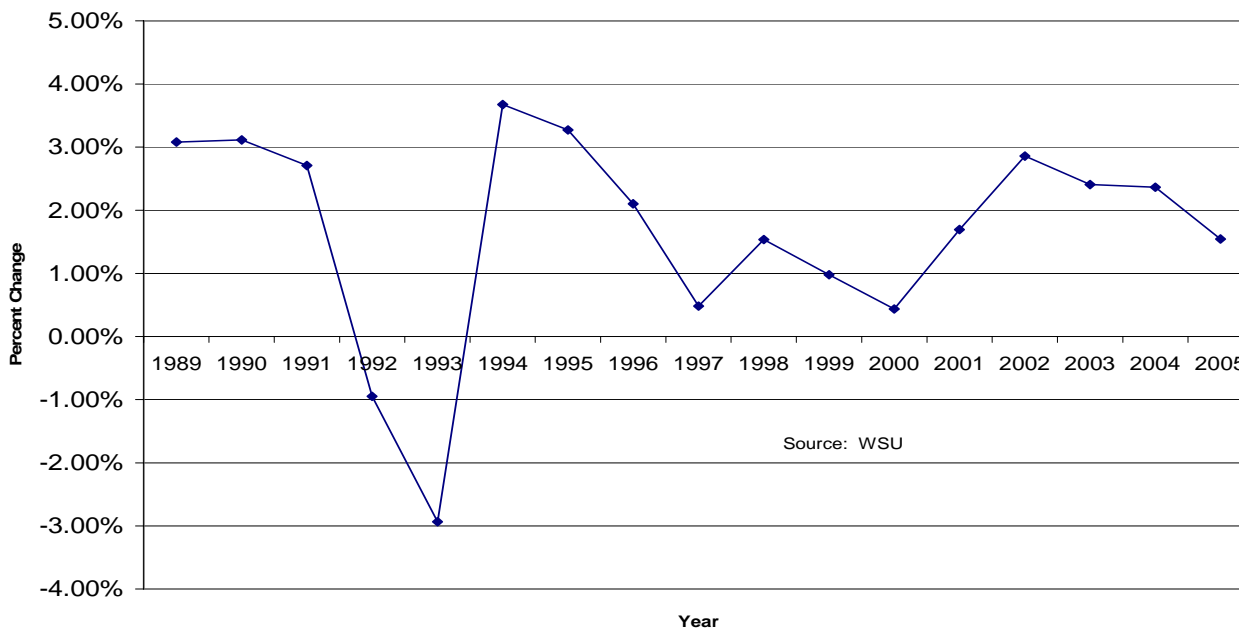


Figure 20a

Dividends, Interest, and Rent for Latah and Whitman Counties, 1969-2004 in Constant 2005 Dollars (\$1,000)

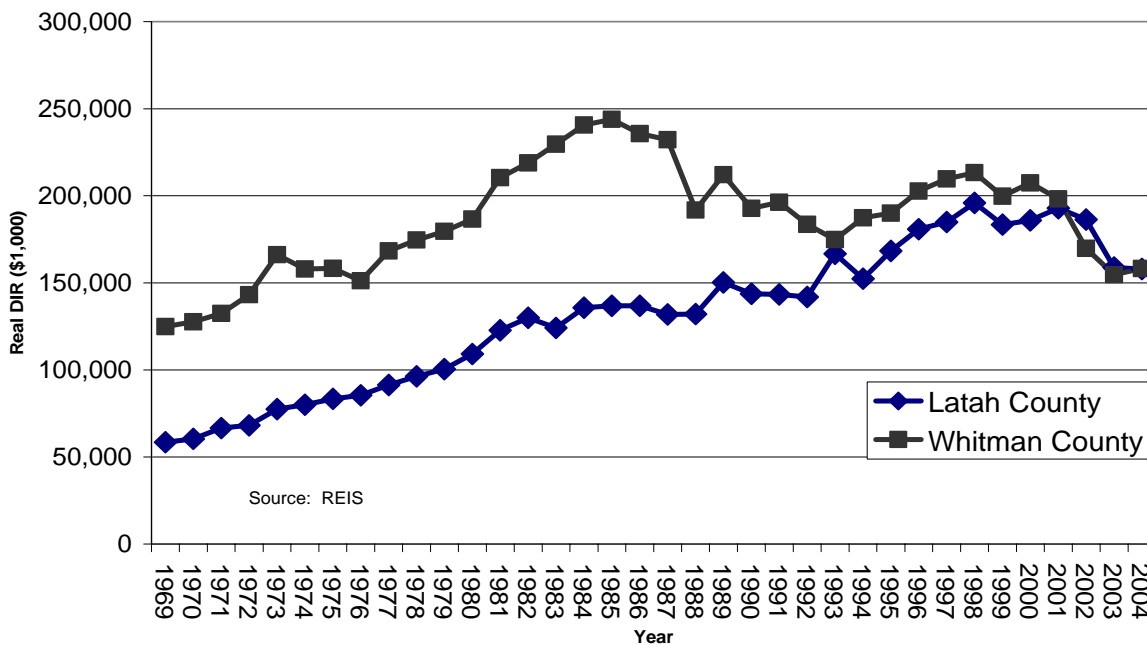
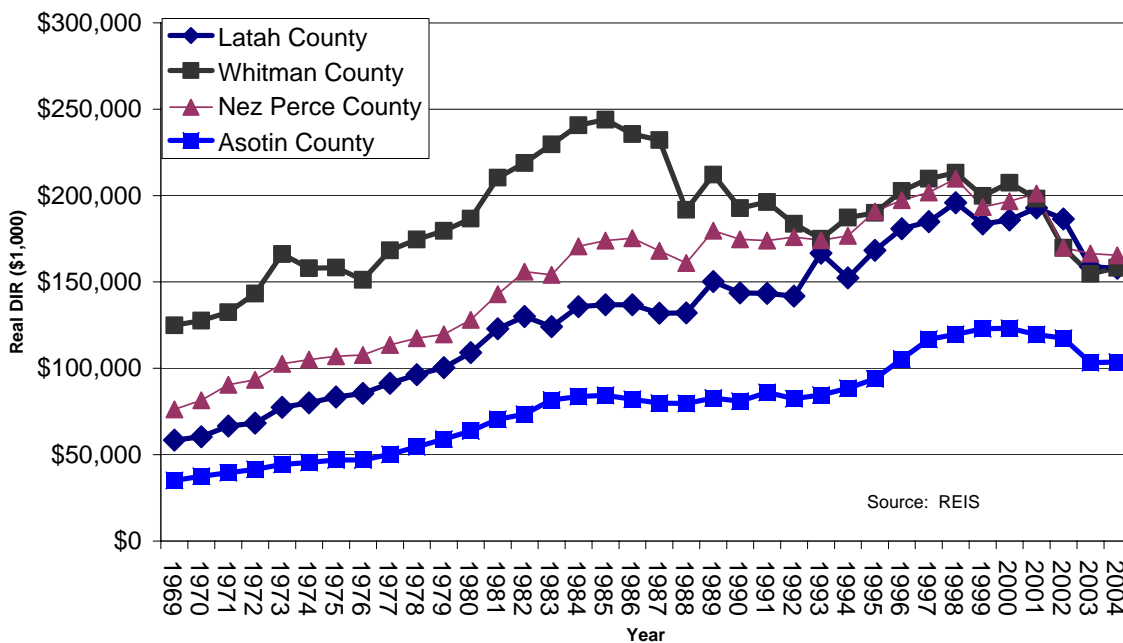


Figure 20b

Dividends, Interest, and Rent for the Quad County Region by County, 1969-2004 (Constant 2005 Dollars) (\$1,000)



the “rich net out-commuter” theory of rising prosperity in Moscow.

Dividends, Interest, Rent and Transfers

Another possible reason for rising income in the Moscow area is net immigration of richer retirees living on nonlabor income. Indeed, Figure 20a shows that in the 1990s both Latah and Whitman Counties experienced increases in dividends, interest and rent (DIR). With falling interest rates and other returns to capital in the late early 2000s, we now see a decline in DIR, but we cannot rule out the possibility that higher DIR contributed to greater prosperity in Latah County. But because the same DIR patterns appear for other counties in the region (see Figure 20b), which did not experience the relative increase in prosperity, we suggest that this was not a major factor.

Figure 20c shows transfer payments in the four counties of the Quad County Region. These rise steadily everywhere, so it does not appear that rising transfer payments can explain the relative increase in economic prosperity in Latah County.

Population Growth in Neighboring Jurisdictions

It is possible that growth in neighboring areas could lead to an increase in prosperity in Moscow. This is especially true for areas where Moscow serves as a

Figure 20c

**Transfer Payments in the Quad-County Region by County,
1969-2004 (Constant 2005 Dollars)
(\$1,000)**

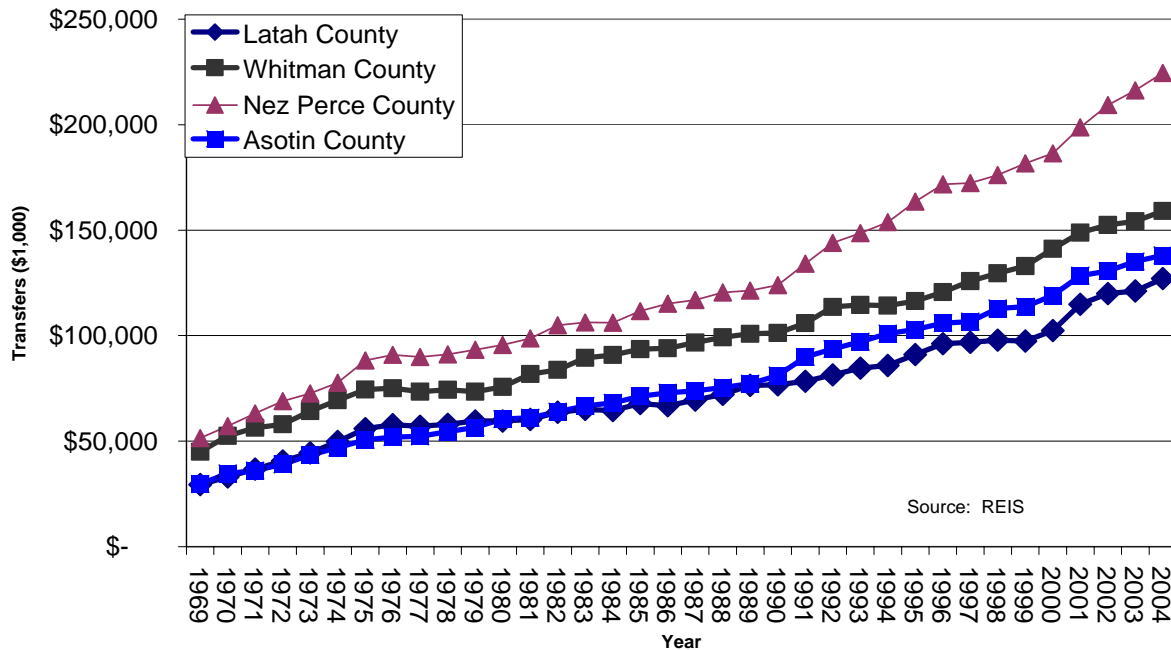


Figure 21

**Population of Other Cities and Unincorporated Areas in Latah County
by Decade, and 2004**

Region	1960	1970	1980	1990	2000	2004
Moscow	11,183	14,146	16,513	18,519	21,297	21,900
Onaway	191	166	254	203	229	222
Deary	349	411	539	529	550	528
Genesee	535	619	791	725	942	903
Troy	555	541	820	699	795	769
Kendrick	443	426	395	325	368	356
Potlatch	880	871	819	790	787	760
Bovill	357	350	289	256	304	295
Juliaetta	368	423	522	488	606	582
Unincorporated	6,309	6,938	7,807	8,083	9,057	8,854
County Total	21,170	24,891	28,749	30,617	34,935	35,169

Figure 22

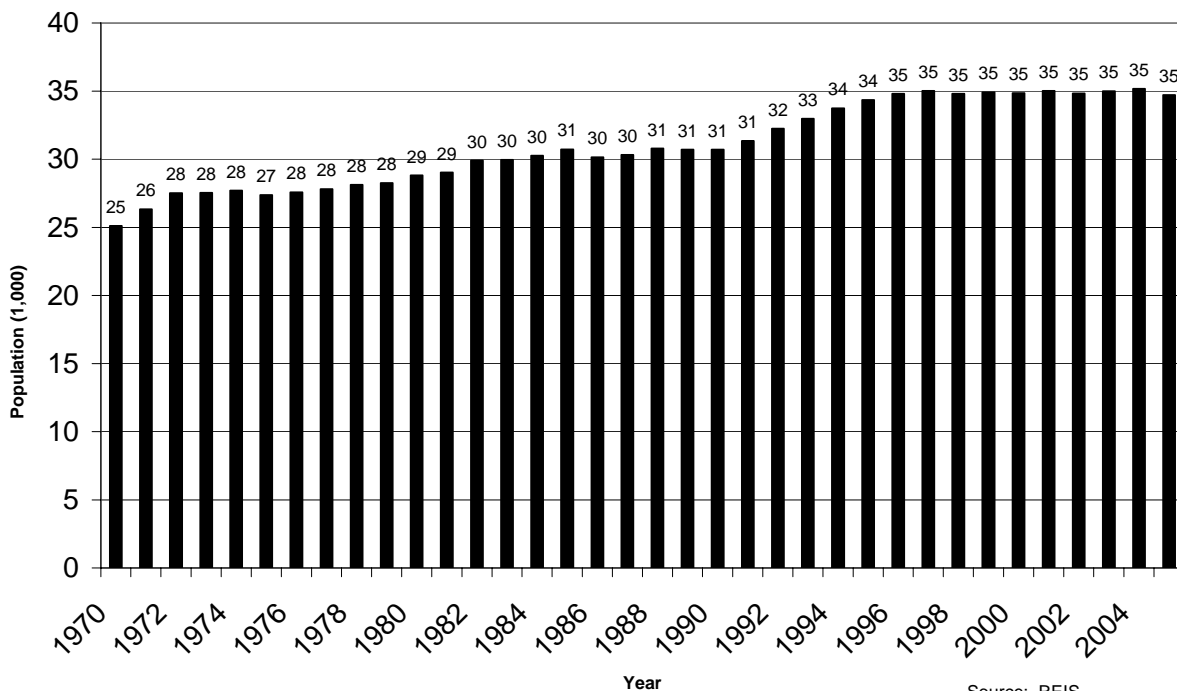
**Selected Cumulative Growth Rates
for Cities in Latah County by Decade**

Region	1960-1970	1970-1980	1980-1990	1990-2000	2000-2004
Moscow	26%	17%	12%	15%	7%
Onaway	-13%	53%	-20%	13%	-8%
Deary	18%	31%	-2%	4%	-10%
Genesee	16%	28%	-8%	30%	-10%
Troy	-3%	52%	-15%	14%	-8%
Kendrick	-4%	-7%	-18%	13%	-8%
Potlatch	-1%	-6%	-4%	0%	-9%
Bovill	-2%	-17%	-11%	19%	-7%
Juliaetta	15%	23%	-7%	24%	-10%
Unincorporated	10%	13%	4%	12%	-6%
County Total	18%	15%	6%	14%	2%

Source: U.S. Census

Figure 23

**Population in Latah County 1970-2005
(1,000)**



Source: REIS

“higher order place” in a central place hierarchy, i.e., if Moscow serves as a regional center. Figure 21 shows the population experience for Moscow and other cities and unincorporated areas of Latah County in the last four decades. Moscow’s population in 2004 is just under twice what it was in 1960. For Latah County as a whole, the comparable figure is one and two-thirds. This suggests that Moscow has become a larger component of the population of Latah County over the years. Since 1980, Onaway, Deary, Troy, Kendrick and Potlatch have lost population.

Figure 22 confirms the population exodus from most other cities in Latah County in recent periods. If U.S. Bureau of the Census estimates are correct, experience in the first four years of this decade suggests that all cities and the unincorporated areas of Latah County will experience a decline in population for the current decade. This means that Moscow, as a higher order central place for many of these other cities, might be losing the economic impact from the central functions provided to these areas. This effect, however, could be mitigated somewhat, if the loss of population in Moscow’s hinterland migrates to Moscow.

Figure 23 confirms the fact that Moscow’s slowing growth is reflected in Latah county totals. Latah County population growth has been pretty flat in the last ten years. Figure 24 shows the annual percent change in population for

Figure 24

Latah County Average Annual Percent Change in Population 1970-2005

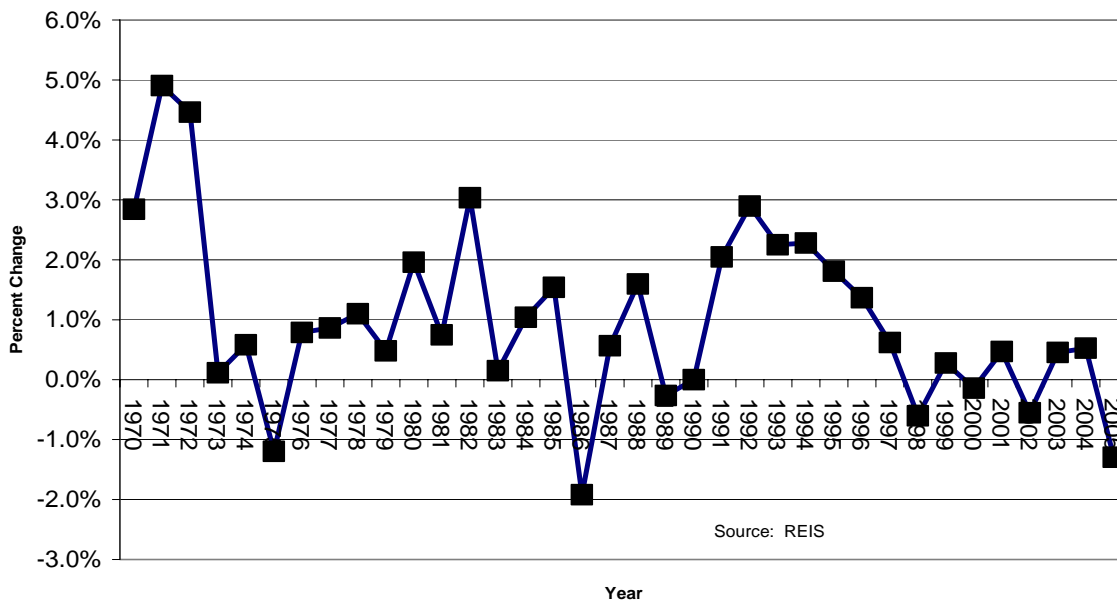


Figure 25

Population in Whitman County 1970-2005 (1,000)

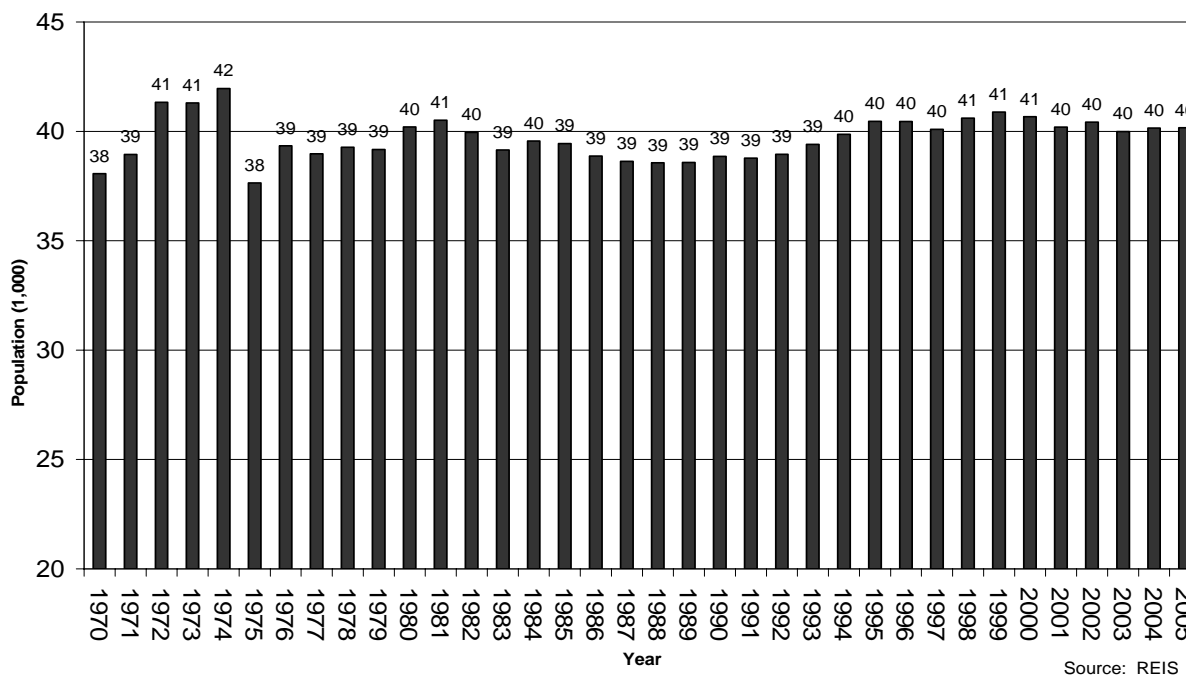


Figure 26

Whitman County Average Annual Percent Change in Population 1970-2005

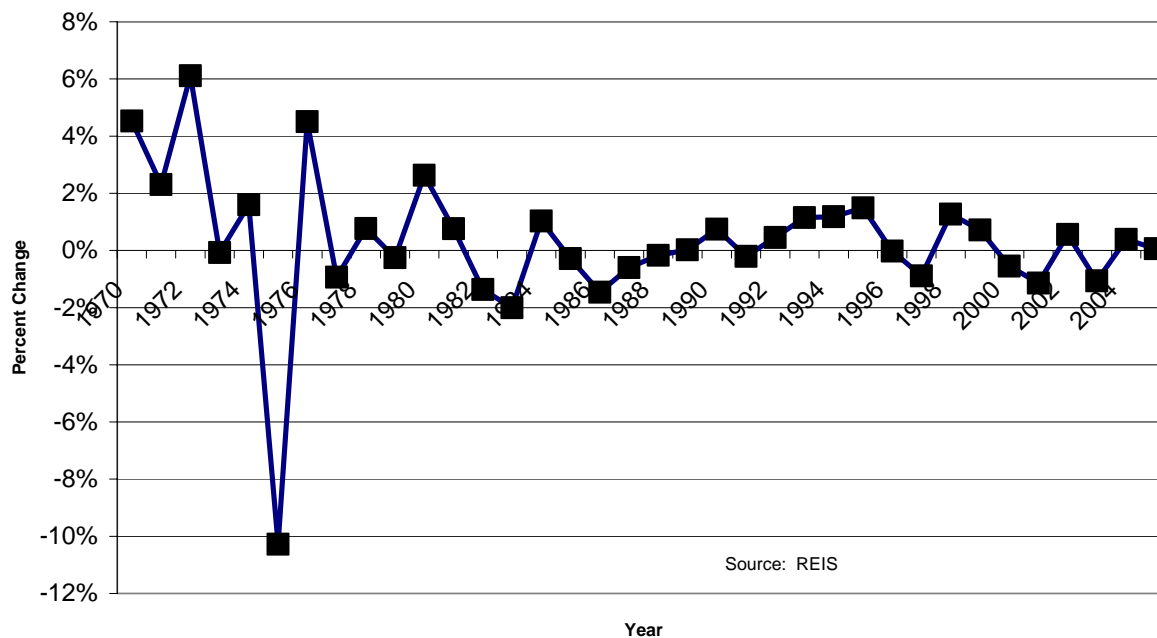
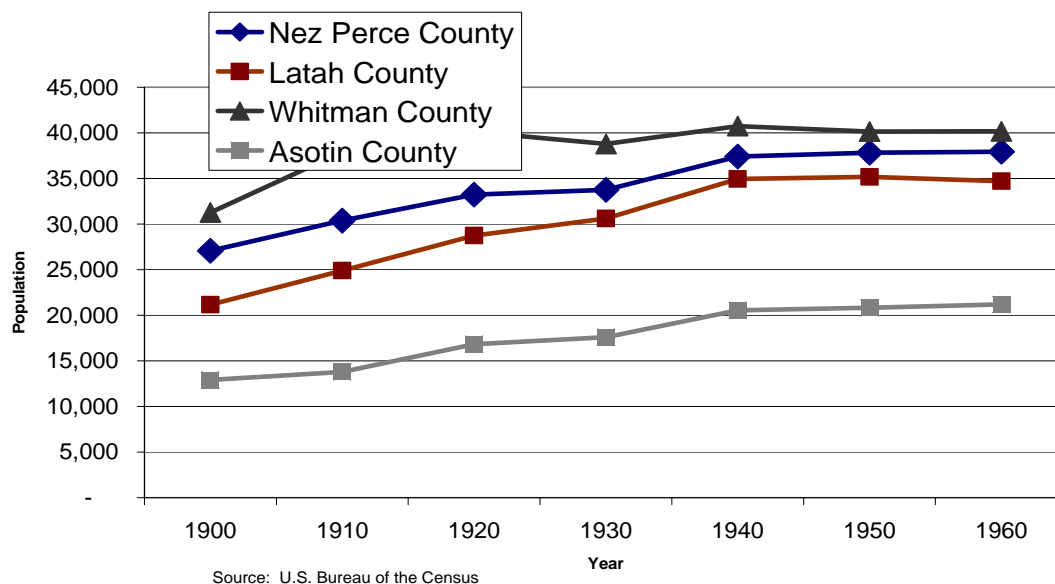


Figure 27

Population in Quad-County Region, by County 1960-2005



Latah County from 1970-2005. In four of the last eight years Latah County's population growth has been negative, and in the other years it was less than 1%.

If we look to the west to Whitman County, we find a similar experience to Latah County, but even more pronounced and prolonged. As seen in Figure 25, the population of Whitman County is lower today than it was in 1973. Figure 26 shows that Whitman County has experienced low or negative annual rates of population growth since the late 1990s.

When we expand our population focus to the Quad-County region, comprised of Latah, Whitman, Nez Perce and Asotin Counties, we find the same pattern of flat or no population growth in recent years. According to the U.S. Census estimates, the Quad-County region added roughly 350 people in the last 5 years, with the increase accounted for by Asotin and Nez Perce Counties. Figure 27 shows in graphical form this flattening growth trajectory. As seen in Figure 28, Latah County has slightly increased its percentage of Quad-County population since 1960, although its portion slipped slightly in the last 5 years.

The population data for the region suggest that population growth is not a given for an area. Whitman County's constant or declining population, the depopulation of other cities in Latah County, and the rising percentage of population that lives in Latah County are all consistent with the in-migration of

Figure 28

Latah County as a Percent of Quad County Population by Decade, 1960-2000, and 2005

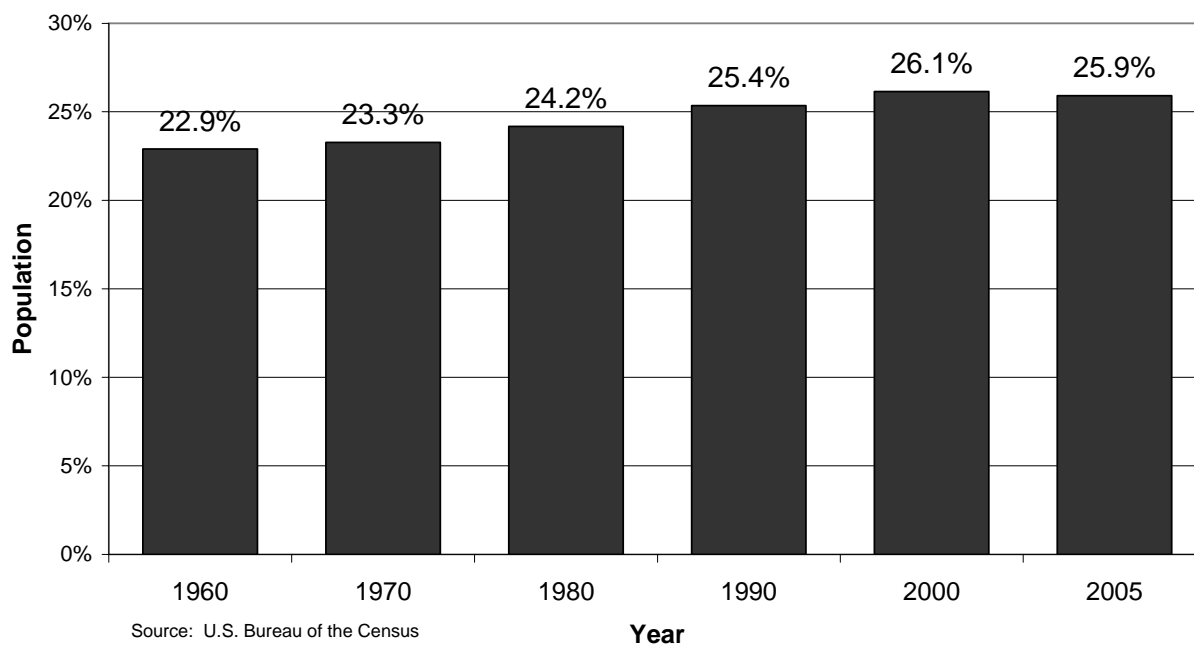


Figure 29a

Driver Licenses in Latah County 1989-2005

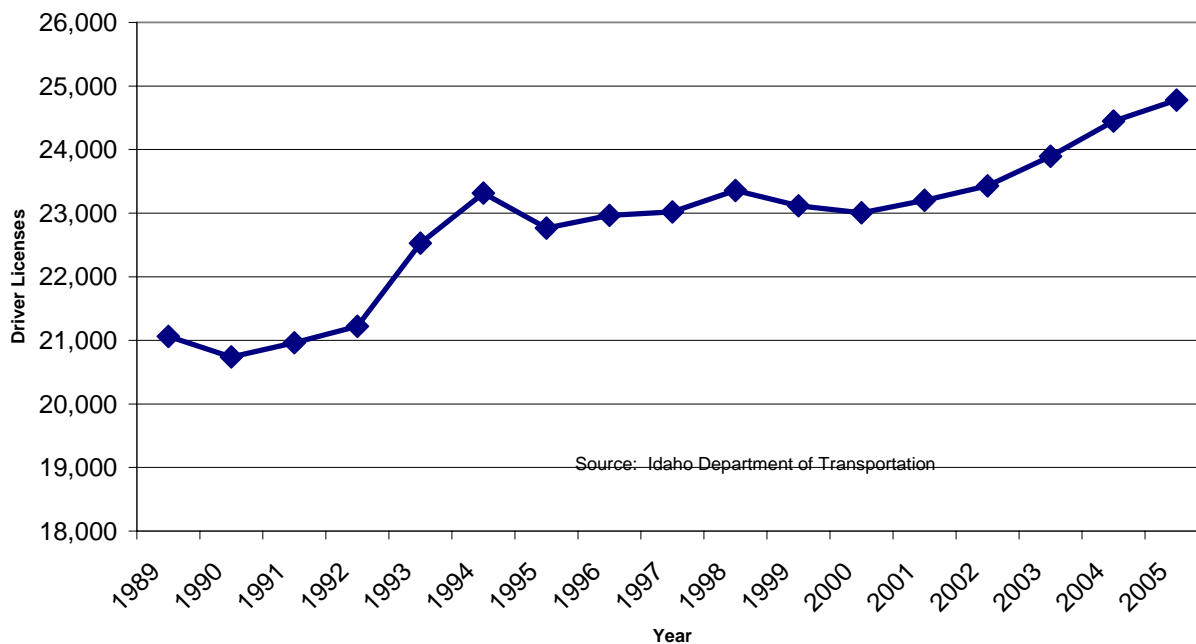


Figure 29b

Motor Vehicle Registrations Latah County 1986-2005

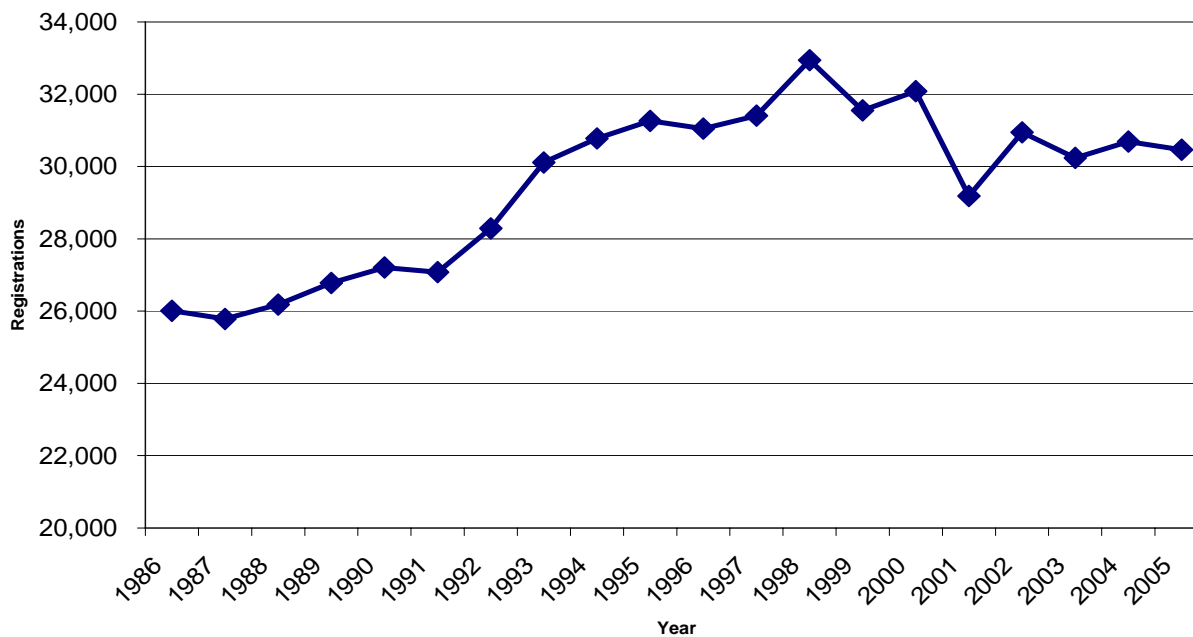


Figure 30a

Driver License Surrenders 1997-2001

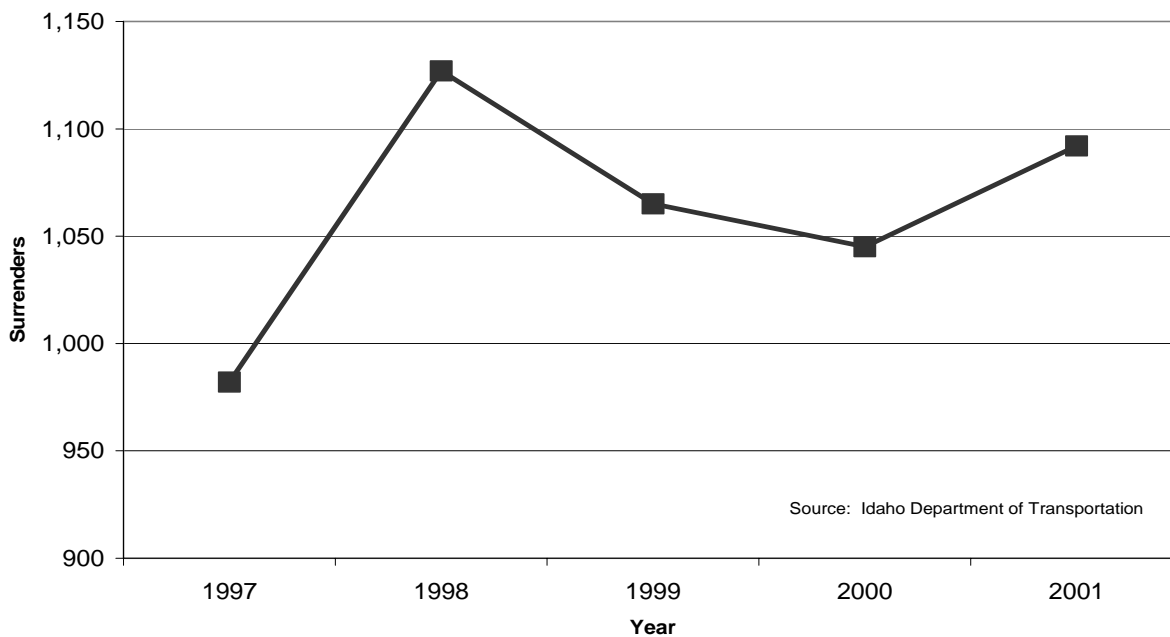
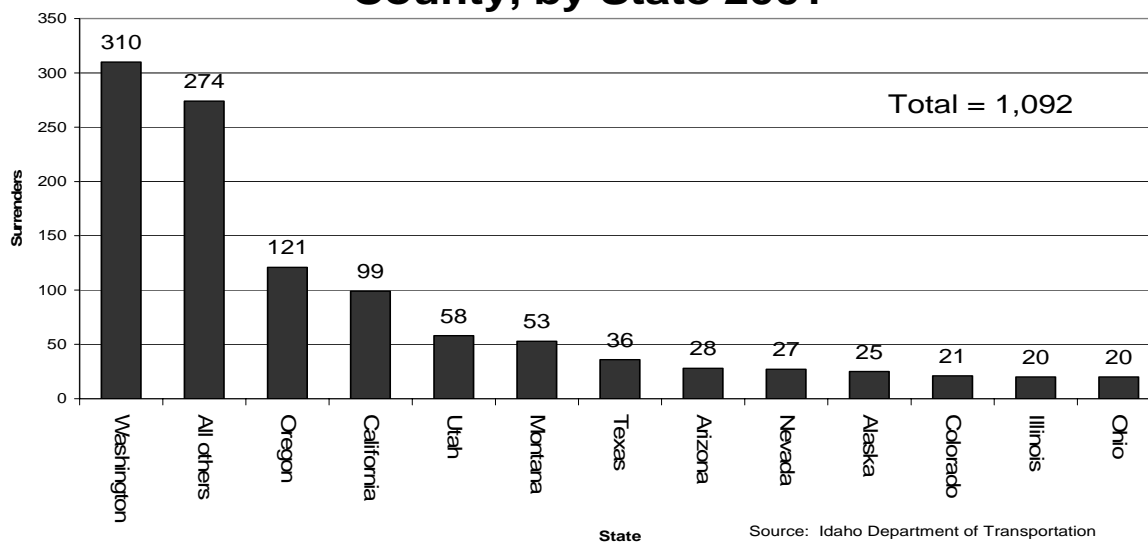


Figure 30b

Driver License Surrenders to Latah County, by State 2001



high-income out-commuters theory of rising prosperity in the Moscow area.

Drivers Licenses and Motor Vehicle Registrations

Another measure of growth in an area comes in the form of driver's licenses and motor vehicle registrations. These are available at the county level of reporting. In Figure 29a we see that after remaining flat in the late 1990s, total drivers licenses in Latah County have grown. Since the year 2000, Latah County has added about 1800 drivers. As seen in Figure 29b, however, this increase in drivers has not been matched by an increase in motor vehicle registrations, which have trended downward over the same time period. This somewhat puzzling result could be explained in part by rising gasoline prices and a change in household composition. For example, the household transportation implications of a rising college student population, retaining UI retirees in Moscow, and flat or declining K-12 student enrollment would be consistent with the observation of more drivers and fewer cars.

Migration from Out-of-State

Our last indicator of growth taken from a "neighboring" jurisdiction comes from a measure of in-migration. We don't have migration figures per

se, but instead show information in Figure 30a on drivers license surrenders. This measure of in-migration peaked at about 1125 in 1998, and declined slightly until 2001, the most recent year for which we could obtain data. As in the past, we see in Figure 30b that most in-migrants come from the State of Washington. Californians, while the third largest source of in-migrants to Latah County, are roughly one-third the amount of in-migrants from Washington State in 2001. More people surrendered an Oregon driver's license than a California license in 2001.

Concluding Comments

Regional economies and the political jurisdictions they support change over time. The Moscow area continues to grow in population and employment, but the growth rates are low and decelerating. We see this reflected in other indicators as well, such as flat school enrollment and water use. While Moscow is growing slowly, it is growing faster than other areas in the region. And, at the same time, Moscow residents on average are becoming richer, both in absolute terms and relative to people in neighboring jurisdictions. These are the pieces of a regional puzzle we've attempted to assemble with this study. How can we explain these characteristics of modern Moscow?

Changes in regional economies occur for many reasons. Economic base theory suggests that good times at the UI and WSU in part of the 1990s certainly contributed to rising prosperity in Moscow. It's another form of Moscow's economic base, however, that gives a more distinct shape to the puzzle. We strongly suggest that the general amenities of the Moscow community have attracted and continue to attract high-income residents of the Quad-County Region to live here and work somewhere else. Furthermore, we suggest that one particular amenity stands out in the last decade. This is the availability of quality, upper-income housing and a willingness on the part of the community to create more of it. We see this in the value of housing construction and the continued (and rising) dominance of Moscow as the residence of choice for high-income out-commuters.

Others may assemble pieces of the Moscow puzzle differently and draw different conclusions from their picture. But we have performed a systematic study of regional economic information and surrounded it with accepted regional economic theories. We stand behind our conclusions, but we welcome the discussion that this document might engender. After all, informed and open debate among those wishing to disagree agreeably could be another amenity that has led to growth and prosperity in Moscow, and if we are careful, to more of it in the future.

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Appendices:
Selected
and Supporting
Data Series
of Interest

Table A1

**Selected Cumulative Idaho Population Growth Rates
1969-2004**

Rank	Region	1969-2004	1969-1979	1979-1989	1989-1999	1999-2004
1	Boise County	325%	65%	16%	91%	16%
2	Blaine County	271%	74%	30%	43%	14%
3	Kootenai County	250%	68%	15%	57%	15%
4	Teton County	204%	16%	22%	69%	27%
5	Ada County	201%	53%	19%	46%	13%
6	Canyon County	159%	38%	5%	43%	25%
7	Bonner County	158%	52%	11%	39%	10%
8	Madison County	135%	47%	22%	16%	13%
9	Valley County	122%	53%	10%	27%	4%
	Idaho State	97%	32%	7%	28%	9%
10	Boundary County	92%	32%	16%	18%	7%
11	Jerome County	88%	45%	0%	21%	7%
12	Jefferson County	78%	31%	8%	16%	9%
13	Payette County	75%	25%	6%	24%	6%
14	Bonneville County	73%	27%	9%	14%	10%
15	Owyhee County	73%	31%	0%	25%	5%
16	Gem County	71%	26%	-2%	31%	6%
17	Franklin County	65%	20%	4%	22%	9%
18	Gooding County	65%	35%	-1%	21%	3%
19	Twin Falls County	63%	23%	4%	20%	6%
20	Elmore County	62%	25%	-5%	36%	0%
21	Power County	54%	38%	6%	7%	-2%
22	Bingham County	50%	26%	3%	11%	4%
23	Bannock County	47%	26%	2%	15%	0%
	United States	46%	12%	10%	13%	5%
24	Benewah County	45%	27%	2%	14%	-1%
25	Oneida County	44%	15%	5%	20%	1%
26	<u>Latah County</u>	<u>44%</u>	<u>16%</u>	<u>9%</u>	<u>14%</u>	<u>1%</u>
27	Lincoln County	42%	11%	-5%	24%	8%
28	Lemhi County	41%	32%	-7%	17%	-2%
29	Custer County	41%	10%	26%	7%	-5%
30	Fremont County	41%	27%	-1%	8%	4%
31	Camas County	40%	-1%	-5%	48%	0%
32	Washington County	31%	15%	-4%	18%	0%
33	Cassia County	26%	15%	0%	10%	0%
34	<u>Nez Perce County</u>	<u>25%</u>	<u>8%</u>	<u>3%</u>	<u>11%</u>	<u>1%</u>
35	Clark County	25%	8%	0%	26%	-8%
36	Minidoka County	22%	26%	-2%	5%	-6%
37	Idaho County	22%	12%	-5%	14%	1%
38	Adams County	20%	17%	-4%	9%	-2%
39	Caribou County	10%	31%	-18%	3%	-1%
40	Bear Lake County	9%	18%	-11%	5%	-1%
41	Butte County	-3%	13%	-11%	-2%	-2%
42	Lewis County	-3%	12%	-18%	6%	0%
43	Clearwater County	-22%	-5%	-16%	5%	-7%
44	Shoshone County	-34%	-2%	-28%	0%	-7%

Source: REIS

Selected Washington Cumulative Population Growth Rates 1969-2004

Rank	Region	1969-2004	1969-1979	1979-1989	1989-1999	1999-2004
1	.San Juan County	328.7%	115.1%	26.1%	43.2%	10.4%
2	.Island County	213.5%	64.7%	38.0%	22.5%	12.6%
3	.Clark County	209.1%	47.0%	22.6%	48.4%	15.6%
4	.Thurston County	198.4%	58.3%	30.4%	31.9%	9.7%
5	.Jefferson County	180.0%	50.7%	27.4%	33.1%	9.6%
6	.Mason County	169.8%	50.3%	24.0%	31.6%	10.0%
7	.Snohomish County	145.2%	23.1%	38.0%	34.0%	7.8%
8	.Stevens County	141.3%	56.9%	13.2%	29.9%	4.5%
9	.Benton County	140.2%	60.0%	5.1%	28.7%	10.9%
10	.Kitsap County	135.9%	38.8%	29.7%	25.7%	4.2%
11	.Franklin County	131.5%	32.3%	8.4%	31.4%	22.9%
12	.Whatcom County	123.3%	29.3%	18.1%	33.5%	9.5%
13	.Skagit County	117.0%	20.1%	23.8%	33.7%	9.2%
14	.Ferry County	113.5%	60.6%	8.2%	16.2%	5.7%
15	.Pend Oreille County	111.2%	43.6%	4.6%	31.5%	7.0%
16	.Douglas County	110.7%	33.7%	18.2%	26.2%	5.7%
17	.Grant County	103.2%	21.2%	13.3%	36.7%	8.2%
18	.Clallam County	99.3%	46.8%	10.6%	16.3%	5.6%
19	.Skamania County	88.1%	33.6%	8.7%	20.0%	7.9%
	Washington State	85.6%	20.0%	18.3%	23.1%	6.2%
20	.Pierce County	83.8%	16.7%	20.6%	21.4%	7.6%
21	.Chelan County	74.0%	12.0%	16.3%	27.2%	4.9%
22	.Yakima County	62.0%	19.5%	11.0%	18.1%	3.4%
23	.Klickitat County	61.4%	23.3%	8.0%	15.5%	4.9%
24	.Okanogan County	59.7%	21.1%	10.9%	18.8%	0.1%
25	.Lewis County	59.1%	19.6%	9.1%	16.5%	4.7%
26	.Spokane County	58.1%	21.6%	6.4%	16.6%	4.9%
27	<u>.Asotin County</u>	<u>56.8%</u>	<u>23.8%</u>	<u>5.3%</u>	<u>18.7%</u>	<u>1.3%</u>
28	.King County	55.5%	8.1%	19.5%	17.1%	2.8%
29	.Adams County	47.9%	22.1%	-0.9%	19.6%	2.2%
30	.Kittitas County	47.0%	1.8%	5.9%	25.6%	8.5%
31	.Walla Walla County	42.1%	14.8%	4.0%	13.8%	4.6%
32	.Cowlitz County	41.7%	15.0%	3.7%	14.6%	3.6%
33	.Pacific County	41.1%	12.8%	8.8%	13.8%	1.0%
34	.Grays Harbor County	20.7%	13.0%	-3.8%	6.2%	4.6%
35	.Wahkiakum County	12.2%	12.7%	-11.8%	13.9%	-0.9%
36	<u>.Whitman County</u>	<u>10.3%</u>	<u>7.6%</u>	<u>-1.5%</u>	<u>6.0%</u>	<u>-1.8%</u>
37	.Lincoln County	9.1%	-2.2%	-4.9%	14.1%	2.8%
38	.Columbia County	-5.4%	-11.3%	3.3%	0.1%	3.1%
39	.Garfield County	-16.1%	-5.5%	-13.4%	7.0%	-4.1%

Source: REIS

Cumulative State Population Growth Rankings

1990-2000 and 2000 to 2005

RK	State	1990-2000	RK	State	2000-2005
1	Nevada	66%	1	Nevada	21%
2	Arizona	40%	2	Arizona	16%
3	Colorado	31%	3	Florida	11%
4	Utah	30%	4	Georgia	11%
5	<u>Idaho</u>	<u>29%</u>	5	Utah	11%
6	Georgia	26%	6	<u>Idaho</u>	<u>10%</u>
7	Florida	24%	7	Texas	10%
8	Texas	23%	8	Colorado	8%
9	North Carolina	21%	9	North Carolina	8%
10	Washington	21%	10	Delaware	8%
11	Oregon	20%	11	Virginia	7%
12	New Mexico	20%	12	Washington	7%
13	Delaware	18%	13	California	7%
14	Tennessee	17%	14	Oregon	6%
15	South Carolina	15%	15	South Carolina	6%
16	Virginia	14%	16	New Mexico	6%
17	Alaska	14%	17	New Hampshire	6%
18	California	14%	18	Alaska	6%
19	Arkansas	14%	19	Maryland	6%
	U.S.	13%		U.S.	5%
20	Montana	13%	20	Hawaii	5%
21	Minnesota	12%	21	Tennessee	5%
22	New Hampshire	11%	22	Minnesota	4%
23	Maryland	11%	23	Arkansas	4%
24	Mississippi	11%	24	Montana	4%
25	Alabama	10%	25	Maine	4%
26	Oklahoma	10%	26	Missouri	4%
27	Kentucky	10%	27	New Jersey	4%
28	Indiana	10%	28	Kentucky	3%
29	Wisconsin	10%	29	Wisconsin	3%
30	Missouri	9%	30	Indiana	3%
31	Hawaii	9%	31	Wyoming	3%
32	Wyoming	9%	32	Connecticut	3%
33	New Jersey	9%	33	Oklahoma	3%
34	Illinois	9%	34	South Dakota	3%
35	Kansas	9%	35	Nebraska	3%
36	South Dakota	8%	36	Illinois	3%
37	Nebraska	8%	37	Mississippi	3%
38	Vermont	8%	38	Rhode Island	3%
39	Michigan	7%	39	Alabama	2%
40	Louisiana	6%	40	Vermont	2%
41	Massachusetts	6%	41	Kansas	2%
42	New York	5%	42	Michigan	2%
43	Iowa	5%	43	New York	1%
44	Ohio	5%	44	Iowa	1%
45	Rhode Island	4%	45	Louisiana	1%
46	Maine	4%	46	Pennsylvania	1%
47	Connecticut	4%	47	Ohio	1%
48	Pennsylvania	3%	48	Massachusetts	1%
49	West Virginia	1%	49	West Virginia	0%
50	North Dakota	1%	50	North Dakota	-1%
51	District of Columbia	-6%	51	District of Columbia	-4%

Source: REIS

Table A3

Year 2000 County Vacancy Rates
County Housing

Rank by Rental Vacancy Rate	Region	Home-Owner Vacancy Rate (%)	Rental Vacancy Rate (%)
1	Custer	5.1	32.5
2	Caribou	2.2	28.9
3	Adams	3.5	17.7
4	Valley	4.8	17.5
5	Camas	4.7	16.0
6	Shoshone	4.2	15.4
7	Fremont	3.5	15.2
8	Butte	4.4	14.7
9	Clark	3.3	14.2
10	Blaine	2.0	13.6
11	Clearwater	2.9	13.3
12	Bear Lake	2.8	12.8
13	Idaho	3.0	12.7
14	Boise	4.5	12.1
15	Lemhi	3.4	11.7
16	Cassia	2.7	11.3
17	Minidoka	1.7	11.0
18	Lewis	2.8	10.6
19	Owyhee	3.3	10.0
20	Teton	2.4	9.7
21	Bingham	1.7	9.4
22	Elmore	3.0	9.3
23	Payette	2.3	9.3
24	Lincoln	3.2	9.2
25	Boundary	1.8	9.1
26	Bannock	2.1	8.4
27	Benewah	1.8	8.2
28	Kootenai	2.2	7.8
29	Bonner	2.4	7.7
30	Twin Falls	2.3	7.5
31	Washington	2.9	7.4
32	Gem	2.3	7.1
33	Jefferson	1.9	7.0
34	Madison	1.6	7.0
35	Canyon	2.5	6.9
36	Power	3.4	6.1
37	Bonneville	1.6	5.9
38	Oneida	3.0	5.6
39	Jerome	1.9	5.4
40	Nez Perce	1.3	5.4
41	Gooding	2.0	5.3
42	Ada	1.8	5.1
43	Franklin	2.3	4.6
<u>44</u>	<u>Latah</u>	<u>1.9</u>	<u>4.5</u>
	State	2.2	7.6

Source: U.S. Bureau of the Census

Table A4

Average Age of Housing Stock
1939-2004*

Rank	County	Average Age
1	Shoshone	48
2	Lewis	44
3	Butte	43
4	Oneida	43
5	Franklin	41
6	Washington	41
7	Bear Lake	41
8	Caribou	41
9	Minidoka	40
10	Nez Perce	40
11	Cassia	39
12	Clark	39
13	Lincoln	39
14	Clearwater	38
15	Gooding	38
16	Bannock	37
<u>17</u>	<u>Latah</u>	<u>37</u>
18	Twin Falls	37
19	Power	37
20	Bingham	36
21	Idaho	36
22	Payette	36
23	Jerome	36
24	Benewah	36
25	Lemhi	35
26	Bonneville	34
27	Camas	34
28	Fremont	34
29	Owyhee	34
30	Gem	33
31	Jefferson	33
32	Elmore	33
33	Custer	33
34	Adams	32
35	Boundary	32
36	State	31
37	Bonner	31
38	Canyon	27
39	Valley	26
40	Ada	26
41	Blaine	25
42	Kootenai	25
43	Boise	25
44	Madison	25
45	Teton	22

Source: U.S. Census

* Weighted average of interval data
ages are approximation

Table A4

Moscow School District Enrollment
(1984-2005)

Year	Enrollment		Total
	Regular	Charter	
1984	2,469		2,469
1985	2,537		2,537
1986	2,584		2,584
1987	2,623		2,623
1988	2,669		2,669
1989	2,654		2,654
1990	2,595		2,595
1991	2,681		2,681
1992	2,659		2,659
1993	2,680		2,680
1994	2,657		2,657
1995	2,649		2,649
1996	2,669		2,669
1997	2,609		2,609
1998	2,596		2,596
1999	2,477		2,477
2000	2,411	172	2,583
2001	2,393	125	2,518
2002	2,443	173	2,616
2003	2,355	208	2,563
2004	2,374	154	2,528
2005	2,452	154	2,606

Source: Moscow School District

Table A5

Water Use on the Palouse 1976-2005 Millions of Gallons

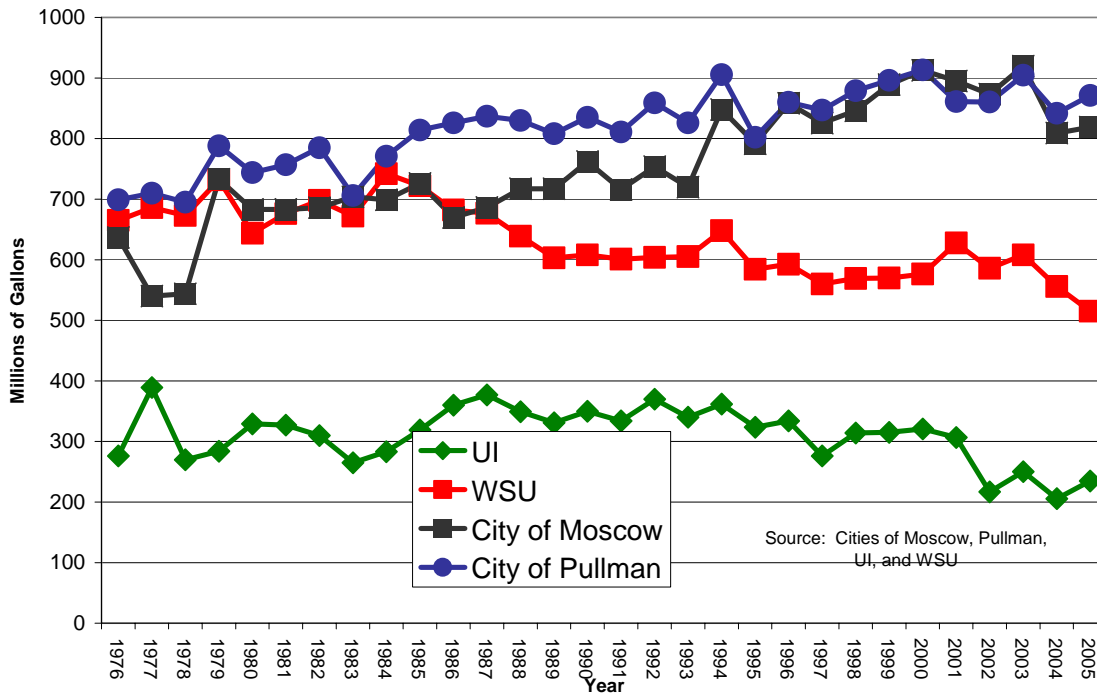


Table A6

Total Major Palouse Water Users 1976-2005 Moscow, Pullman, WSU, UI

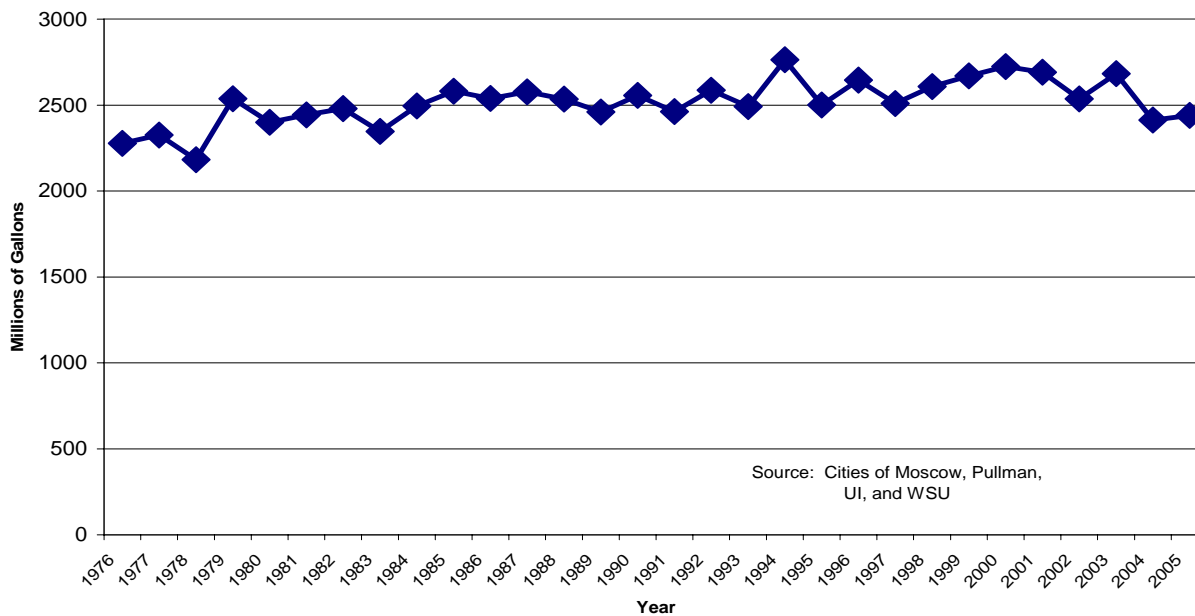


Table A7

Total Employment Nez Perce County 1970-2004

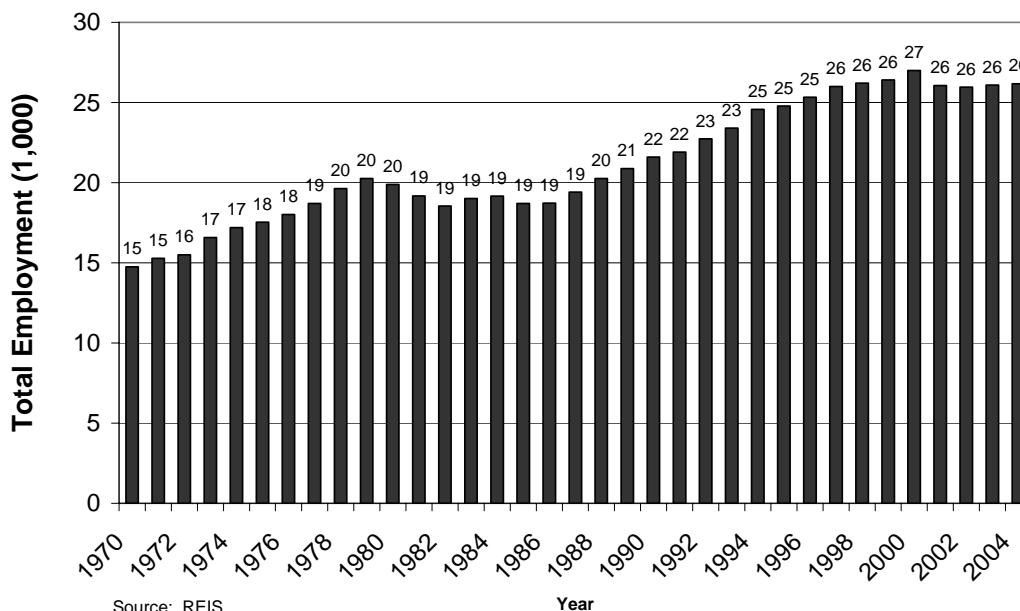


Table A8

Total Employment Asotin County 1970-2004

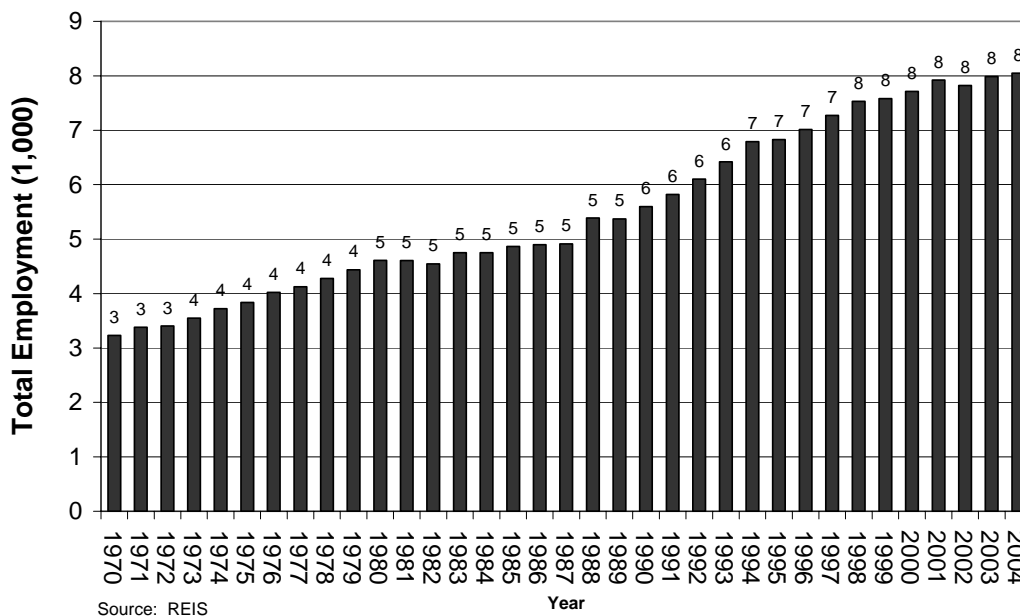


Table A9

**Percent Change in Direct Construction Employment
1969-2004**

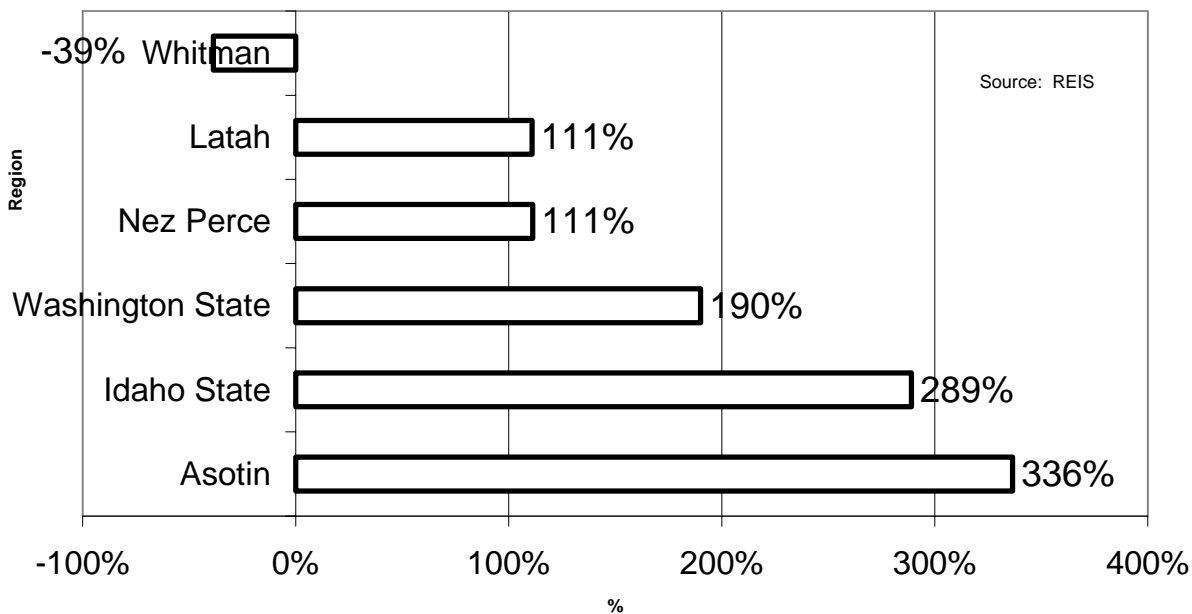


Table A10

**Cumulative Percent Change in State and Local
Employment 1969-2004**

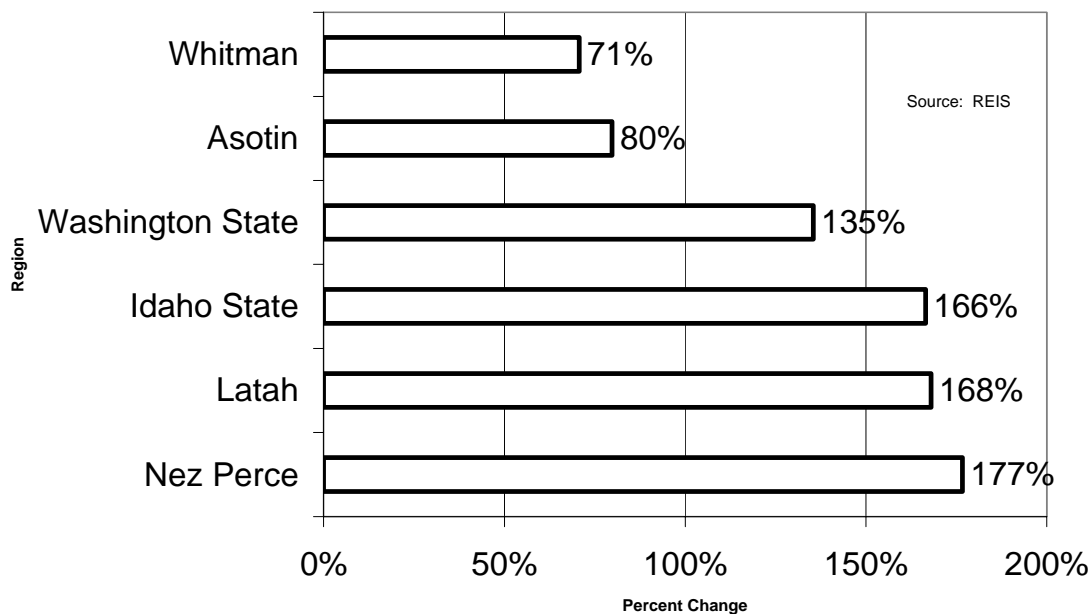


Table A11

Net Residence Adjustment for Latah and Whitman County, 1991-2004 in Constant 2005 Dollars (\$ Millions)

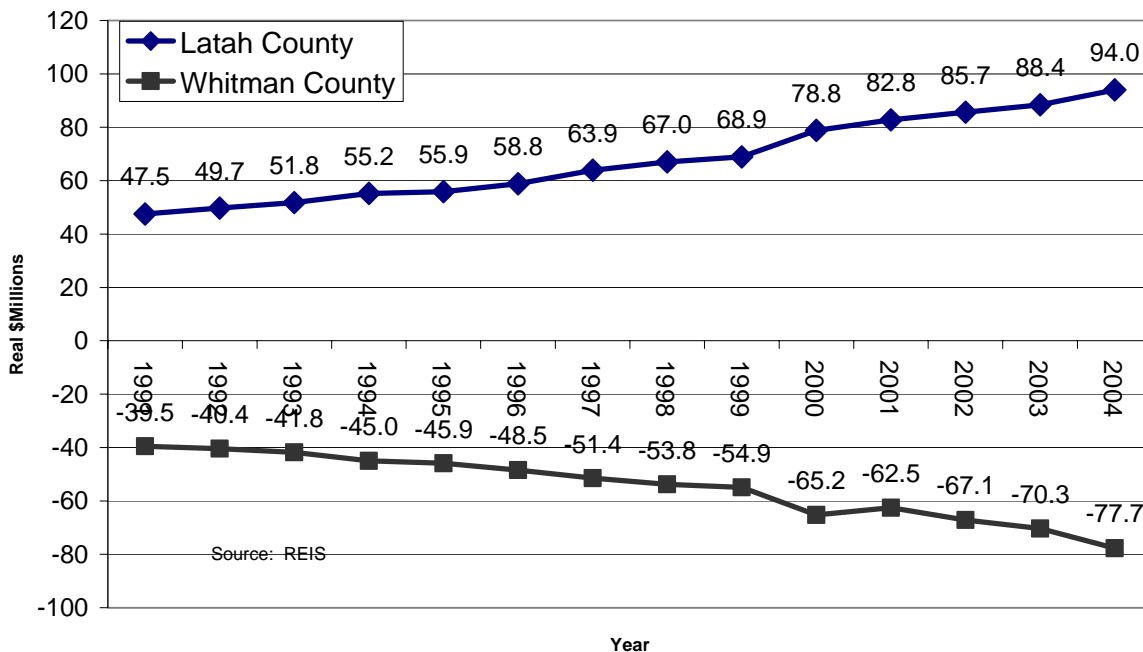


Table A12

Annual Percentage Change in Net Residence Adjustment for Latah County, 1969-2004 in Constant 2005 Dollars (\$1,000)

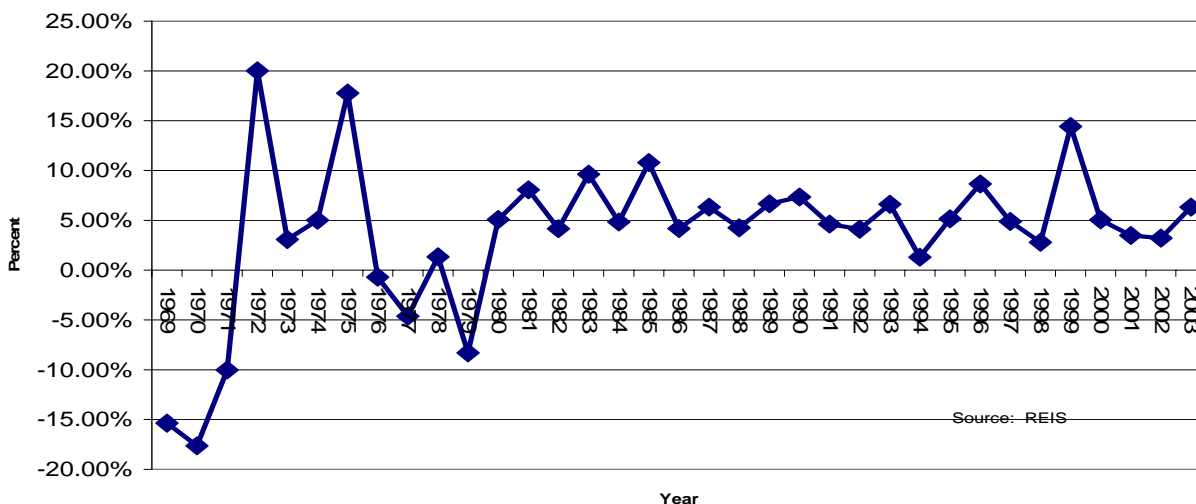


Table A13

HeadCount Enrollment Idaho Universities

Acad. Year	Boise State University	Idaho State University	University of Idaho	Lewis Clark State College	Total
1982	11,241	7,046	9,185	2,031	29,503
1983	10,871	6,992	9,237	2,164	29,264
1984	11,003	7,040	8,970	2,031	29,044
1985	10,758	7,021	8,848	2,036	28,663
1986	10,967	6,958	8,584	2,049	28,558
1987	11,377	7,312	9,032	2,164	29,885
1988	11,747	7,616	9,444	2,275	31,082
1989	12,586	8,028	10,019	2,540	33,173
1990	13,529	9,139	10,544	2,667	35,879
1991	14,254	10,048	10,941	2,816	38,059
1992	14,908	10,755	11,448	3,029	40,140
1993	15,296	10,781	11,543	3,226	40,846
1994	15,099	11,875	11,730	3,330	42,034
1995	14,969	12,027	11,727	3,118	41,841
1996	15,137	12,139	11,133	2,967	41,376
1997	15,467	11,870	11,027	3,008	41,372
1998	15,744	12,232	11,437	2,972	42,385
1999	16,209	12,650	11,305	2,815	42,979
2000	16,482	12,843	11,635	2,696	43,656
2001	17,176	13,663	12,067	2,952	45,858
2002	17,688	13,352	12,423	2,967	46,430
2003	18,431	13,625	12,894	3,228	48,470
2004	18,418	13,803	12,824	3,145	48,190
2005	18,650	13,977	12,476	3,222	48,325

Source: Idaho State Board of Education

Table A14

Idaho Student Enrollment Growth		
Average Yearly Percentage Increase 1982-2004		
	Headcount	FTE's
Boise State University	2.14%	1.93%
Idaho State University	2.54%	2.62%
University of Idaho	1.35%	1.19%
Lewis Clark State College	2.12%	2.11%
Total	2.11%	1.89%

Table A15

Total Headcount Enrollment University of Idaho - All Campuses FY 1996-2006

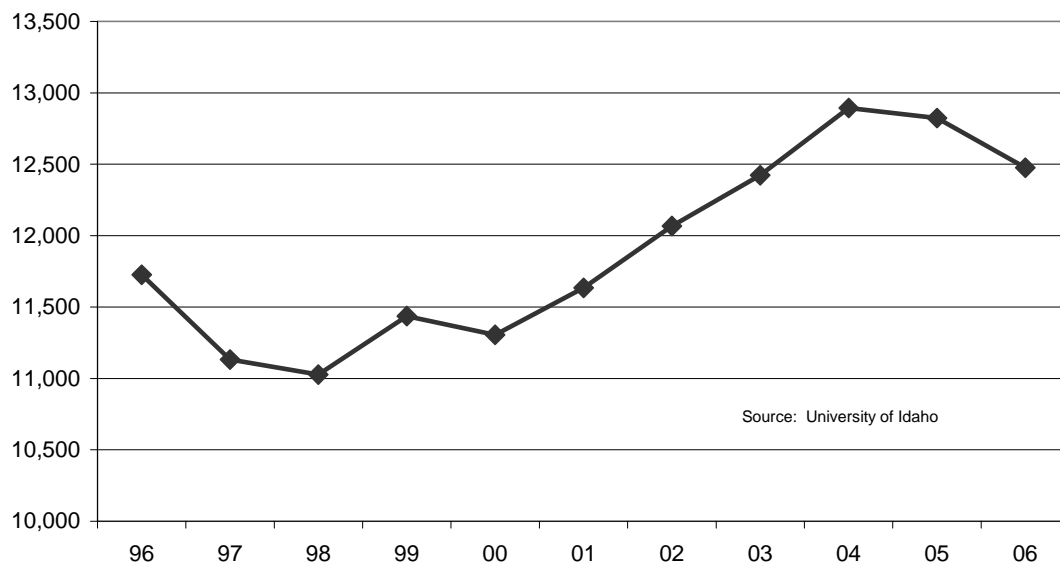
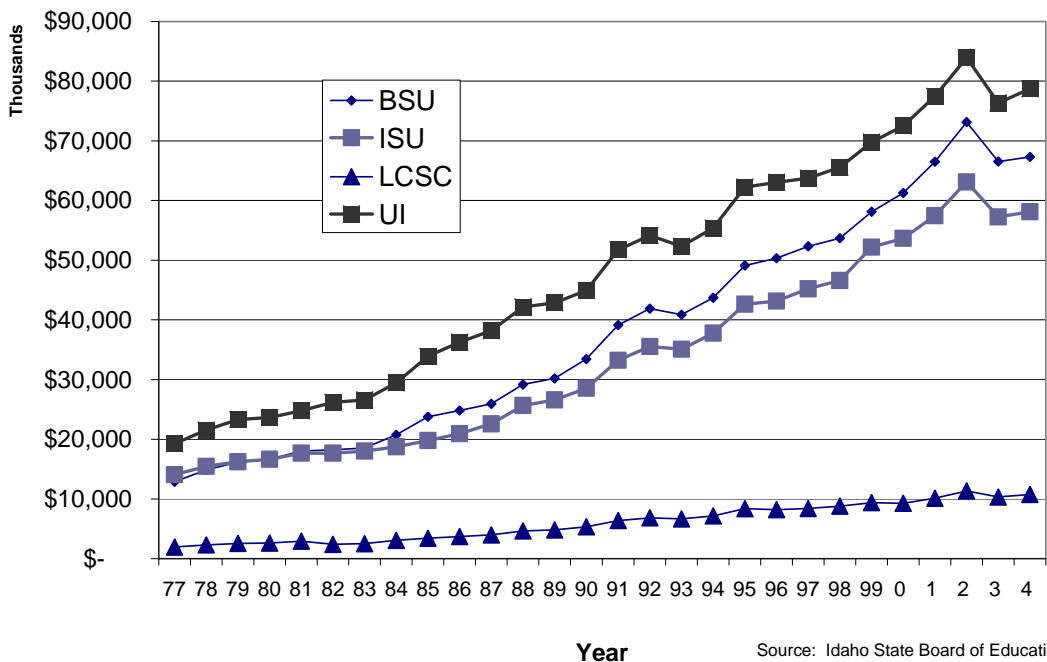


Table A16

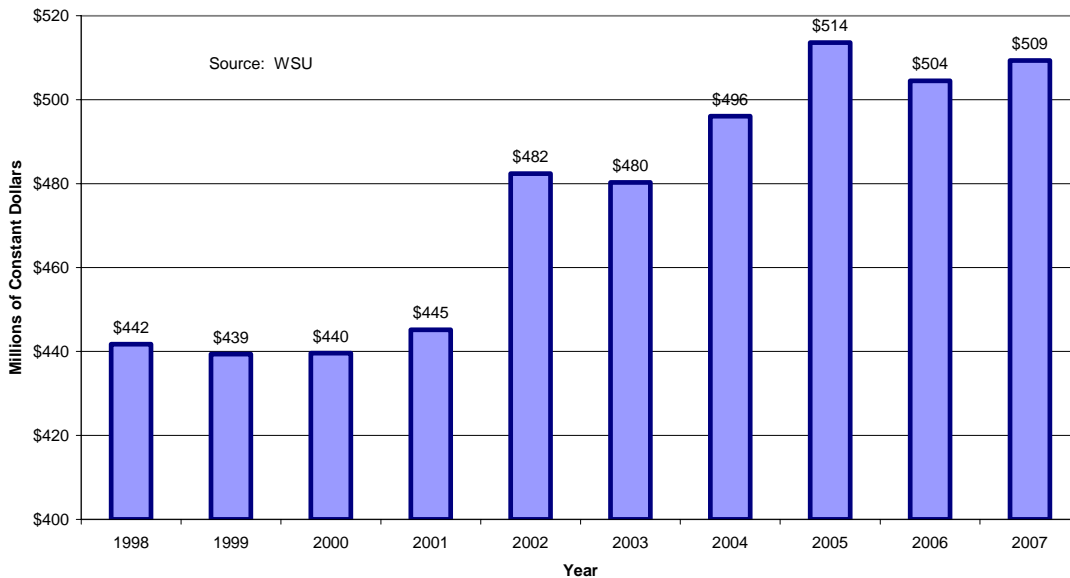
Basic State Appropriation 1977-2004



Source: Idaho State Board of Education

Table A17

Total WSU Budget FY 1998-2007 in Constant 2005 Dollars



Source: WSU

Table A18

Annual Percent Change in Transfer Payments
for Latah County, 1969-2004
in Constant 2005 Dollars (\$1,000)

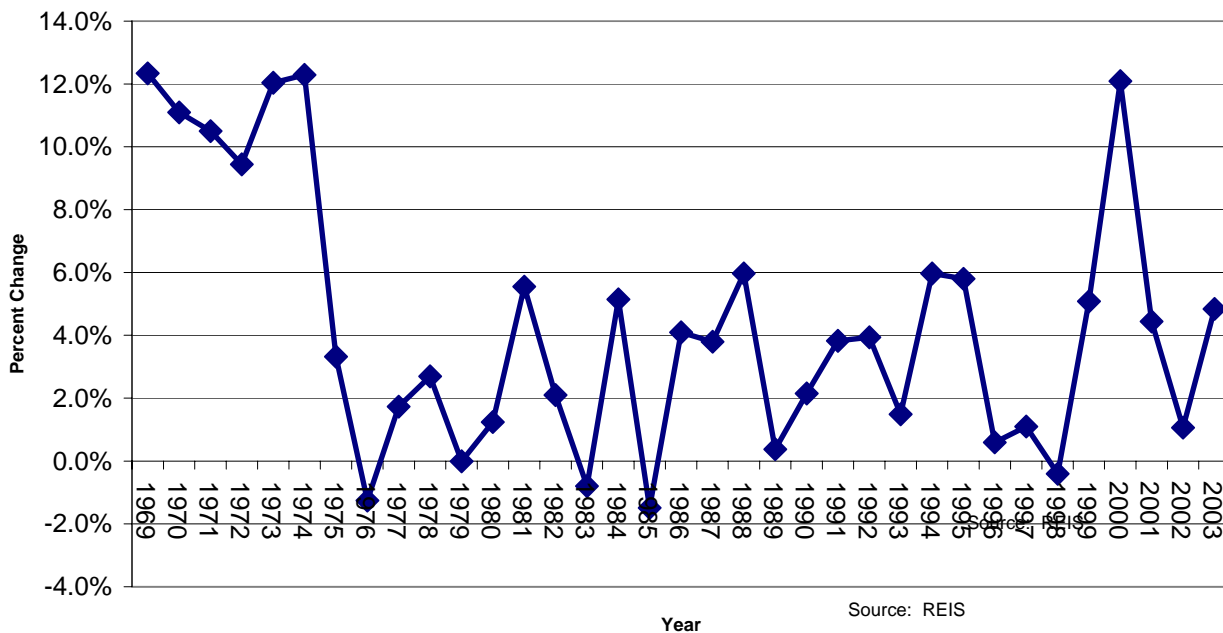


Table A19

Annual Percentage Change in Net Residence Adjustment
for Latah County, 1969-2004
in Constant 2005 Dollars (\$1,000)

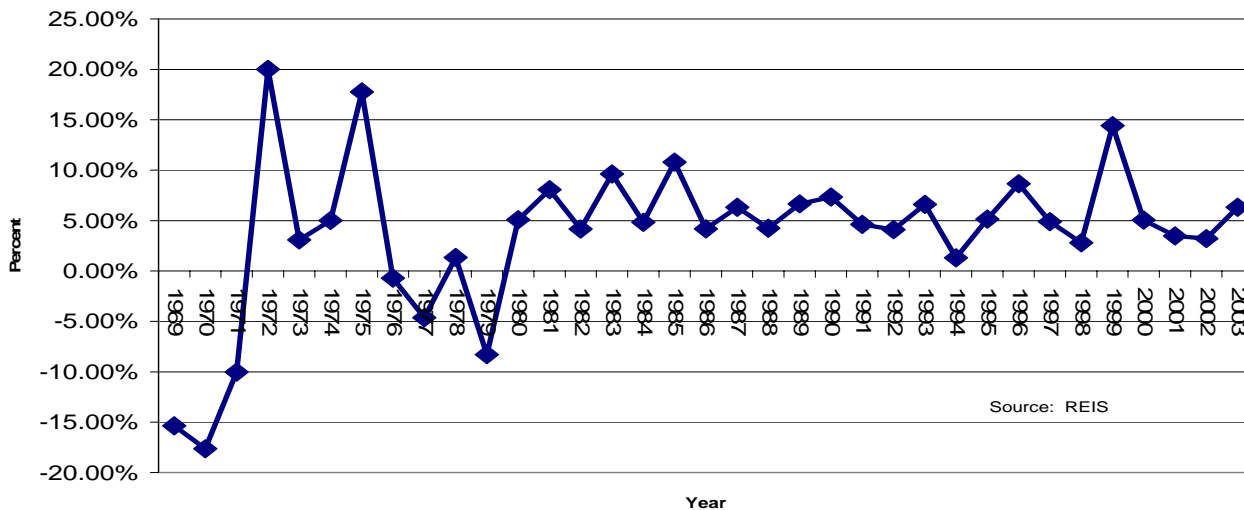


Table A20

Poverty Rates by County Idaho

Region	1989	1993	1995	1997	1998	1999	2000	2001	2002	2003
Ada	9.2	9.1	8.6	8.9	8.7	8.4	7.3	7.7	8.6	9.3
Adams	15.2	12.6	14.0	14.6	15.8	15.5	14.6	15.4	14.3	13.3
Bannock	12.4	12.4	13.2	13.9	13.4	13.7	12.9	13.1	13.5	13.5
Bear Lake	12.8	12.1	13.6	13.4	12.5	12.4	12.0	12.4	11.8	11.2
Benewah	12.9	13.9	14.6	14.4	15.2	14.9	13.8	14.1	13.6	12.9
Bingham	15.3	15.2	15.2	14.7	15.2	14.6	13.2	13.0	12.6	12.9
Blaine	7.3	6.6	6.6	7.5	7.0	6.8	6.2	6.9	6.6	6.3
Boise	11.6	11.0	10.8	11.3	9.5	8.0	10.8	11.0	11.0	10.0
Bonner	17.5	14.9	15.1	15.2	14.2	14.5	13.7	14.3	14.1	13.4
Bonneville	10.2	10.6	11.1	12.2	12.1	11.7	10.5	10.6	10.9	11.6
Boundary	18.5	15.4	16.7	16.5	16.2	16.1	15.4	16.5	14.9	13.8
Butte	13.2	12.7	13.8	15.4	15.1	15.4	15.2	15.4	13.5	14.0
Camas	5.8	8.2	7.9	7.4	6.0	6.6	7.1	8.6	6.1	7.4
Canyon	19.4	17.0	14.8	16.0	15.1	14.1	12.7	12.8	13.4	13.5
Caribou	9.8	7.7	9.2	9.6	10.1	10.3	9.7	10.2	10.1	10.0
Cassia	15.4	15.6	15.5	15.4	15.5	15.3	14.6	15.3	14.8	14.6
Clark	12.9	10.2	9.9	12.4	10.4	15.6	14.6	16.1	15.8	16.1
Clearwater	12.2	12.2	13.1	14.9	15.2	14.5	14.3	14.5	13.4	12.8
Custer	11.3	11.3	12.0	12.1	12.8	11.9	11.9	13.6	12.3	12.0
Elmore	13.6	11.2	12.1	12.7	12.7	12.9	11.5	12.1	12.3	11.7
Franklin	12.0	11.8	12.1	12.5	12.0	10.7	10.4	10.2	10.3	9.7
Fremont	15.2	13.6	14.5	14.4	15.9	14.9	14.2	14.8	13.6	13.2
Gem	18.6	15.7	15.1	15.4	14.1	13.1	12.4	12.3	12.3	11.8
Gooding	17.7	15.2	15.1	14.8	14.4	13.4	13.0	13.1	12.2	11.7
Idaho	14.9	14.0	15.7	17.6	17.1	15.9	14.9	16.1	15.9	15.0
Jefferson	16.5	13.6	13.8	13.1	13.3	12.2	11.5	11.4	11.0	11.0
Jerome	14.4	15.1	14.7	15.4	15.3	14.5	13.1	13.3	12.9	12.9
Kootenai	13.0	11.5	11.0	11.5	11.3	11.5	10.6	10.9	10.8	10.4
Latah	12.7	12.6	13.3	13.5	13.0	13.0	13.6	14.1	14.0	14.0
Lemhi	17.7	15.5	15.5	15.8	16.0	15.0	14.5	15.7	15.1	13.4
Lewis	11.9	14.1	15.1	15.2	15.8	13.7	13.7	13.9	12.7	12.3
Lincoln	20.0	13.1	15.0	13.0	14.1	12.9	11.3	12.1	10.9	11.1
Madison	16.3	14.9	15.3	15.3	13.8	13.8	15.4	16.3	16.9	15.5
Minidoka	16.2	15.1	16.2	16.3	14.9	14.5	14.0	14.2	13.3	13.3
Nez Perce	11.9	11.1	11.4	12.8	12.3	12.1	11.4	11.3	11.1	11.8
Oneida	11.8	11.2	12.7	12.8	13.5	11.8	11.2	11.0	11.4	10.3
Owyhee	26.3	10.5	21.7	21.4	21.5	18.4	17.1	18.0	18.2	16.2
Payette	21.5	17.8	17.5	17.2	15.8	14.3	13.6	13.3	13.3	13.4
Power	15.4	13.8	15.4	17.8	14.9	16.1	14.6	14.6	13.8	14.5
Shoshone	15.9	20.7	21.4	20.1	18.7	17.5	16.8	16.8	17.0	16.6
Teton	13.1	10.4	10.1	9.7	10.2	10.4	9.3	9.3	9.3	9.0
Twin Falls	13.4	13.3	13.6	14.1	13.5	13.2	12.2	12.7	12.6	12.7
Valley	10.8	11.8	12.6	13.8	11.9	11.3	10.0	10.7	9.8	9.7
Washington	23.3	18.8	18.4	18.4	17.7	15.4	15.2	16.0	15.0	13.8
Idaho State	13.5	12.5	12.6	13.0	12.6	12.1	11.2	11.5	11.7	11.8

Source: U.S. Bureau of the Census---Small Area Income & Poverty Estimates
Caution: These estimates are model based and may differ from Census

Table A21

Sources of Community Income, 1969-2003

	Washington State		King County (Seattle)	
	1969	2003	1969	2003
Personal income	100%	100%	100%	100%
Net earnings by place of residence	79%	70%	80%	74%
Dividends, interest, and rent	13%	16%	14%	17%
Personal current transfer receipts	8%	14%	6%	9%

	U.S.		Idaho State	
	1969	2003	1969	2003
Personal income	100%	100%	100%	100%
Net earnings by place of residence	78%	69%	79%	67%
Dividends, interest, and rent	14%	16%	13%	18%
Personal current transfer receipts	8%	15%	8%	15%

	Spokane		Whitman		Asotin	
	1969	2003	1969	2003	1969	2003
Personal income	100%	100%	100%	100%	100%	100%
Net earnings by place of residence	74%	64%	76%	63%	73%	58%
Dividends, interest, and rent	15%	17%	18%	19%	14%	19%
Personal current transfer receipts	11%	19%	6%	18%	12%	23%

	Ada (Boise)		Latah		Nez Perce	
	1969	2003	1969	2003	1969	2003
Personal income	100%	100%	100%	100%	100%	100%
Net earnings by place of residence	79%	71%	76%	66%	77%	63%
Dividends, interest, and rent	13%	19%	16%	21%	14%	17%
Personal current transfer receipts	8%	9%	8%	13%	9%	20%

Source: REIS