

6-2015

Coordinated Population Forecast for Douglas County, its Urban Growth Boundaries (UGB), and Area Outside UGBs 2015-2065

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Recommended Citation

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Coordinated Population Forecast



2015

Through

2065

Douglas County

Urban Growth
Boundaries (UGB)
& Area Outside UGBs

**Coordinated Population Forecast for Douglas County,
its Urban Growth Boundaries (UGB), and
Area Outside UGBs
2015-2065**

**Prepared by
Population Research Center
College of Urban and Public Affairs
Portland State University**

June, 2015

This project is funded by the State of Oregon through the Department of Land Conservation and Development (DLCD). The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

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The Population Research Center and project staff wish to acknowledge and express gratitude for support from the Forecast Advisory Committee (DLCD), the hard work of our staff Deborah Loftus and Emily Renfrow, data reviewers, and many people who contributed to the development of these forecasts by answering questions, lending insight, providing data, or giving feedback.

How to Read this Report

This report should be read with reference to the documents listed below—downloadable on the Forecast Program website (<http://www.pdx.edu/prc/opfp>).

Specifically, the reader should refer to the following documents:

- *Methods and Data for Developing Coordinated Population Forecasts*—Provides a detailed description and discussion of the forecast methods employed. This document also describes the assumptions that feed into these methods and determine the forecast output.
- *Forecast Tables*—Provides complete tables of population forecast numbers by county and all sub-areas within each county for each five-year interval of the forecast period (i.e., 2015-2065). These tables are also located in [Appendix C](#) of this report.

Table of Contents

Executive Summary.....	6
Historical Trends	8
Population.....	8
Age Structure of the Population	9
Race and Ethnicity.....	10
Births	11
Deaths	13
Migration	13
Historical Trends in Components of Population Change	14
Housing and Households	15
Assumptions for Future Population Change	18
Assumptions for the County and Larger Sub-Areas.....	18
Assumptions for Smaller Sub-Areas.....	19
Supporting Information and Specific Assumptions	19
Forecast Trends.....	20
Forecast Trends in Components of Population Change	23
Glossary of Key Terms.....	26
Appendix A: Supporting Information	27
Appendix B: Specific Assumptions	48
Appendix C: Detailed Population Forecast Results.....	51

Table of Figures

Figure 1. Douglas County and Sub-Areas—Historical and Forecast Populations, and Average Annual Growth Rates (AAGR).....	7
Figure 2. Douglas County—Total Population by Five-year Intervals (1975-2010 and 2010-2014)	8
Figure 3. Douglas County and Sub-areas—Total Population and Average Annual Growth Rate (AAGR) (2000 and 2010)	9
Figure 4. Douglas County—Age Structure of the Population (2000 and 2010)	10
Figure 5. Douglas County—Hispanic or Latino and Race (2000 and 2010).....	11
Figure 6. Douglas County and Oregon—Total Fertility Rates (2000 and 2010).....	11
Figure 7. Douglas County—Age Specific Fertility Rate (2000 and 2010)	12
Figure 8. Oregon—Age Specific Fertility Rate (2000 and 2010)	12
Figure 9. Douglas County and Sub-Areas—Total Births (2000 and 2010)	13
Figure 10. Douglas County and Sub-Areas—Total Deaths (2000 and 2010)	13
Figure 11. Douglas County and Oregon—Five-year Migration Rates (2000-2010)	14
Figure 12. Douglas County—Components of Population Change (2000-2014)	15
Figure 13. Douglas County and Sub-Areas—Total Housing Units (2000 and 2010)	16
Figure 14. Douglas County and Sub-Areas—Persons per Household (PPH) and Occupancy Rate	17
Figure 15. Douglas County—Total Forecast Population by Five-year Intervals (2015-2065)	20
Figure 16. Douglas County and Larger Sub-Areas—Forecast Population and AAGR.....	21
Figure 17. Douglas County and Larger Sub-Areas—Share of Countywide Population Growth.....	21
Figure 18. Douglas County and Smaller Sub-Areas—Forecast Population and AAGR.....	22
Figure 19. Douglas County and Smaller Sub-Areas—Share of Countywide Population Growth.....	23
Figure 20. Douglas County—Age Structure of the Population (2015, 2035, and 2065)	24
Figure 21. Douglas County—Components of Population Change, 2015-2065.....	25
Figure 22. Douglas County—Population by Five-Year Age Group	51
Figure 23. Douglas County's Sub-Areas—Total Population	52

Executive Summary

Historical

Different growth patterns occur in different parts of the County and these local trends within the UGBs and the area outside UGBs collectively influence population growth rates for the county as a whole.

Douglas County's total population has grown slowly since 2000, with average annual growth rates of less than one percent between 2000 and 2010 (Figure 1); however, some of its sub-areas experienced more rapid population growth during the 2000s. Sutherlin, the second most populous UGB, and Canyonville posted the highest average annual growth rates at 1.7 and 3.0 percent, respectively, during the 2000 to 2010 period.

Douglas County's positive population growth in the 2000s was the direct result of substantial net in-migration. Meanwhile an aging population not only led to an increase in deaths, but also resulted in a smaller proportion of women in their childbearing years. This along with more women choosing to have fewer children and have them at older ages has led to fewer births in recent years. The larger number of deaths relative to births caused natural decrease (more deaths than births) in every year from 2000 to 2014. While net in-migration outweighed declining natural increase during the early and middle years of the last decade, the gap between these two numbers shrank during the later years—bringing population growth nearly to a halt by 2010. In more recent years (2010 to 2014) net in-migration has increased, bringing with it population growth.

Forecast

Total population in Douglas County as a whole as well as within its sub-areas will likely grow at a slightly faster pace in the near-term (2015 to 2035) compared to the long-term (Figure 1). The tapering of growth rates is largely driven by an aging population—a demographic trend which is expected to contribute to natural decrease (more deaths than births). As natural decrease occurs, population growth will become increasingly reliant on net in-migration.

Even so, Douglas County's total population is forecast to increase by more than 20,000 over the next 20 years (2015-2035) and by more than 43,000 over the entire 50 year forecast period (2015-2065). Sub-areas that showed strong population growth in the 2000s are expected to experience similar rates of population growth during the forecast period.

Figure 1. Douglas County and Sub-Areas—Historical and Forecast Populations, and Average Annual Growth Rates (AAGR)

	Historical			Forecast				
	2000	2010	AAGR (2000-2010)	2015	2035	2065	AAGR (2015-2035)	AAGR (2035-2065)
<i>Douglas County</i>	100,399	107,667	0.7%	110,051	132,587	153,136	0.9%	0.5%
Canyonville ¹	1,498	2,005	3.0%	2,101	3,243	4,672	2.2%	1.2%
Drain	1,204	1,352	1.2%	1,346	1,510	1,686	0.6%	0.4%
Elkton	169	195	1.4%	207	293	420	1.7%	1.2%
Glendale	946	979	0.3%	981	1,106	1,324	0.6%	0.6%
Myrtle Creek	6,998	7,478	0.7%	7,614	9,469	13,032	1.1%	1.1%
Oakland	1,117	1,097	-0.2%	1,108	1,221	1,250	0.5%	0.1%
Reedsport	4,437	4,244	-0.4%	4,237	4,723	4,903	0.5%	0.1%
Riddle	1,030	1,182	1.4%	1,172	1,245	1,262	0.3%	0.0%
Roseburg	26,599	28,344	0.6%	29,870	39,239	46,805	1.4%	0.6%
Sutherlin	6,883	8,138	1.7%	8,298	11,096	13,994	1.5%	0.8%
Winston	4,917	5,571	1.3%	5,851	7,560	11,095	1.3%	1.3%
Yoncalla	1,082	1,085	0.0%	1,088	1,130	1,131	0.2%	0.0%
Outside UGBs	43,519	45,997	0.6%	46,177	50,752	51,563	0.5%	0.1%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses; Population Research Center (PRC)

¹ For simplicity each UGB is referred to by its primary city's name.

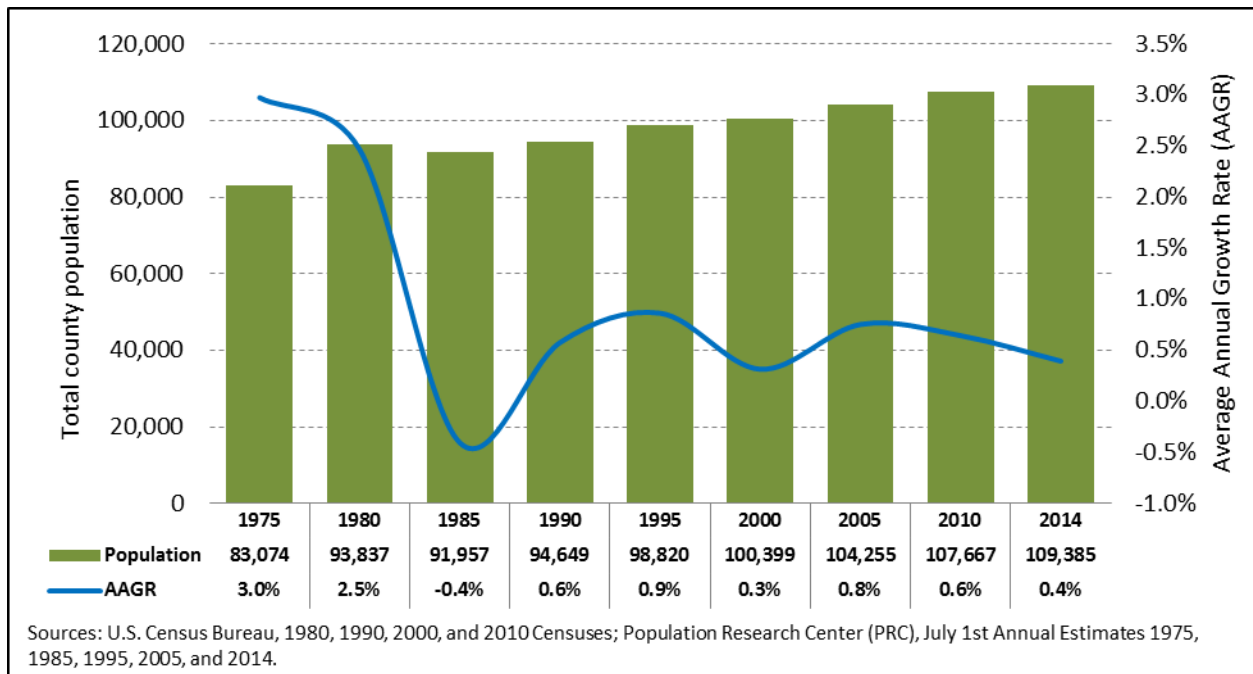
Historical Trends

Different growth patterns occur in different parts of the County. Each of Douglas County’s sub-areas was examined for any significant demographic characteristics or changes in population or housing growth that might influence their individual forecasts. Factors that were analyzed include age composition of the population, ethnicity and race, births, deaths, migration, and number of [housing units](#) as well as the [occupancy rate](#) and [persons per household \(PPH\)](#). It should be noted that population trends of individual sub-areas often differ from those of the county as a whole. However, in general, population growth rates for the county are collectively influenced by local trends within its sub-areas.

Population

Douglas County’s total population grew by about 32 percent between 1975 and 2014—from roughly 83,000 in 1975 to about 109,000 in 2014 (Figure 2). During this approximately 40-year period, the county realized the highest growth rates during the 1970s, which coincided with a period of relative economic prosperity. During the early 1980s, challenging economic conditions, both nationally and within the county, led to population decline. Again, during the late 1990s and 2000s, challenging economic conditions yielded declines in population growth. Even so Douglas County experienced positive population growth over the last decade (2000 to 2010)—averaging a little less than one percent per year. However in recent years, growth rates have decreased, leading to slower population growth between 2010 and 2014.

Figure 2. Douglas County—Total Population by Five-year Intervals (1975-2010 and 2010-2014)



Douglas County’s population change is the sum of its parts, in this sense countywide population change is the combined population growth or decline within each sub-area. During the 2000s, Douglas County’s average annual population growth rate stood at a less than one percent (Figure 3). At the same time

Canyonville and Sutherlin recorded average annual growth rates of 3.0 and 1.7 percent, respectively. Other smaller UGBs (i.e., Drain, Elkton, Riddle, and Winston) also experienced average annual growth rates greater than one percent, while population in the remaining UGBs (i.e., Glendale, Myrtle Creek, Roseburg, and Yoncalla) increased at rates at or below that of the county as a whole. Oakland and Reedsport recorded population decline between 2000 and 2010.

Figure 3. Douglas County and Sub-areas—Total Population and Average Annual Growth Rate (AAGR) (2000 and 2010)

	2000	2010	AAGR (2000-2010)	Share of County 2000	Share of County 2010
<i>Douglas County</i>	100,399	107,667	0.7%	100.0%	100.0%
Canyonville ¹	1,498	2,005	3.0%	1.5%	1.9%
Drain	1,204	1,352	1.2%	1.2%	1.3%
Elkton	169	195	1.4%	0.2%	0.2%
Glendale	946	979	0.3%	0.9%	0.9%
Myrtle Creek	6,998	7,478	0.7%	7.0%	6.9%
Oakland	1,117	1,097	-0.2%	1.1%	1.0%
Reedsport	4,437	4,244	-0.4%	4.4%	3.9%
Riddle	1,030	1,182	1.4%	1.0%	1.1%
Roseburg	26,599	28,344	0.6%	26.5%	26.3%
Sutherlin	6,883	8,138	1.7%	6.9%	7.6%
Winston	4,917	5,571	1.3%	4.9%	5.2%
Yoncalla	1,082	1,085	0.0%	1.1%	1.0%
Outside UGBs	43,519	45,997	0.6%	43.3%	42.7%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses

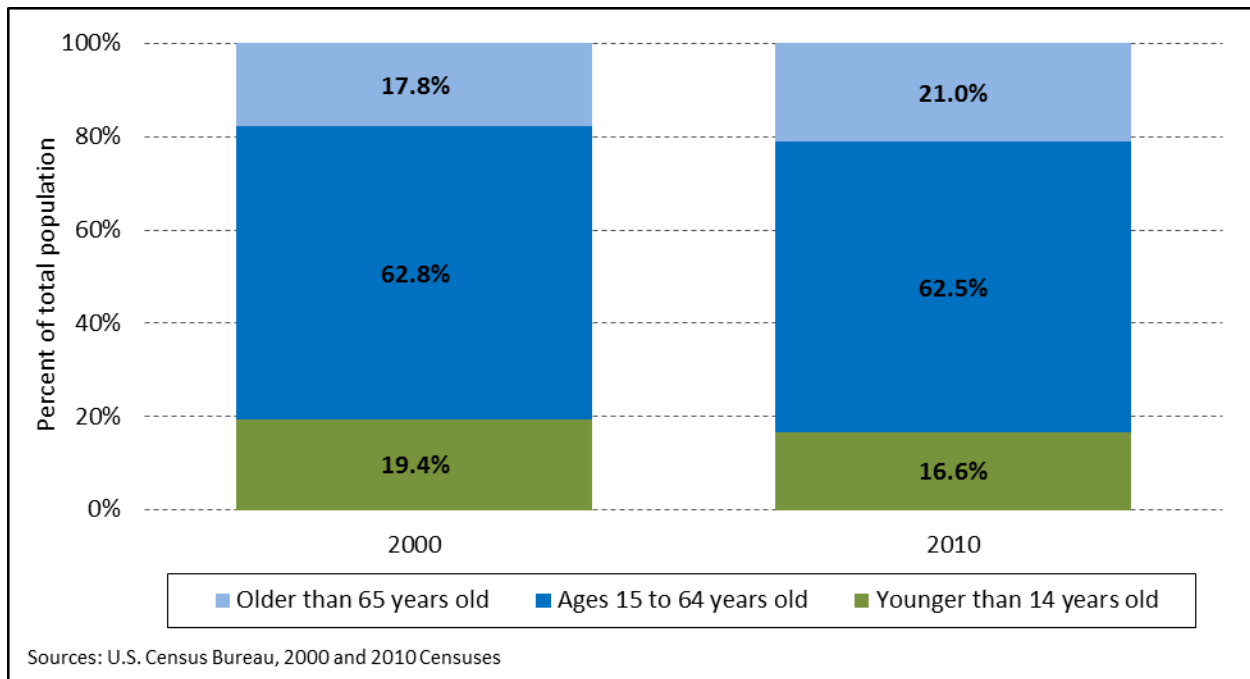
¹ For simplicity each UGB is referred to by its primary city's name.

Age Structure of the Population

Similar to most areas across Oregon, Douglas County's population is aging. An aging population significantly influences the number of deaths, but also yields a smaller proportion of women in their childbearing years, which may result in a decline in births. This demographic trend underlies some of the population change that has occurred in recent years. From 2000 to 2010 the proportion of county population 65 or older grew from about 18 percent to 21 percent (Figure 4). Further underscoring the countywide trend in aging—the median age went from about 41 in 2000 to 46 in 2010.¹

¹ Median age is sourced from the U.S. Census Bureau's 2000 and 2010 Censuses

Figure 4. Douglas County—Age Structure of the Population (2000 and 2010)



Race and Ethnicity

While the statewide population is aging, another demographic shift is occurring across Oregon—minority populations are growing as a share of total population. A growing minority population affects both the number of births and average household size. The Hispanic population within Douglas County increased substantially from 2000 to 2010 (Figure 5), while the White, non-Hispanic population increased by a smaller amount (in relative terms) over the same time period. This increase in the Hispanic population and other minority populations brings with it several implications for future population change. First, both nationally and at the state level, fertility rates among Hispanic and minority women have tended to be higher than among White, non-Hispanic women. Second, Hispanic and minority households tend to be larger relative to White, non-Hispanic households.

Figure 5. Douglas County—Hispanic or Latino and Race (2000 and 2010)

Hispanic or Latino and Race	2000		2010		Absolute Change	Relative Change
<i>Total population</i>	100,399	100.0%	107,667	100.0%	7,268	7.2%
Hispanic or Latino	3,283	3.3%	5,055	4.7%	1,772	54.0%
Not Hispanic or Latino	97,116	96.7%	102,612	95.3%	5,496	5.7%
White alone	92,302	91.9%	96,343	89.5%	4,041	4.4%
Black or African American alone	165	0.2%	279	0.3%	114	69.1%
American Indian and Alaska Native alone	1,446	1.4%	1,799	1.7%	353	24.4%
Asian alone	601	0.6%	1,008	0.9%	407	67.7%
Native Hawaiian and Other Pacific Islander alone	83	0.1%	110	0.1%	27	32.5%
Some Other Race alone	86	0.1%	154	0.1%	68	79.1%
Two or More Races	2,433	2.4%	2,919	2.7%	486	20.0%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses

Births

Historical fertility rates for Douglas County mirror trends similar to Oregon as a whole; while total fertility rates decreased for both the county and state from 2000 to 2010 (Figure 6), fertility for older women marginally increased in both Douglas County and Oregon (Figure 7 and Figure 8). As Figure 7 demonstrates, fertility rates for younger women in Douglas County are lower in 2010 compared to earlier decades, and women are choosing to have children at older ages. While these statistics largely mirror statewide changes, county fertility changes are distinct from those of the state in two ways. First, the decline in total fertility in Douglas County during the 2000s was less pronounced than the statewide decline during this same period. At the same time, total fertility in the county remains below [replacement fertility](#). Second, while fertility among older women did increase within the county, it actually increased the most among the upper range of younger women.

Figure 6. Douglas County and Oregon—Total Fertility Rates (2000 and 2010)

	2000	2010
Douglas County	1.96	1.91
Oregon	1.98	1.79

Sources: U.S. Census Bureau, 2000 and 2010 Censuses.

Oregon Health Authority, Center for Health Statistics.

Calculations by Population Research Center (PRC).

Figure 7. Douglas County—Age Specific Fertility Rate (2000 and 2010)

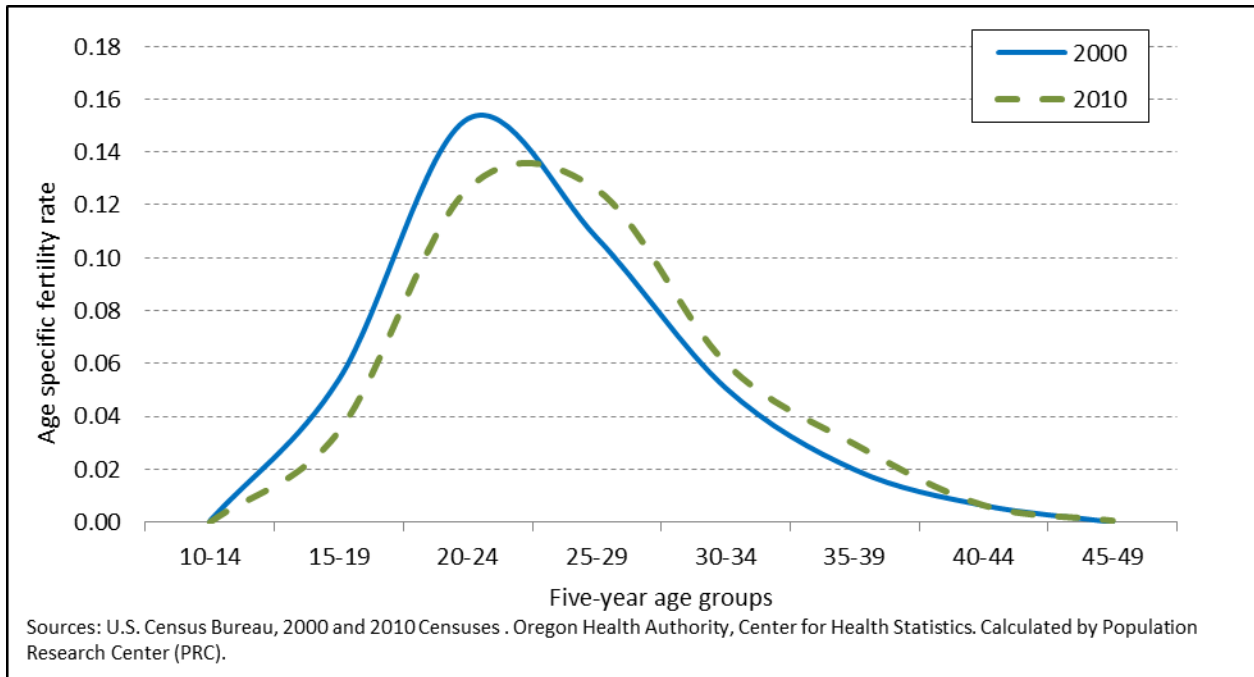


Figure 8. Oregon—Age Specific Fertility Rate (2000 and 2010)

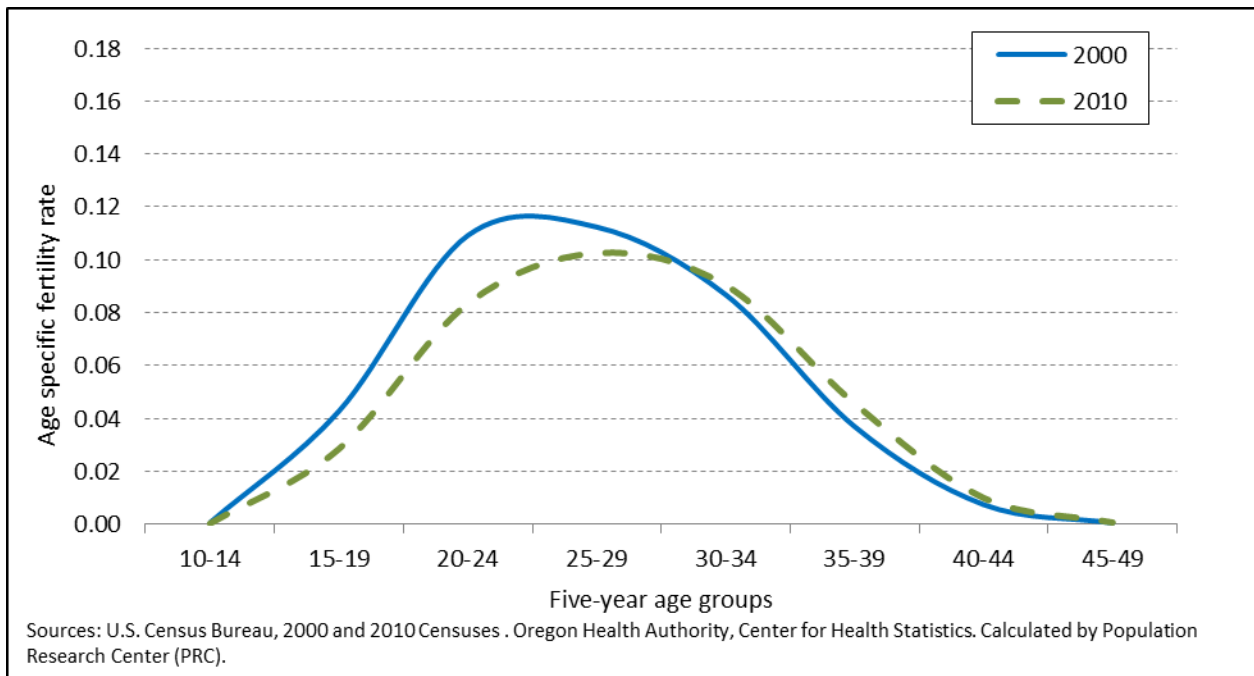


Figure 9 shows the number of births by the area in which the mother resides. Please note that the number of births fluctuates from year to year. For example a sub-area with an increase in births between two years could easily show a decrease for a different time period; however for the 10- year

period from 2000 to 2010 the county as a whole saw a decrease in births, while the most populous cities of Roseburg and Sutherlin recorded an increase in births (Figure 9).

Figure 9. Douglas County and Sub-Areas—Total Births (2000 and 2010)

	2000	2010	Absolute Change	Relative Change	Share of County 2000	Share of County 2010
<i>Douglas County</i>	1,054	1,049	-5	-0.5%	100.0%	100.0%
Roseburg ¹	293	338	45	15.2%	27.8%	32.2%
Sutherlin	89	91	2	2.2%	8.5%	8.7%
Smaller UGBs ²	316	280	-36	-11.5%	30.0%	26.7%
Outside UGBs	355	340	-15	-4.3%	33.7%	32.4%

Sources: Oregon Health Authority, Center for Health Statistics. Aggregated by Population Research Center (PRC).

¹ For simplicity each UGB is referred to by its primary city's name.

² Smaller UGBs are those with populations less than 8,000 in forecast launch year.

Deaths

While the population in the county as a whole is aging, more people are living longer. For Douglas County in 2000, life expectancy for males was 74 years and for females was 79 years. By 2010, life expectancy had increased to 75 for males and 80 for females. For both Douglas County and Oregon, the survival rates changed little between 2000 and 2010—underscoring the fact that mortality is the most stable component of population change. Even so, the total number of countywide deaths increased (Figure 10).

Figure 10. Douglas County and Sub-Areas—Total Deaths (2000 and 2010)

	2000	2010	Absolute Change	Relative Change	Share of County 2000	Share of County 2010
<i>Douglas County</i>	1,155	1,392	237	20.5%	100.0%	100.0%
Roseburg ¹	327	421	94	28.6%	28.3%	30.2%
All other areas ²	828	971	143	17.3%	71.7%	69.8%

Sources: Oregon Health Authority, Center for Health Statistics. Aggregated by Population Research Center (PRC).

¹ For simplicity the Roseburg UGB is referred to by its primary city's name.

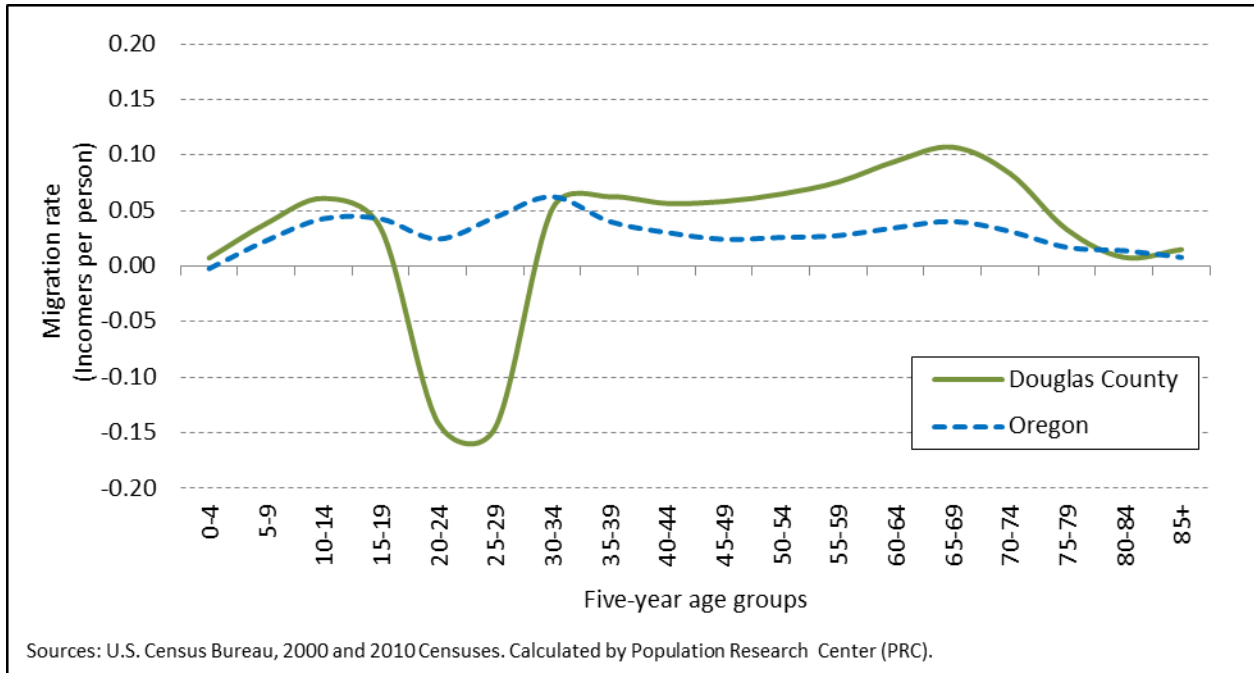
² All other areas includes some larger UGBs (those with populations greater than 8,000), all smaller UGBs (those with populations less than 8,000), and the area outside UGBs. Detailed, point level death data were unavailable for many UGBs in 2000, thus PRC was unable to assign deaths to some larger UGBs.

Migration

The propensity to migrate is strongly linked to age and stage of life. As such, age-specific migration rates are critically important for assessing these patterns across five-year age cohorts. Figure 11 shows the historical age-specific migration rates by five-year age group, both for Douglas County and Oregon. The migration rate is shown as the number of net migrants per person by age group.

From 2000 to 2010, younger individuals (ages with the highest mobility levels) moved out of the county in search of employment and education opportunities, as well as military service. At the same time however, the county attracted a substantial number of older migrants who likely moved into the county to retire or moved closer to family members or to senior care facilities.

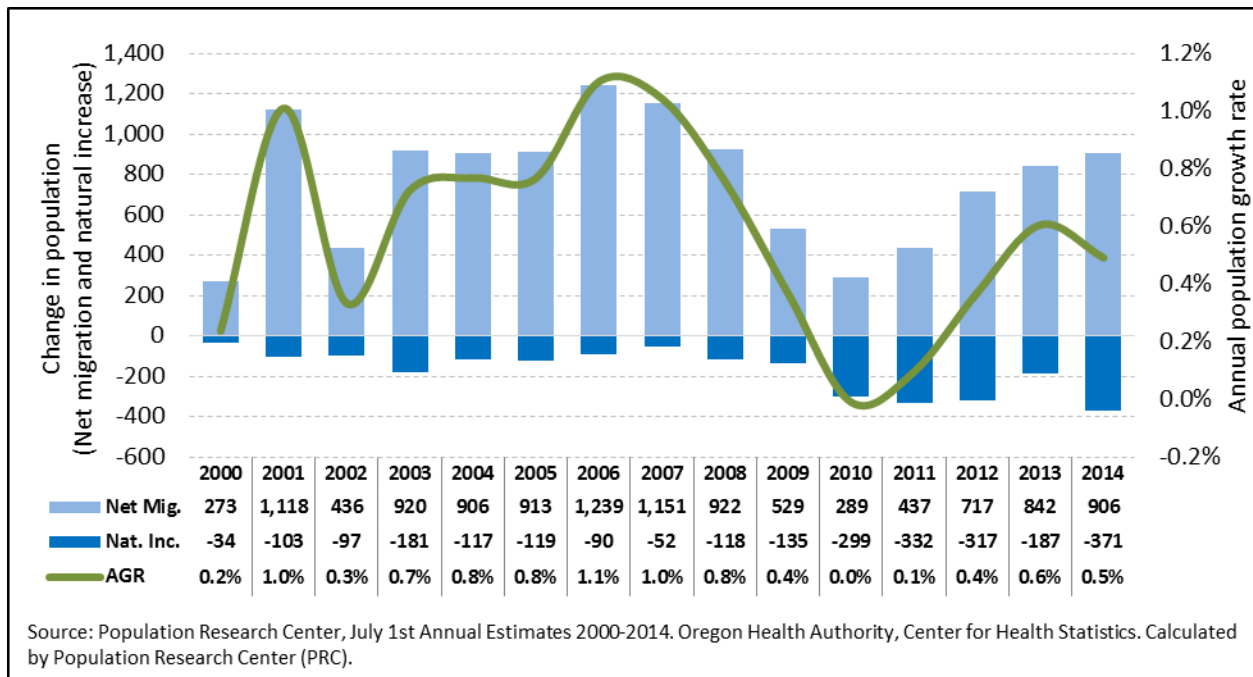
Figure 11. Douglas County and Oregon—Five-year Migration Rates (2000-2010)



Historical Trends in Components of Population Change

In summary, Douglas County’s positive population growth in the 2000s was the direct result of substantial net in-migration (Figure 12). Meanwhile an aging population not only led to an increase in deaths, but also resulted in a smaller proportion of women in their childbearing years. This along with more women choosing to have fewer children and have them at older ages has led to fewer births in recent years. The larger number of deaths relative to births caused natural decrease (more deaths than births) in every year from 2000 to 2014. While net in-migration outweighed declining natural increase during the early and middle years of the last decade, the gap between these two numbers shrank during the later years—bringing population growth nearly to a halt by 2010. In more recent years (2010 to 2014) net in-migration has increased, bringing with it population growth.

Figure 12. Douglas County—Components of Population Change (2000-2014)



Housing and Households

The total number of housing units in Douglas County increased rapidly during the middle years of this last decade (2000 to 2010), but this growth slowed with the onset of the national recession in 2007. Over the entire 2000 to 2010 period, the total number of housing units increased by 13 percent countywide; this was more than 5,600 new housing units (Figure 13). Roseburg captured the largest share of the growth in total housing units, with Sutherlin, Myrtle Creek, and Winston also seeing large shares of the countywide housing growth. In terms of relative housing growth, Canyonville grew the most during the 2000s, its total housing units increased more than 30 percent (184 housing units) by 2010.

The rates of increase in the number of total housing units in the county, UGBs, and area outside UGBs are similar to the growth rates of their corresponding populations. The growth rates for housing may slightly differ from the rates for population because the numbers of total housing units are smaller than the numbers of persons, or the UGB has experienced changes in the average number of persons per household or in occupancy rates. However, the pattern of population and housing change in the county is relatively similar.

Figure 13. Douglas County and Sub-Areas—Total Housing Units (2000 and 2010)

	2000	2010	AAGR (2000-2010)	County 2000	County 2010
<i>Douglas County</i>	43,284	48,915	1.2%	100.0%	100.0%
Canyonville ¹	670	874	2.7%	1.5%	1.8%
Drain	529	579	0.9%	1.2%	1.2%
Elkton	92	110	1.8%	0.2%	0.2%
Glendale	395	438	1.0%	0.9%	0.9%
Myrtle Creek	2,883	3,212	1.1%	6.7%	6.6%
Oakland	475	485	0.2%	1.1%	1.0%
Reedsport	2,200	2,245	0.2%	5.1%	4.6%
Riddle	413	490	1.7%	1.0%	1.0%
Roseburg	11,848	13,181	1.1%	27.4%	26.9%
Sutherlin	3,002	3,700	2.1%	6.9%	7.6%
Winston	2,021	2,405	1.8%	4.7%	4.9%
Yoncalla	451	491	0.9%	1.0%	1.0%
Outside UGBs	18,305	20,705	1.2%	42.3%	42.3%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses

¹ For simplicity each UGB is referred to by its primary city's name.

Occupancy rates tend to fluctuate more than PPH. This is particularly true in smaller UGB areas where fewer housing units allow for larger changes—in relative terms—in occupancy rates. From 2000 to 2010 the occupancy rate in Douglas County declined slightly; this was most likely due to slack in demand for housing as individuals experienced the effects of the Great Recession. A slight drop in occupancy rates was mostly uniform across all sub-areas, but some smaller UGBs experienced more extreme declines in the occupancy rate. Only two UGBs deviated substantially from the countywide rate of 91 percent; Glendale had an occupancy rate of 85 percent and Elkton a rate of 76 percent.

Average household size, or PPH, in Douglas County was 2.4 in 2010, down from 2.5 in 2000 (Figure 14). Douglas County's PPH in 2010 was slightly lower than for Oregon as a whole, which had a PPH of 2.5. PPH varied across the 12 UGBs, with all of them falling between two and three persons per household. In 2010 the highest PPH was in Riddle and Glendale with 2.6 and the lowest in Reedsport at 2.1.

Figure 14. Douglas County and Sub-Areas—Persons per Household (PPH) and Occupancy Rate

	Persons Per Household (PPH)			Occupancy Rate		
	2000	2010	Change 2000-2010	2000	2010	Change 2000-2010
<i>Douglas County</i>	2.5	2.4	-4.3%	92.0%	91.1%	-0.9%
Canyonville ¹	2.4	2.4	0.1%	92.2%	91.8%	-0.5%
Drain	2.5	2.5	0.0%	90.5%	92.9%	2.4%
Elkton	2.1	2.3	12.6%	89.1%	76.4%	-12.8%
Glendale	2.7	2.6	-3.5%	87.8%	84.9%	-2.9%
Myrtle Creek	2.6	2.5	-2.3%	94.2%	92.1%	-2.1%
Oakland	2.5	2.4	-3.3%	93.3%	92.8%	-0.5%
Reedsport	2.2	2.1	-3.7%	90.8%	88.4%	-2.4%
Riddle	2.7	2.6	-3.7%	93.7%	93.7%	0.0%
Roseburg	2.3	2.2	-3.4%	93.6%	93.0%	-0.6%
Sutherlin	2.5	2.4	-3.8%	92.2%	91.0%	-1.2%
Winston	2.6	2.5	-4.3%	92.9%	92.3%	-0.6%
Yoncalla	2.6	2.4	-6.7%	93.6%	92.7%	-0.9%
Outside UGBs	2.6	2.4	-5.8%	90.7%	90.0%	-0.7%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Calculated by Population Research Center (PRC)

¹ For simplicity each UGB is referred to by its primary city's name.

Assumptions for Future Population Change

Evaluating past demographic trends provides clues about what the future will look like, and helps determine the most likely scenarios for population change. Past trends also explain the dynamics of population growth specific to local areas. Relating recent and historical population change to events that influence population change serves as a gauge for what might realistically occur in a given area over the long-term.

Assumptions about fertility, mortality, and migration were developed for Douglas County's population forecast as well as the forecasts for larger sub-areas.² The assumptions are derived from observations based on life course events, as well as trends unique to Douglas County and its larger sub-areas. Population change for smaller sub-areas is determined by the change in the number of total housing units and PPH. Assumptions around housing unit growth as well as occupancy rates are derived from observations of historical building patterns and current plans for future housing development. In addition assumptions for PPH are based on observed historical patterns of household demographics—for example the average age of householder. The forecast period is 2015-2065.

Assumptions for the County and Larger Sub-Areas

During the forecast period, as the population in Douglas County is expected to continue to age, fertility rates are expected to continue declining throughout the forecast period. Total fertility in Douglas County is forecast to decrease from 1.9 children per woman in 2015 to 1.8 children per woman by 2065. Similar patterns of declining total fertility are expected within the county's larger sub-areas.

Changes in mortality and life expectancy are more stable compared to fertility and migration. One influential factor affecting mortality and life expectancy is advances in medical technology. The county and larger sub-areas are projected to follow the statewide trend of increasing life expectancy throughout the forecast period—progressing from a life expectancy of 78 years in 2010 to 85 in 2060. However, in spite of increasing life expectancy and the corresponding increase in survival rates, Douglas County's aging population and large population cohort reaching a later stage of life will increase the overall number of deaths throughout the forecast period. Larger sub-areas within the county will experience a similar increase in deaths as their population ages.

Migration is the most volatile and challenging demographic component to forecast due to the many factors influencing migration patterns. Economic, social, and environmental factors—such as employment, educational opportunities, housing availability, family ties, cultural affinity, climate change, and natural amenities—occurring both inside and outside the study area can affect both the direction and the volume of migration. Net migration rates will change in line with historical trends unique to Douglas County. Net out-migration of younger persons and net in-migration of older individuals will persist throughout the forecast period. Countywide average annual net migration is

² County sub-areas with populations greater than 8,000 in the forecast launch year were forecast using the [cohort-component method](#). County sub-areas with populations less than 8,000 in forecast launch year were forecast using the [housing-unit method](#). See Glossary of Key Terms at the end of this report for a brief description of these methods or refer to the *Methods* document for a more detailed description of these forecasting techniques.

expected to increase from 801 net in-migrants in 2015 to 1,539 net in-migrants in 2035. Over the last 30 years of the forecast period average annual net migration is expected to be more steady, increasing to 1,682 net in-migrants by 2065. With natural increase diminishing in its potential to contribute to population growth, net in-migration will become an increasingly important component of population growth.

Assumptions for Smaller Sub-Areas

Rates of population growth for the smaller UGBs are assumed to be determined by corresponding growth in the number of housing units, as well as changes in housing occupancy rates and PPH. The change in housing unit growth is much more variable than change in housing occupancy rates or PPH.

Occupancy rates are assumed to stay relatively stable over the forecast period, while PPH is expected to decline slightly. Smaller household size is associated with an aging population in Douglas County and its sub-areas.

In addition, for sub-areas experiencing population growth, we assume a higher growth rate in the near-term, with growth stabilizing over the remainder of the forecast period. If planned housing units were reported in the surveys, then we account for them being constructed over the next 5-15 years. Finally, for county sub-areas where population growth has been flat or declined, and there is no planned housing construction, we hold population growth mostly stable with little to no change.

Supporting Information and Specific Assumptions

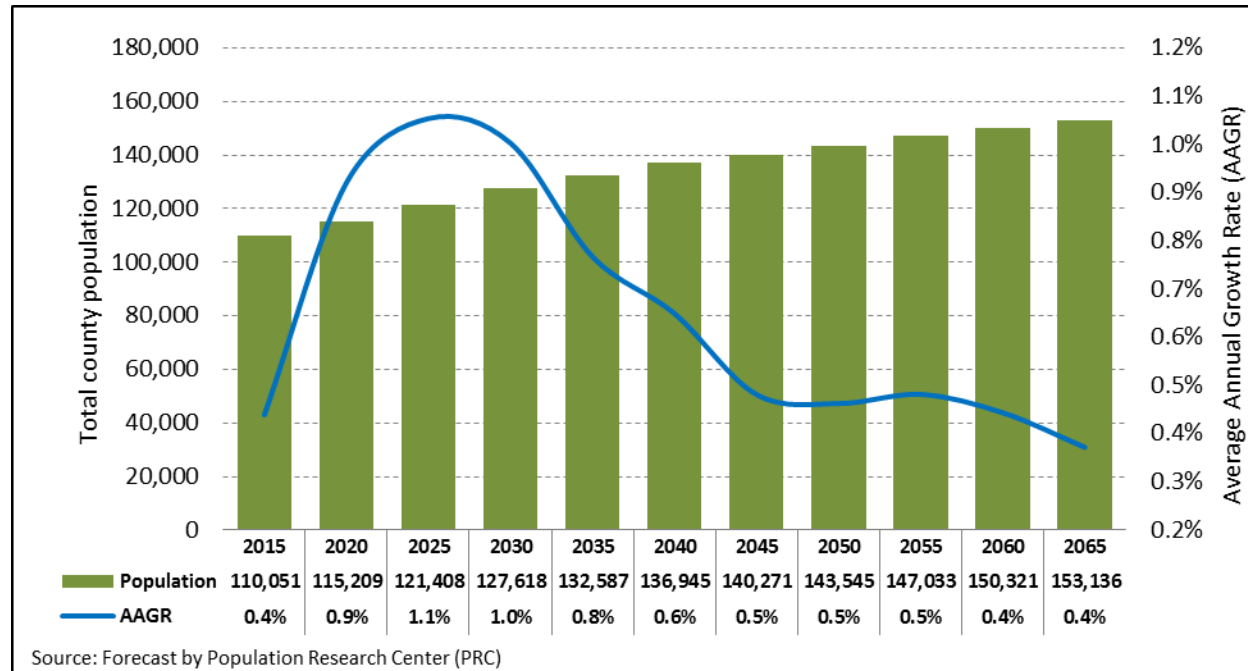
Assumptions used for developing population forecasts are partially derived from surveys and other information provided by local planners and agencies. See [Appendix A](#) for a summary of all submitted surveys and other information that was directly considered in developing the sub-area forecasts. Also, see [Appendix B](#) for specific assumptions used in each sub-area forecast.

Forecast Trends

Under the most-likely population growth scenario in Douglas County, countywide and sub-area populations are expected to increase over the forecast period. The countywide population growth rate is forecast to peak in 2025 and then slowly decline throughout the forecast period. Forecasting tapered population growth is largely driven by an aging population, which is expected to contribute to an increase in deaths, as well as a decrease in births—fewer women within child bearing years (ages 10 to 49). The aging population is expected to in turn contribute to natural decrease over the forecast period. The change in net migration is expected to remain relatively steady throughout the forecast period, not fully offsetting the natural decrease. The combination of these factors will likely result in a slowly declining population growth rate as time progresses through the forecast period.

Douglas County’s total population is forecast to grow by a little more than 43,000 persons (39 percent) from 2015 to 2065, which translates into a total countywide population of 153,136 in 2065 (Figure 15). The population is forecast to grow at the highest rate—approximately one percent per year—in the near-term (2015-2025). This anticipated population growth in the near-term is based on two core assumptions: 1) Douglas County’s economy will continue to strengthen in the next five years, and; 2) an increasing number of Baby Boomers will retire to the county. The single largest component of growth in this initial period is net in-migration. More than 14,000 net in-migrants are forecast for the 2015 to 2025 period.

Figure 15. Douglas County—Total Forecast Population by Five-year Intervals (2015-2065)



Douglas County’s two largest UGBs, Roseburg and Sutherlin, are forecast to experience a combined population growth of nearly 12,200 from 2015 to 2035 and nearly 10,500 from 2035 to 2065. The Roseburg UGB is expected to increase by close to 9,400 persons from 2015 to 2035, growing from a total

population of 29,870 in 2015 to 39,239 in 2035. The Sutherlin UGB is forecast to increase by a slightly faster rate, growing from 8,298 persons in 2015 to a population of 11,096 in 2035. Growth is expected to occur more slowly for both Roseburg and Sutherlin during the second part of the forecast period, with total population increasing to 46,805 and 13,994 respectively by 2065. Both Roseburg and Sutherlin UGBs are expected to grow as a share of total county population.

Population outside UGBs is expected to grow by less than 5,000 people from 2015 to 2035, but is expected to grow at a much slower rate during the second half of the forecast period, only adding a little more than 1,200 people from 2035 to 2065. The population of the area outside UGBs is forecast to decline as a share of total countywide population over the forecast period, composing 42 percent of the countywide population in 2015 and about 34 percent in 2065.

Figure 16. Douglas County and Larger Sub-Areas—Forecast Population and AAGR

	2015	2035	2065	AAGR (2015-2035)	AAGR (2035-2065)	Share of County 2015	Share of County 2035	Share of County 2065
<i>Douglas County</i>	110,051	132,587	153,136	0.9%	0.5%	100.0%	100.0%	100.0%
Roseburg ¹	29,870	39,239	46,805	1.4%	0.6%	27.1%	29.6%	30.6%
Sutherlin	8,298	11,096	13,994	1.5%	0.8%	7.5%	8.4%	9.1%
Smaller UGBs ²	25,706	31,501	40,774	1.0%	0.9%	23.4%	23.8%	26.6%
Outside UGBs	46,177	50,752	51,563	0.5%	0.1%	42.0%	38.3%	33.7%

Source: Forecast by Population Research Center (PRC)

¹ For simplicity each UGB is referred to by its primary city's name.

² Smaller UGBs are those with populations less than 8,000 in forecast launch year.

Roseburg, Douglas County's largest UGB, and the area outside UGBs are expected to capture the largest share of total countywide population growth during the initial 20 years of the forecast period (Figure 17); however both of these areas are forecast to capture a smaller share of countywide population growth during the final 30 years of the forecast period. Sutherlin is expected to capture an increasing share of countywide population growth over the forecast period.

Figure 17. Douglas County and Larger Sub-Areas—Share of Countywide Population Growth

	2015-2035	2035-2065
<i>Douglas County</i>	100.0%	100.0%
Roseburg ¹	41.6%	36.8%
Sutherlin	12.4%	14.1%
Smaller UGBs ²	25.7%	45.1%
Outside UGBs	20.3%	3.9%

Source: Forecast by Population Research Center (PRC)

¹ For simplicity each UGB is referred to by its primary city's name.

² Smaller UGBs are those with populations less than 8,000 in forecast launch year.

The remaining smaller UGBs are expected to grow by a combined number of about 5,800 persons from 2015 to 2035, with a combined average annual growth rate of less than one percent (Figure 16). This growth rate is driven by expected rapid growth in Canyonville, Elkton, Glendale, and Winston (Figure 18). The remaining smaller UGBs (i.e., Drain, Glendale, Oakland, Reedsport, Riddle, and Yoncalla) are forecast to grow at a slower pace, well below one percent per year. Even so the Oakland and Reedsport

UGBs are expected to record population increase rather than the decrease observed during the last decade (2000 to 2010). Similar to the larger UGBs and the county as a whole, population growth rates are forecast to decline for the second half of the forecast period (2035 to 2065). The smaller UGBs are expected to collectively add a little more than 9,000 people from 2035 to 2065.

Figure 18. Douglas County and Smaller Sub-Areas—Forecast Population and AAGR

	2015	2035	2065	AAGR (2015-2035)	AAGR (2035-2065)	Share of County 2015	Share of County 2035	Share of County 2065
<i>Douglas County</i>	110,051	132,587	153,136	0.9%	0.5%	100.0%	100.0%	100.0%
Canyonville ¹	2,101	3,243	4,672	2.2%	1.2%	1.9%	2.4%	3.1%
Drain	1,346	1,510	1,686	0.6%	0.4%	1.2%	1.1%	1.1%
Elkton	207	293	420	1.7%	1.2%	0.2%	0.2%	0.3%
Glendale	981	1,106	1,324	0.6%	0.6%	0.9%	0.8%	0.9%
Myrtle Creek	7,614	9,469	13,032	1.1%	1.1%	6.9%	7.1%	8.5%
Oakland	1,108	1,221	1,250	0.5%	0.1%	1.0%	0.9%	0.8%
Reedsport	4,237	4,723	4,903	0.5%	0.1%	3.8%	3.6%	3.2%
Riddle	1,172	1,245	1,262	0.3%	0.0%	1.1%	0.9%	0.8%
Winston	5,851	7,560	11,095	1.3%	1.3%	5.3%	5.7%	7.2%
Yoncalla	1,088	1,130	1,131	0.2%	0.0%	1.0%	0.9%	0.7%
Larger UGBs ²	38,168	50,335	60,799	1.4%	0.6%	34.7%	38.0%	39.7%
Outside UGBs	46,177	50,752	51,563	0.5%	0.1%	42.0%	38.3%	33.7%

Source: Forecast by Population Research Center (PRC)

¹ For simplicity each UGB is referred to by its primary city's name.

² Larger UGBs are those with populations greater than 8,000 in forecast launch year

Douglas County's smaller sub-areas are expected to compose roughly 26 percent of countywide population growth in the first 20 years of the forecast period and about 45 percent in the final 30 years (Figure 17). Canyonville, Myrtle Creek, and Winston are all expected to capture increasing shares of countywide population growth, with Myrtle Creek and Winston more than doubling the share of growth they capture between the initial 20 and final 30 years of the forecast period.

Figure 19. Douglas County and Smaller Sub-Areas—Share of Countywide Population Growth

	2015-2035	2035-2065
<i>Douglas County</i>	100.0%	100.0%
Canyonville ¹	5.1%	7.0%
Drain	0.7%	0.9%
Elkton	0.4%	0.6%
Glendale	0.6%	1.1%
Myrtle Creek	8.2%	17.3%
Oakland	0.5%	0.1%
Reedsport	2.2%	0.9%
Riddle	0.3%	0.1%
Winston	7.6%	17.2%
Yoncalla	0.2%	0.0%
Larger UGBs ²	54.0%	50.9%
Outside UGBs	20.3%	3.9%

Source: Forecast by Population Research Center (PRC)

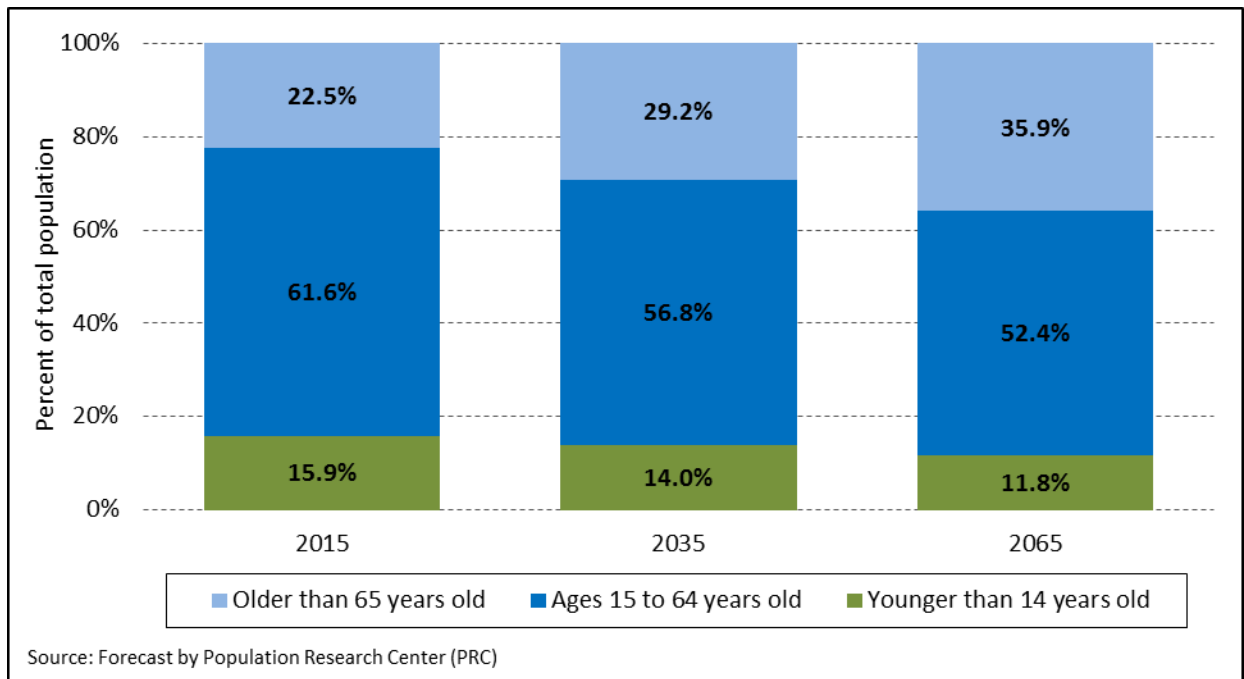
¹ For simplicity each UGB is referred to by its primary city's name.

² Larger UGBs are those with populations greater than 8,000 in forecast launch year

Forecast Trends in Components of Population Change

As previously discussed, a key factor in both declining births and increasing deaths is Douglas County's aging population. From 2015 to 2035 the proportion of county population 65 or older is forecast to grow from roughly 23 percent to about 29 percent. By 2065 approximately 36 percent of the total population is expected to be 65 or older (Figure 20 **Error! Reference source not found.**). For a more detailed look at the age structure of Douglas County's population see the final forecast table published to the forecast program website (<http://www.pdx.edu/prc/opfp>).

Figure 20. Douglas County—Age Structure of the Population (2015, 2035, and 2065)

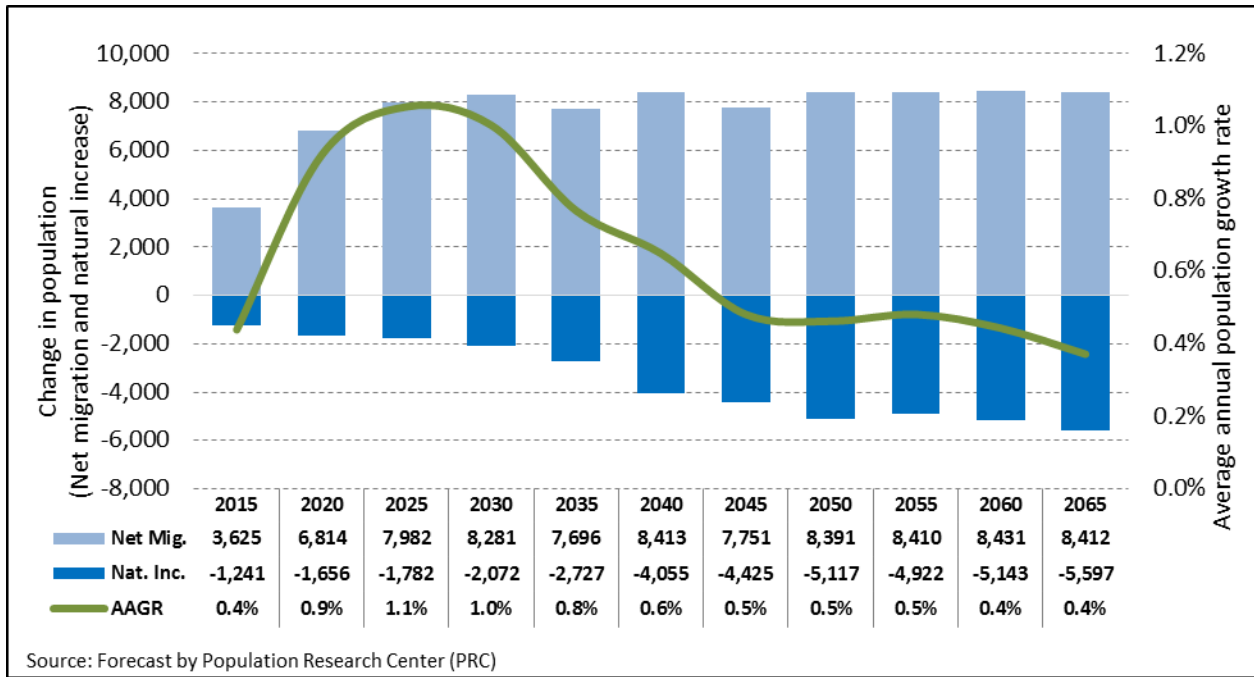


As the countywide population ages—contributing to a slow-growing population of women in their years of peak fertility—and more women choose to have fewer children and have them at an older age, average annual births are expected to remain relatively unchanged over the forecast period; this combined with the rising number of deaths, is expected to cause natural decrease to persist (Figure 21). The total numbers of deaths countywide are expected to increase more rapidly in the near-term, followed by slower growth during the later years of the forecast period. This pattern of initial growth in the numbers of deaths is explained by the relative size and aging patterns of the Baby Boom and Baby Boom Echo generations. For example, in Douglas County, deaths are forecast to begin to increase significantly during the 2025-2035 period as Baby Boomers age out, and peak again in the 2040-2050 period as children of Baby Boomers (i.e. the Baby Boom Echo) succumb to the effects of aging.

As the increase in the numbers of deaths outpaces births, population growth in Douglas County will become increasingly reliant on net in-migration; and in fact positive net in-migration is expected to persist throughout the forecast period. The majority of these net in-migrants are expected to be middle-aged and older individuals.

In summary, growing natural decrease and steady net in-migration are expected to result in population growth reaching its peak in 2025 and then tapering through the remainder of the forecast period (Figure 21). An aging population is expected to not only lead to an increase in deaths, but a smaller proportion of women in their childbearing years will likely result in a long-term decline in births. Net migration is expected to remain relatively steady throughout the forecast period, and therefore will not offset the growth in natural decrease.

Figure 21. Douglas County—Components of Population Change, 2015-2065



Glossary of Key Terms

Cohort-Component Method: A method used to forecast future populations based on changes in births, deaths, and migration over time.

Coordinated population forecast: A population forecast prepared for the county along with population forecasts for its city urban growth boundary (UGB) areas and non-UGB area.

Housing unit: A house, apartment, mobile home or trailer, group of rooms, or single room that is occupied or is intended for occupancy.

Housing-Unit Method: A method used to forecast future populations based on changes in housing unit counts, vacancy rates, the average numbers of persons per household (PPH), and group quarter population counts.

Occupancy rate: The proportion of total housing units that are occupied by an individual or group of persons.

Persons per household (PPH): The average household size (i.e. the average number of persons per occupied housing unit for a particular geographic area).

Replacement Level Fertility: The average number of children each woman needs to bear in order to replace the population (to replace each male and female) under current mortality conditions in the U.S. This is commonly estimated to be 2.1 children per woman.

Appendix A: Supporting Information

Supporting information is based on planning documents and reports, and from submittals to PRC from city officials and staff, and other stakeholders. The information pertains to characteristics of each city area, and to changes thought to occur in the future. The cities of Glendale, Oakland, Riddle, and Roseburg did not submit survey responses.

Canyonville—Douglas County						
Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development /Est. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
According to the 2010 census Canyonville’s population consists of about 1/3 working age, 1/3 children and 1/3 retired seniors	Canyonville’s vacancy rate maybe slightly higher but that is because some of the homeowners do not wish to rent out their homes. It is extremely difficult to find housing in	The City currently has an application on file to annex 50 acres of land into the City. The land would be developed with 157 manufactured home sites and 40 single	We have had inquiries regarding establishing an assisted living facility but no applications thus far.	The largest employer is the Cow Creek Tribe. Currently they employ 1200 people.	The City is under a mandate to upgrade the sewer plant. A facility plan was completed which establishes 2 phases to meet future demand. Phase 1 is almost complete and Phase 2 is expected to begin in 2016. We do not have a moratorium on sewer connections. The plant was sized to accommodate a growth rate of 1.75%. The City provides water, sewer, streets and parks. Most of the streets are paved and in	Promos: The Cow Creek Tribe provides employment for the majority of the working families in Canyonville. Many of the Tribe employees have had to seek housing in the outlying Cities due to the limited housing available in Canyonville. Hinders: Currently there is very little developable land within Canyonville. Although a glance at a zoning map makes you think there is more land most of it is

Canyonville—Douglas County

	Canyonville. It took me a year to find a place.	family dwellings.			good repair. The City is working on completing a water master plan. The growth rate factor for the water plan was also 1.75%.	steep hillside. Canyonville cannot grow properly without being able to annex additional land. The demand is here just not the land.
Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies	<p>Canyonville’s growth has been stifled by the lack of vacant land available for development. In 1997 when the last annexation occurred the land was built out within and few years. Almost all vacant land in the urban growth boundary north of the city limits is under the ownership of the tribe.</p> <p>The City has completed a wastewater facility plan and is currently in process of developing a water facility plan. The population figures use for the utility planning was 1.75%. The City negotiated this figure with County however, it was never formally adopted since Douglas County’s population projects were appealed by 1,000 Friends of Oregon. This has left Canyonville in a difficult position for completing the proposed annexation. The old figures which were in the 80’s do not project much growth. I am attaching with this report some preliminary information that has been gathered regarding the sporadic population growth for Canyonville. It is imperative to the City that the projected population growth in correctly updated.</p>					
Other information (e.g. planning documents, email correspondence, housing development survey)						

Drain—Douglas County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Est. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
	<p>Occupancy rates are stable.</p> <p>99% of building permits are replacement units or repairs.</p>	None planned.	NA	NA	<p>Development of wastewater treatment facility.</p> <p>I-5 interchange construction & improvements.</p>	<p>Promos: Wastewater facility adds potential for commercial, industrial and residential growth.</p> <p>Hinders: Not a lot of vacant, buildable land.</p>
<p>Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies</p>						

Drain—Douglas County

<p>Other information (e.g. planning documents, email correspondence, housing development survey)</p>	
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Elkton—Douglas County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Est. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
<p>Our town is growing as the older people are leaving several houses are being bought by people with younger children.</p>	<p>No vacancies.</p>	<p>25 lot subdivisions. 5 are built and 2 are being built. 1-2 built per year.</p>	<p>NA</p>		<p>Water updated last in 2006 and sewer updated last in 1990.</p>	<p>Promos:</p> <p>Hinders:</p>
<p>Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies</p>						

Elkton—Douglas County

<p>Other information (e.g. planning documents, email correspondence, housing development survey)</p>	
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Myrtle Creek—Douglas County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Est. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
The elderly are the most significant segment of the population.	There are a number of vacant subdivision lots within the city limits, which were not developed prior to the crash.	Klimback Subdivision (20 lots). Portions of subdivision completed prior to 2008 crash.	No group quarter facilities anticipated.	Retail store – 25 additional jobs Retail store – 25 additional jobs	New I-5 interchange exit 106 enables better freeway access to commercial zones. (Completed 2014) New drinking water facility 2 million gallons a day capacity only avg. 750 gallons a day use currently. New Tri-City fire hall.	Promos: 1.) New Myrtle Creek drinking water facility. 2.) I-5 interchange. 3.) New Tri-City fire hall. 4.) Separate Tri-City water and sewer facilities Hinders:
Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies	<p>I-5 interchange exit 106 – Allows for better freeway access to commercial areas and city areas</p> <p>Myrtle Creek drinking water facility provides opportunity for an additional 1,250,000 gallons of daily use.</p> <p>2 new retail stores coming to the area.</p>					

Myrtle Creek—Douglas County

Other information (e.g. planning documents, email correspondence, housing development survey)	Myrtle Creek has six residential development projects which are either under construction or in the process of being approved. These projects, if built out, will result in about 133 single family dwellings. About 52 of these dwellings would be priced as “high-end lots,” 61 parcels are planned as “low-end lots,” and the remaining lots had no pricing information listed. About 65 of the 133 lots have been developed as of 2014.
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Reedsport—Douglas County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Est. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
No observation.	The number of new single family dwelling building permits that were issued in 2014 has increased from the previous years.	Talk of development at the former Mill site (100+ acres) in Gardiner, unsure what type of facilities will occur and whether housing development will occur.	NA	Local Marine Construction business is expanding their facility anticipating 30 new jobs created. Possible new jobs created with redevelopment of the former Mill site.	NA	<p>Promos: Wastewater facility construction in 2010 added potential for commercial, industrial, and residential growth.</p> <p>Hinders: NA</p>

Reedsport—Douglas County

Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies	<p>2013 Reedsport Waterfront & Downtown Plan: Implementation of the RWDP expects 850 construction jobs over the next 25 years (34 FT jobs/year). Build-out would add approximately 354 direct jobs and grow the population by 575 people.</p> <p>LNG Pipeline project (2014-2019: Anticipate 3,000 workers for five years. Once in operation, likely directly employ 150 people and create 1,441 jobs in Oregon. Reedsport will likely fulfill some of the projects need for worker housing, increasing population, and the project will aslo likely provide jobs to the locals.</p> <p>Main Street Program: Started in 2014-15 encourages new business and will strengthen existing business, hopefully, resulting in the creation of some new jobs.</p>
Other information (e.g. planning documents, email correspondence, housing development survey)	

Sutherlin—Douglas County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Est. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
						<p>Promos:</p> <p>Hinders:</p>
<p>Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies</p>						

Sutherlin—Douglas County

Other information (e.g. planning documents, email correspondence, housing development survey)	There are three subdivisions planned for Sutherlin, although the City of Sutherlin indicated no timeline for when these would commence or be completed. These three subdivisions would collectively add 155 single family dwellings and two duplexes once completely built out. The majority of the single family dwellings are expected to be average sized and upper-middle class homes. Nine of the single family dwellings are expected to be priced more in range for first time home buyers.
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Winston—Douglas County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Est. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
Our school age youth population has continued to decline based on school enrollment. Retired population is expected to increase as we are in near proximity to medical services.	There are some vacancies, but nothing that seems out of the ordinary or a great deal higher than in the past.	We have several hundred ready to build lots in subdivisions platted and installed before the finance crash.	We have had no plans submitted.	The Dollar General Store will open in February 2015, and will employ 15-20 total FT and PT staff.	Sewer treatment plant was just upgraded to meet 20-25 year projections for population growth.	<p>Promos: Build ready lots available, prices are reduced, infrastructure in place.</p> <p>Hinders: Family wage jobs!</p>
Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies	While we hope for steady gentle growth in population, we do not have any reason to expect anything extreme.					

Winston—Douglas County

<p>Other information (e.g. planning documents, email correspondence, housing development survey)</p>	
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Yoncalla—Douglas County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Est. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
<p>Population aging</p> <p>Less than 1% racial ethnic group</p>	<p>Issued one worksheet for a stick built house. Rebuild after fire.</p> <p>Only issued two placement permits for manufactured homes in last two yrs. Several foreclosures (homes sitting empty)</p>	<p>None</p>	<p>None</p>	<p>Unknown</p>	<p>Upgrades to wastewater system.</p> <p>Have capacity in both water and sewer for about 150 additional single family residences.</p>	<p>Promos: Low tax base, quiet, good and reliable internet service, and low crime level.</p> <p>Hinders: No jobs (commuting time to employment half hour plus). Schools old no money to rebuild or repair. Downtown has several empty lots.</p>

Yoncalla—Douglas County

Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies	There was a subdivision planned for 22 single family dwellings; however the property was foreclosed on.
Other information (e.g. planning documents, email correspondence, housing development survey)	There are three subdivisions planned for Sutherlin, although the City of Sutherlin indicated no timeline for when these would commence or be completed. These three subdivisions would collectively add 155 single family dwellings and two duplexes once completely built out. The majority of the single family dwellings are expected to be average sized and upper-middle class homes. Nine of the single family dwellings are expected to be priced more in range for first time home buyers.

Non-UGB Unincorporated Area—Douglas County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/Est. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
Elderly Population—2 nd fastest growing senior population in the nation at 178% from 2000 to 2010. (2010 ACS)	22% increase in land use activities from 2013 to 2012. (Land use activities include worksheets & FP review that provide zoning authorization for future building permit approval.)		None	<p>Fred Wahl Marine—30 jobs</p> <p>Callahan Ridge Golf Course—20 jobs</p> <p>Furniture Manufacturer—1000 jobs</p> <p>Wholesale Tire Distribution—300 jobs</p>	<p>Pacific Connector Pipeline. Natural Gas from Malin across DO. CO. to Coos Bay LNG terminal.</p> <p>OR 138 Corridor Project.</p> <p>Gardner sewage improvements w/City of Reedsport.</p>	<p>Promos:</p> <p>Seven Feathers Casino helps to stimulate higher growth rate & provides economic opportunity in south county.</p> <p>Strategic I-5 location for development.</p> <p>Hinders:</p> <p>American Bridge closed on Bolon Island near Reedsport—lost 50 jobs.</p>

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<p>Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies</p>	
<p>Other information (e.g. planning documents, email correspondence, housing development survey)</p>	<p>County-wide, as of 12/22/14, 62 new parcels were granted approval and 10 parcels are pending approval. No indication of timeline for developing these parcels. The rural community of Melrose—near Roseburg—is working on a subdivision which will include seven new lots. These seven lots have yet to officially be added to the subdivision plat.</p>

Email Communication

Comment from State of Oregon DLCD: March 25, 2015

Here are my comments as iterated in the meetings last week.

City of Talent- the City has some significant land constraint/availability issues that will likely affect their ability to grow at the level predicted. The City has a limited amount of land within its current UGB that is developable. What is developable has some fairly serious development constraints (e.g. railroad crossing, steep slopes). Also, they do not have much residential land in their Urban Reserve areas.

Glendale- Population estimates seem high for this community. Even if they have the infrastructure available to accommodate growth (which I'm not sure about) the estimates still seem high based on isolated location and limited services and employment.

Email from PSU to Douglas County (multiple recipients): March 27, 2015

Thank you for providing the valuable feedback on the forecasts for Douglas County and its sub-areas, and for providing additional information.

When we returned to the office after our meetings last week, we revisited our numbers, and we considered your comments along with the additional information. We made modifications to some of the forecasts. The adjustments are described below.

****Myrtle Creek UGB:** We increased the population forecast to accommodate housing unit and population growth reported in the recently submitted survey and based on your comments. The average annual growth rate over the 50 year forecast period is now 1.1%. Also, the population in the revised forecast is around 3,900 higher in 2065 than in the preliminary forecast presented at the meeting last week.

Myrtle Creek's survey reported that there are 88 housing units planned for construction. We are assuming they will be built between now and 2020. In this revised forecast, we actually account for additional housing unit growth during the 2015-2020 time period that we assume will occur and is not reported yet (almost double the number reported in the survey). This seems reasonable to us.

We also assumed there to be a slight increase in group quarters residents considering the age of the population in Myrtle Creek. We increased the housing unit occupancy rate to match the higher rate in Census 2000 of 94.2% beginning in 2020 (previously we assumed a slightly lower occupancy rate from 2010, which was 92.1%).

****Glendale UGB:** We decreased the population forecast assuming an average annual housing unit growth rate that gives a bit more bearing to recent growth (which is only very slight growth). The average annual growth rate we assume now is 0.6% over the 50-year period. The population in this revised forecast in 2065 is around 200 lower than in the original preliminary forecast.

We noted that although the share of Hispanic population increased during the 2000s, the total Hispanic population is small (under 100). We reconsidered the location of Glendale and the proximity to services.

****Roseburg UGB:** We reviewed our forecast for Roseburg because we thought it was a bit too high, especially in the near term even though we do believe population growth will increase. We decided to subtract from Roseburg's population the net change from the adjustments made to Myrtle Creek and Glendale (leaving the county total the same as in the original preliminary forecast). We think that making this adjustment yielded more reasonable forecast results for Roseburg.

Although net migration still increases in this revised forecast for Roseburg, it doesn't spike up so sharply. In the near-term, although we think these revised numbers are more reasonable, differences between the two forecasts are only slight (only 1.4% lower in 2020 than in the original forecast). Average annual population growth is still higher than in the 2000s over the 50-year period at 0.8% (it was 0.6% in the 2000s). In the first 20-year period, the average annual growth is now 1.3% (it was 1.4% in the original forecast).

Please note that no changes were made to the preliminary forecasts for other sub-areas in Douglas County. Again, the county level forecast remains the same as the original.

Let me know if you have any questions. We appreciate your participation in the Forecast Program.

Response from Douglas County: March 30, 2015

Does the Myrtle Creek survey indicate what it means to have 88 housing units planned for construction, e.g., are they platted lots? Confidentially speaking, that seems abnormally high for housing units ready for construction in South County. One of my planners worked as Myrtle Creek's city planner from 2009-2014, and he says there is no way Myrtle Creek's UGB could have that many ready for construction. However, if they were referring to Comprehensive Plan "planned" housing units, that number makes more sense. If that is their basis, then Roseburg has 5,000 housing units planned for construction in its Comp Plan. Recent pre-application conferences with a proposed 72-unit apartment complex, an 85-unit retirement home, a 50-bed vets home, two 50+ lot subdivisions, and many others support this upward trend.

The original 1.4% projection for Roseburg seemed reasonable without comment. If Myrtle Creek can merely say 88 planned housing units and take numbers from Roseburg, then please consider the above to adjust them back to a more appropriate level.

Follow up response from PSU: March 30, 2015

Thank you for sending additional comments.

To reiterate, we felt that Roseburg's original preliminary population forecast seemed a little too high - I had mentioned that during the meeting. It seemed that the spike was too steep in the near-term to be realistic. We thought it was reasonable to assume the net change from the adjustments in Glendale and Myrtle Creek as a way to adjust down Roseburg's population the result brought us to results we think are more reasonable than the original results.

Additionally, we adjusted the 2015 number so that it is more realistic compared to what occurred from 2010-2014.

In this revised forecast, average annual change is about 400 from 2015 to 2020. In the 2000s it was only 175; and from 2010 to 2015, 305.

We will revisit the numbers, though.

Follow up response from Douglas County: March 31, 2015

Thanks, Risa. It had the makings of tug-of-war In a zero-sum game, but your explanation helps, as does your adjustment of Roseburg back to 1.4%.

Comment by Douglas County: Apr 13, 2015

This is a follow up e-mail to comments provided by Douglas County previously during the coordinated population forecast. We have reviewed the final draft of the Douglas County 2015 through 2065 Coordinated Population Forecast and are pleased with the report. Thank you for making our recommended changes and including them in the final draft. We are looking forward to using this new population data in future land use decisions.

Sincerely,

Appendix B: Specific Assumptions

Canyonville

Annual housing unit growth rates are assumed to rise above historical growth rates in the initial years of the forecast period in order to account for planned housing development, and then fall back closer to a midterm historical average annual growth rate and remain there for the duration of the forecast period. The occupancy rate is assumed to remain at about 91 percent through the whole forecast period. Average household size is assumed to remain steady at about 2.4 persons per household through the entire 50-year forecast period. Group quarters population is assumed remain steady through the forecast period.

Drain

The average annual housing unit growth rate is assumed to slightly increase during the initial years of the forecast period and then stay slightly higher than a midterm historical average annual rate for the remainder of the forecast period. The occupancy rate is assumed to remain at the rate observed in 2010 through the forecast period. Average household size is assumed to remain at the size observed in 2010 through the entire 50-year forecast period. Group quarters population is assumed to remain at zero over the forecast period.

Elkton

The annual housing unit growth rate is assumed to rise above historical growth rates in the initial years of the forecast period in order to account for planned housing development, and then fall back below a long term historical average annual growth rate and remain there for the duration of the forecast period. The occupancy rate is assumed to stay at the rate observed in 2010 for the initial years of the forecast period, and then increase slightly and remain at this higher rate through the end of the forecast period. Average household size is assumed to remain at the size observed in 2010 through the entire 50-year forecast period. Group quarters population is assumed to remain at zero over the forecast period.

Glendale

The average annual housing unit growth rate is assumed to increase to a rate slightly below a long term historical average annual rate during the initial years of the forecast period and then remain at this rate for the duration of the forecast period. The occupancy rate is assumed to stay at the rate observed in 2010 for the initial years of the forecast period, and then decrease slightly and remain at this lower rate through the end of the forecast period. Average household size is assumed to remain at the size observed in 2010 through the entire 50-year forecast period. Group quarters population is assumed to remain at zero over the forecast period.

Myrtle Creek

The annual housing unit growth rate is assumed to increase to a rate slightly higher than a midterm historical average annual rate and remain at this rate through the duration of the forecast period. The occupancy rate is assumed stay at the rate observed in 2000 for the duration of the forecast period. Average household size is assumed to remain at the size observed in 2010 through the entire 50-year forecast period. Group quarters population is assumed to steadily increase over the forecast period, starting from the population observed in 2010.

Oakland

The annual housing unit growth rate is assumed to gradually decline over the forecast period, bottoming out at a rate slightly below the historical average annual rate observed between 2000 and 2010. The occupancy rate is assumed to stay at the rate observed in 2010 for the initial years of the forecast period, and then increase slightly and remain at this higher rate through the end of the forecast period. Average household size is assumed to remain at the size observed in 2010 through the entire 50-year forecast period. Group quarters population is assumed to remain at zero over the forecast period.

Reedsport

The annual housing unit growth rate is assumed to increase to a rate substantially higher than a long term historical average annual growth rate in the initial years of the forecast period. After this initial increase the annual housing unit growth rate is assumed to decrease to a rate just slightly higher than a midterm historical average annual rate and remain there for the duration of the forecast period. The occupancy rate is assumed to stay at the rate observed in 2010 for the initial years of the forecast period, and then slightly increase and remain at this higher rate through the end of the forecast period. Average household size is assumed to remain at the size observed in 2010 through the entire 50-year forecast period. Group quarters population is assumed to remain at about 50 persons.

Riddle

Annual housing unit growth is assumed to be slightly lower than a long term historical average annual rate during the initial years of the forecast period and then increase to the historical level in 2010 and remain there through the final years of the forecast period. The occupancy rate is assumed to stay at about the same rate observed in 2010 for the forecast period. Average household size is assumed to remain at the size observed in 2010 through the entire 50-year forecast period. Group quarters population is assumed to remain steady at the population observed in 2010 throughout the forecast period.

Roseburg

Total fertility rates (TFR) are assumed to steadily decline from those observed in 2010, over the forecast period. Survival rates for 2060 are assumed to be a little below those forecast for the county as a whole. Roseburg has historically had slightly lower survival rates than observed countywide; this corresponds with a slightly shorter life expectancy. Age-specific net migration rates are assumed to generally follow historical patterns for Roseburg, but at slightly higher rates over the forecast period.

Sutherlin

Sutherlin's total fertility rate (TFR) was relatively stable in the 2000s; however over the forecast period the TFR is assumed to steadily decline from the rate observed in 2010. Survival rates for 2060 are assumed to be a little below those forecast for the county as a whole. Sutherlin has historically had slightly lower survival rates than observed countywide; this corresponds with a slightly shorter life expectancy. Age-specific net migration rates are assumed to generally follow countywide historical patterns, but at slightly higher rates over the forecast period.

Winston

The annual housing unit growth rate is assumed to increase to a rate similar to a long term historical average annual rate during the initial years of the forecast period and then remain at this rate for the duration of the forecast period. The occupancy rate is assumed to remain at the rate observed in 2010 for the initial years of the forecast period and then increase and remain at a slightly higher rate through the final forecast years. Average household size is assumed to stay steady at a size slightly smaller than observed in 2010 over the forecast period. Group quarters population is assumed stay steady at about 60 persons through the entire forecast period.

Yoncalla

Annual housing unit growth is assumed to stay at a rate of less than one half percent during the initial years of the forecast period and then slightly increase, still below one half percent, and remain at this level for the duration of the forecast period. The occupancy rate is assumed to stay at the rate observed in 2010 for the forecast period. Average household size is assumed to stay at the size observed in 2010 during the initial years of the forecast period and then slightly decrease and remain at this lower level during the final years of the forecast period. Group quarters population is assumed to stay at three persons throughout the forecast period.

Outside UGBs

The total fertility rate (TFR) is assumed to steadily decline from the rate observed in 2010; however the rate will remain above a long term historical average. Survival rates for 2060 are assumed to be a little above those for the county as a whole. The area outside UGBs has historically had slightly higher survival rates than observed countywide; this corresponds with a slightly longer life expectancy. Age-specific net migration rates are assumed to generally follow historical patterns for the area outside UGBs in Douglas County, but at slightly higher rates over the forecast period.

Appendix C: Detailed Population Forecast Results

Figure 22. Douglas County—Population by Five-Year Age Group

Age Group	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065
00-04	5,502	5,543	5,721	5,832	5,874	5,830	5,811	5,772	5,785	5,752	5,672
05-09	5,724	5,747	5,865	6,055	6,145	6,174	6,114	6,035	5,982	5,991	5,956
10-14	6,293	6,149	6,250	6,380	6,558	6,639	6,656	6,529	6,432	6,371	6,379
15-19	6,681	6,586	6,521	6,630	6,738	6,908	6,979	6,929	6,783	6,677	6,613
20-24	5,978	6,113	6,161	6,111	6,084	6,146	6,283	6,381	6,342	6,207	6,110
25-29	5,114	5,479	5,691	5,739	5,574	5,517	5,557	5,711	5,806	5,770	5,649
30-34	5,866	5,662	6,163	6,412	6,356	6,144	6,067	6,139	6,316	6,423	6,385
35-39	5,847	6,558	6,439	7,021	7,181	7,084	6,832	6,776	6,863	7,061	7,181
40-44	5,851	6,453	7,380	7,263	7,788	7,930	7,809	7,566	7,515	7,614	7,838
45-49	6,245	6,480	7,279	8,341	8,072	8,617	8,758	8,665	8,407	8,353	8,468
50-54	7,602	6,908	7,286	8,203	9,250	8,917	9,508	9,715	9,631	9,354	9,305
55-59	9,078	8,400	7,762	8,210	9,104	10,233	9,859	10,576	10,836	10,762	10,472
60-64	9,549	10,114	9,516	8,821	9,194	10,168	11,426	11,077	11,919	12,238	12,182
65-69	8,950	10,574	11,425	10,798	9,873	10,268	11,363	12,855	12,507	13,494	13,896
70-74	6,342	8,226	9,673	10,657	10,596	9,793	10,215	11,235	12,724	12,406	13,428
75-79	4,522	5,208	6,722	8,081	8,967	9,471	8,504	9,123	10,062	11,437	11,201
80-84	3,121	3,292	3,781	5,000	6,379	7,202	7,648	6,837	7,373	8,180	9,356
85+	1,786	1,716	1,773	2,063	2,855	3,903	4,882	5,625	5,751	6,232	7,045
<i>Total</i>	<i>110,051</i>	<i>115,209</i>	<i>121,408</i>	<i>127,618</i>	<i>132,587</i>	<i>136,945</i>	<i>140,271</i>	<i>143,545</i>	<i>147,033</i>	<i>150,321</i>	<i>153,136</i>

Figure 23. Douglas County's Sub-Areas—Total Population

	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065
Canyonville UGB	2,101	2,589	2,805	3,027	3,243	3,460	3,681	3,912	4,158	4,413	4,672
Drain UGB	1,346	1,366	1,420	1,470	1,510	1,545	1,575	1,605	1,635	1,663	1,686
Elkton UGB	207	230	254	274	293	313	332	353	375	397	420
Glendale UGB	981	1,011	1,041	1,073	1,106	1,139	1,174	1,210	1,247	1,285	1,324
Myrtle Creek UGB	7,614	8,053	8,502	8,973	9,469	9,990	10,539	11,116	11,722	12,361	13,032
Oakland UGB	1,108	1,136	1,172	1,202	1,221	1,234	1,242	1,248	1,252	1,253	1,250
Reedsport UGB	4,237	4,431	4,549	4,653	4,723	4,773	4,809	4,839	4,870	4,893	4,903
Riddle UGB	1,172	1,182	1,209	1,232	1,245	1,254	1,258	1,261	1,264	1,265	1,262
Roseburg UGB	29,870	31,979	34,654	37,193	39,239	41,072	42,519	43,882	45,114	46,106	46,805
Sutherlin UGB	8,298	8,761	9,503	10,336	11,096	11,777	12,335	12,841	13,304	13,704	13,994
Winston UGB	5,851	6,196	6,476	7,030	7,560	8,093	8,638	9,208	9,819	10,451	11,095
Yoncalla UGB	1,088	1,096	1,102	1,120	1,130	1,135	1,137	1,137	1,137	1,136	1,131
Outside UGBs	46,177	47,180	48,723	50,036	50,752	51,161	51,032	50,934	51,136	51,394	51,563

Photo Credit: Sand dunes at Umpqua Beach near Winchester Bay. (Photo No. douDA0202) Gary Halvorson, Oregon State Archives
<http://arcweb.sos.state.or.us/pages/records/local/county/scenic/douglas/53.html>