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

Portland State University. Population Research Center

Xiaomin Ruan
Portland State University

Risa Proehl
Portland State University

Jason R. Jurjevich
Portland State University, jjason@pdx.edu

Kevin Rancik
Portland State University

See next page for additional authors

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Authors

Portland State University. Population Research Center, Xiaomin Ruan, Risa Proehl, Jason R. Jurjevich, Kevin Rancik, Janai Kessi, Carson Gorecki, and David Tetrick

Coordinated Population Forecast



2015

Through

2065

Lane County

Urban Growth
Boundaries (UGB)
& Area Outside UGBs

**Coordinated Population Forecast for Lane 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**

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Project Staff:

Xiaomin Ruan, Population Forecast Program Coordinator

Risa S. Proehl, Population Estimates Program Manager

Jason R. Jurjevich, PhD. Assistant Director, Population Research Center

Kevin Rancik, GIS Analyst

Janai Kessi, Research Analyst

Carson Gorecki, Graduate Research Assistant

David Tetrick, Graduate Research Assistant

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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.

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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.

Lane County's total population has grown steadily since 2000; with an average annual growth rate of just under one percent between 2000 and 2010 (Figure 1); however some of its sub-areas experienced more rapid population growth during the 2000s. Veneta and Creswell posted the highest average annual growth rates at 5.2 and 3.1 percent, respectively, during the 2000 to 2010 period.

Lane County's positive population growth in the 2000s was the direct result of substantial net in-migration and in the early years, natural increase. 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 slower growth in births. The more rapid growth in deaths relative to that of births caused natural increase—the difference between births and deaths—to shrink between 2007 and 2012. Since 2012, net in-migration has outpaced natural increase, driving rising population growth rates.

Forecast

Total population in Lane County as a whole as well as within many of its sub-areas is forecast to grow at a slightly faster pace in the first 20 years of the forecast period (2015 to 2035), relative to the last 30 years (Figure 1). The tapering of growth rates is largely driven by an aging population—a demographic trend which is expected to lead to declining natural increase (births minus deaths). As natural increase declines and eventually becomes natural decrease, population growth is expected to become increasingly reliant on net in-migration.

Even so, Lane County's total population is forecast to increase by nearly 67,300 over the next 20 years (2015-2035) and by nearly 152,400 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. Lane 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>Lane County</i>	322,959	351,715	0.9%	361,540	428,816	513,982	0.9%	0.6%
Coburg	969	1,035	0.7%	1,038	1,300	1,870	1.1%	1.2%
Cottage Grove	8,963	10,164	1.3%	10,415	13,482	18,356	1.3%	1.0%
Creswell	3,929	5,338	3.1%	5,473	7,493	10,523	1.6%	1.1%
Dunes City	1,221	1,303	0.7%	1,328	1,468	1,898	0.5%	0.9%
Eugene	160,894	177,332	1.0%	184,192	224,712	273,234	1.0%	0.7%
Florence	8,774	10,230	1.5%	10,486	12,554	13,973	0.9%	0.4%
Junction City	5,936	6,106	0.3%	6,463	8,653	12,010	1.5%	1.1%
Lowell	857	1,045	2.0%	1,069	1,393	2,000	1.3%	1.2%
Oakridge	3,241	3,308	0.2%	3,328	3,472	3,685	0.2%	0.2%
Springfield	62,167	67,683	0.9%	68,839	83,604	110,891	1.0%	0.9%
Veneta	2,737	4,561	5.2%	4,721	7,687	11,558	2.5%	1.4%
Westfir	285	254	-1.1%	255	277	303	0.4%	0.3%
Outside UGBs	62,986	63,356	0.1%	63,933	62,722	53,681	-0.1%	-0.5%

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

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

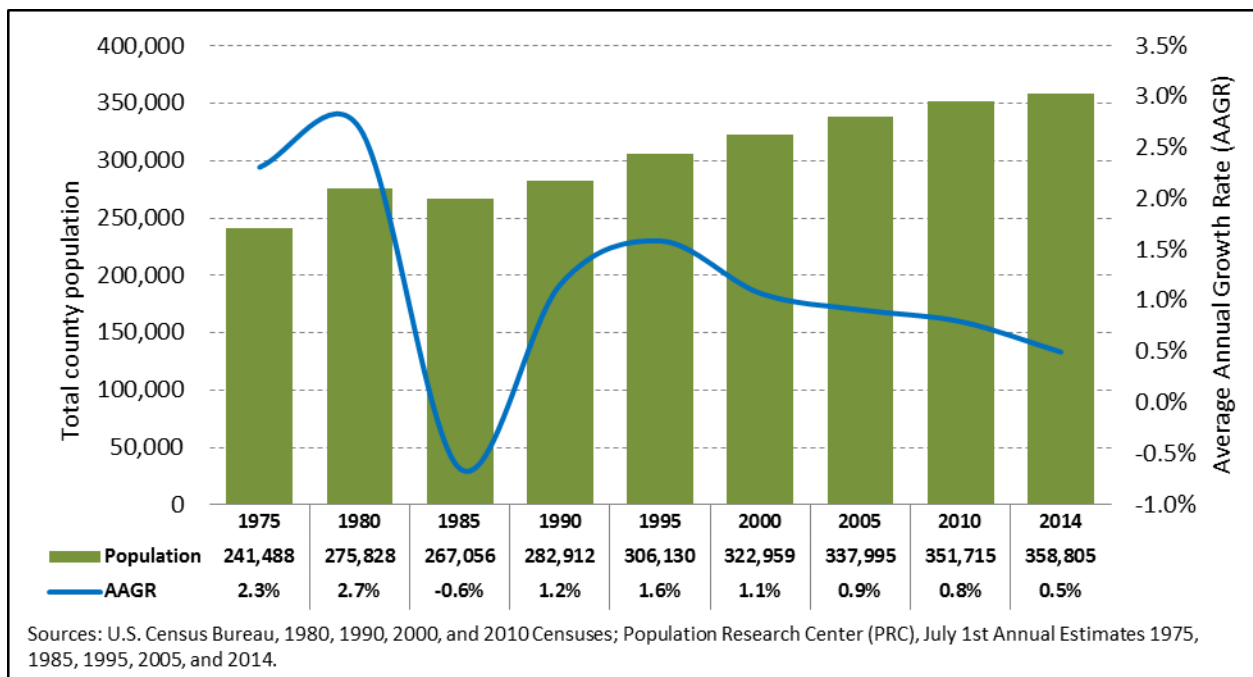
Historical Trends

Different growth patterns occur in different parts of the county. Each of Lane 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

Lane County’s total population grew by about 50 percent between 1975 and 2014—from roughly 241,000 in 1975 to about 359,000 in 2014 (Figure 2). During this approximately 40-year period, the county realized the highest growth rates during the late 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. Since 1985, the county has experienced substantial population growth, averaging just less than one percent per year. During the 2000s, population growth remained positive and averaged about one percent per year in spite of the Great Recession; however in recent years (2010 to 2014) population growth has slowed.

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



Lane County’s population change is the sum of its parts, in the sense that countywide population change is the combined population growth or decline within each sub-area. During the 2000s, Lane County’s average annual population growth rate stood at about one percent. At the same time Creswell, Lowell, and Veneta recorded average annual growth rates well above one percent, with Veneta growing by

more than five percent per year over this time period (Figure 3). The remaining UGBs, with the exception of Westfir, recorded average annual population increase between 0.2 and 1.5 percent.

Figure 3. Lane 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>Lane County</i>	322,959	351,715	0.9%	100.0%	100.0%
Coburg ¹	969	1,035	0.7%	0.3%	0.3%
Cottage Grove	8,963	10,164	1.3%	2.8%	2.9%
Creswell	3,929	5,338	3.1%	1.2%	1.5%
Dunes City	1,221	1,303	0.7%	0.4%	0.4%
Eugene	160,894	177,332	1.0%	49.8%	50.4%
Florence	8,774	10,230	1.5%	2.7%	2.9%
Junction City	5,936	6,106	0.3%	1.8%	1.7%
Lowell	857	1,045	2.0%	0.3%	0.3%
Oakridge	3,241	3,308	0.2%	1.0%	0.9%
Springfield	62,167	67,683	0.9%	19.2%	19.2%
Veneta	2,737	4,561	5.2%	0.8%	1.3%
Westfir	285	254	-1.1%	0.1%	0.1%
Outside UGBs	62,986	63,356	0.1%	19.5%	18.0%

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

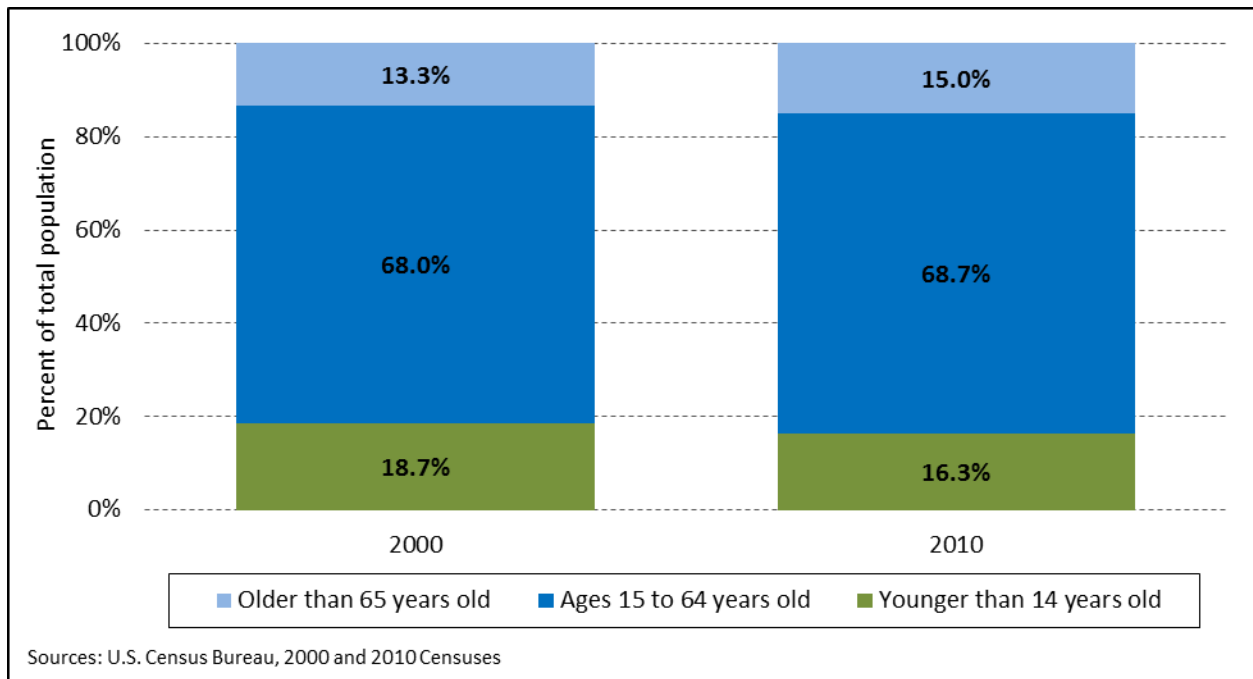
¹ For simplicity each UGB is referred to by its primary city's name.

Age Structure of the Population

Similar to most areas across Oregon, Lane 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 13 percent to 15 percent (Figure 4). Further underscoring the countywide trend in aging, the median age went from about 37 in 2000 to 39 in 2010.¹

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

Figure 4. Lane 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 Lane 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. Lane County—Hispanic or Latino and Race (2000 and 2010)

Hispanic or Latino and Race	2000		2010		Absolute Change	Relative Change
<i>Total population</i>	322,959	100.0%	351,715	100.0%	28,756	8.9%
Hispanic or Latino	14,874	4.6%	26,167	7.4%	11,293	75.9%
Not Hispanic or Latino	308,085	95.4%	325,548	92.6%	17,463	5.7%
White alone	286,075	88.6%	297,808	84.7%	11,733	4.1%
Black or African American alone	2,391	0.7%	3,102	0.9%	711	29.7%
American Indian and Alaska Native alone	3,268	1.0%	3,418	1.0%	150	4.6%
Asian alone	6,390	2.0%	8,169	2.3%	1,779	27.8%
Native Hawaiian and Other Pacific Islander alone	562	0.2%	732	0.2%	170	30.2%
Some Other Race alone	534	0.2%	514	0.1%	-20	-3.7%
Two or More Races	8,865	2.7%	11,805	3.4%	2,940	33.2%

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

Births

Historical fertility rates for Lane County mirror trends similar to Oregon; 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 Lane County and Oregon (Figure 7 and Figure 8). As Figure 7 demonstrates, fertility rates for younger women in Lane County are lower in 2010 compared to 2000, and women are choosing to have children at older ages. By 2010 total fertility in Lane County had dropped well below [replacement fertility](#).

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

	2000	2010
Lane County	1.64	1.47
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. Lane County—Age Specific Fertility Rate (2000 and 2010)

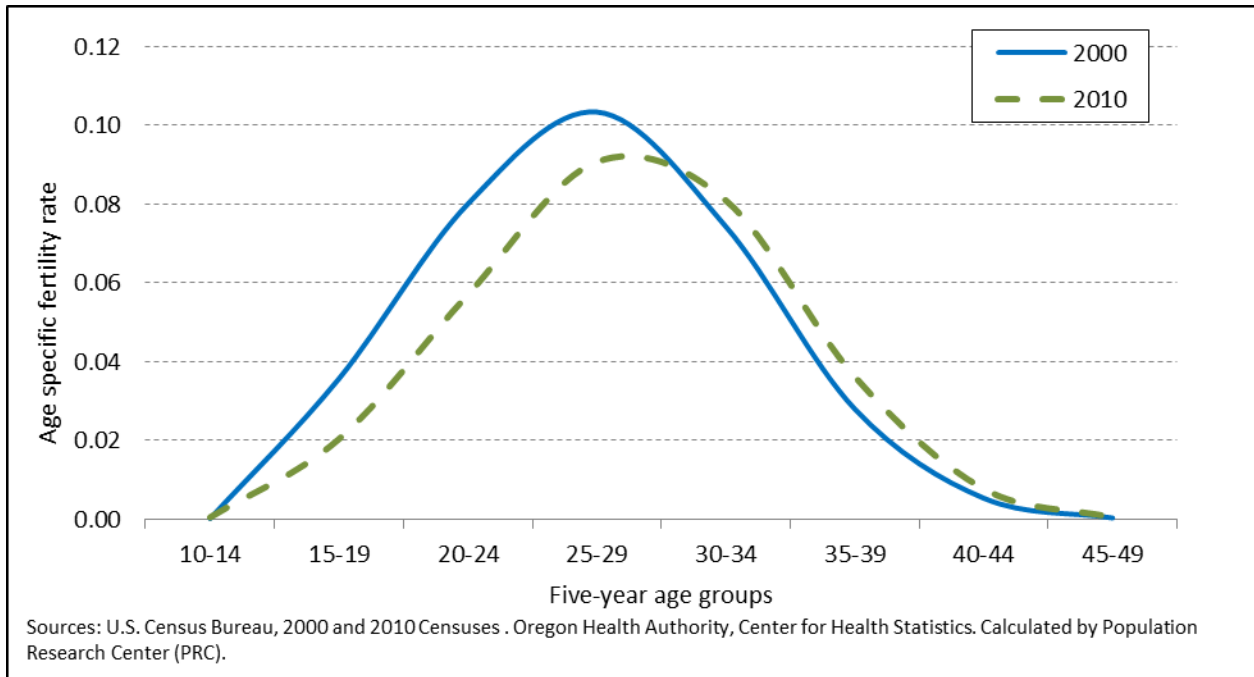


Figure 8. Oregon—Age Specific Fertility Rate (2000 and 2010)

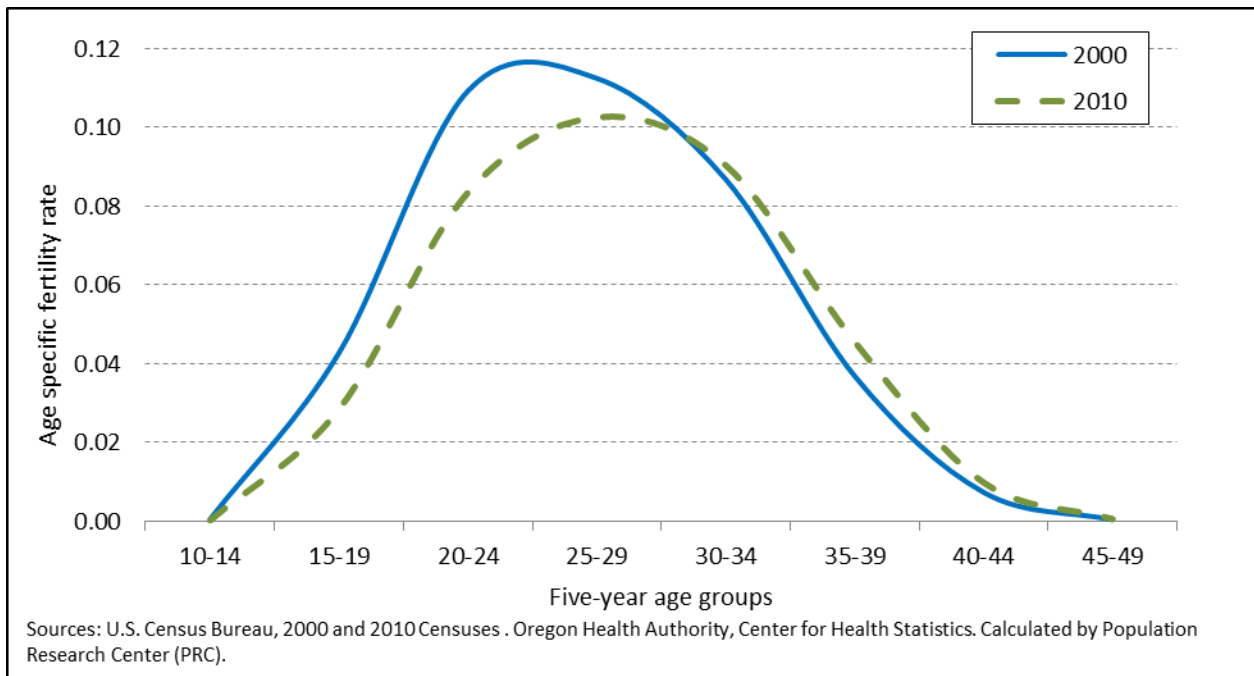


Figure 9 shows the number of births by the area in which the mother resides. Please note that the number of births fluctuates from year to year. It is worth noting that a sub-area with an increase in births between two years could easily show a decrease for a different time period; however for the 10-

year period from 2000 to 2010 the county as a whole as well as all of its larger UGBs saw a decrease in births (Figure 9).

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

	2000	2010	Absolute Change	Relative Change	Share of County 2000	Share of County 2010
<i>Lane County</i>	3,703	3,495	-208	-5.6%	100.0%	100.0%
Cottage Grove ¹	140	122	-18	-12.6%	3.8%	3.5%
Eugene	1,846	1,716	-130	-7.0%	49.9%	49.1%
Florence	80	65	-15	-19.1%	2.2%	1.9%
Springfield	948	927	-21	-2.2%	25.6%	26.5%
Smaller UGBs ²	227	266	39	17.3%	6.1%	7.6%
Outside UGBs	463	399	-64	-13.8%	12.5%	11.4%

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 Lane County in 2000, life expectancy for males was 76 years and for females was 80 years.² By 2010, life expectancy had increased to 78 for males and 82 for females. For both Lane 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. Lane County and Sub-Areas—Total Deaths (2000 and 2010)

	2000	2010	Absolute Change	Relative Change	Share of County 2000	Share of County 2010
<i>Lane County</i>	2,844	3,046	202	7.1%	100.0%	100.0%
Cottage Grove ¹	87	118	32	36.5%	3.1%	3.9%
Eugene	1,308	1,361	53	4.0%	46.0%	44.7%
Springfield	546	589	43	7.9%	19.2%	19.3%
All other areas ²	903	978	74	8.2%	31.8%	32.1%

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 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 2000, thus PRC was unable to assign deaths to some UGBs.

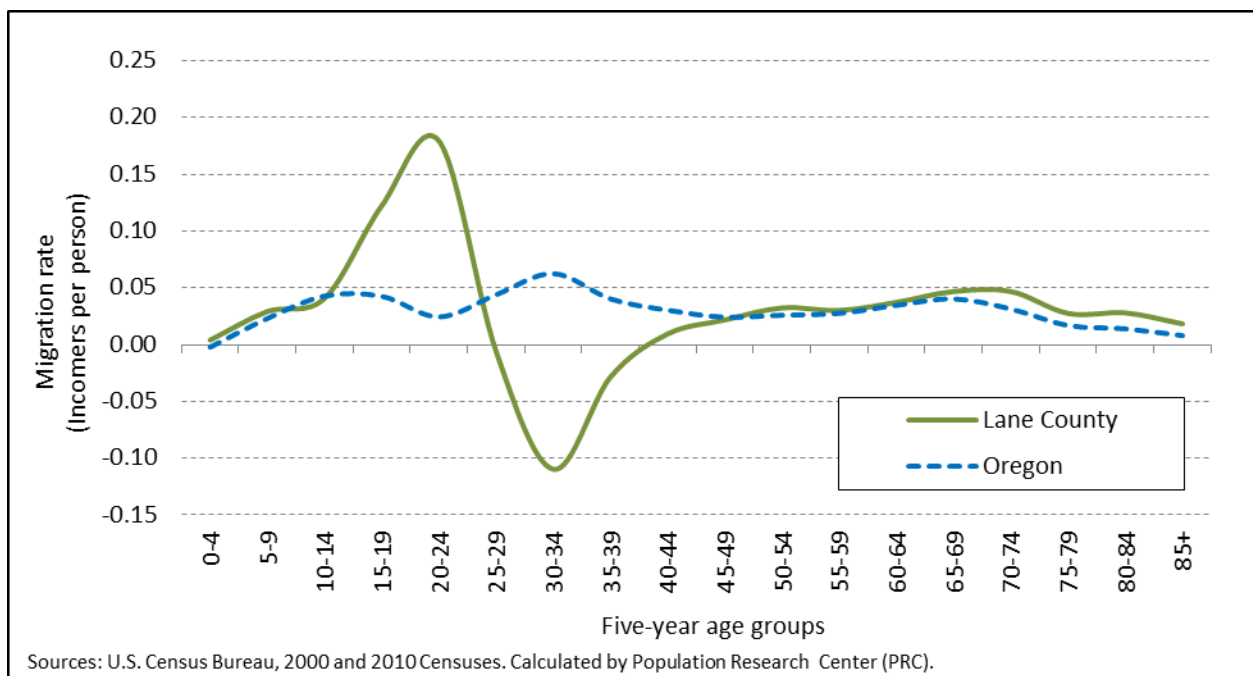
² Life expectancy is derived using life tables and data from 2000 and 2010 Censuses.

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 Lane County and Oregon. The migration rate is indicated as the number of net migrants per person by age group.

From 2000 to 2010, younger individuals (ages with the highest mobility levels) moved into the county, mainly for education opportunities, but also in search of employment opportunities. At the same time however, the county experienced a substantial net out-migration of some younger to middle-aged persons. This is typical of regions with large educational institutions and was mainly due to graduating students leaving the county once they completed their education.

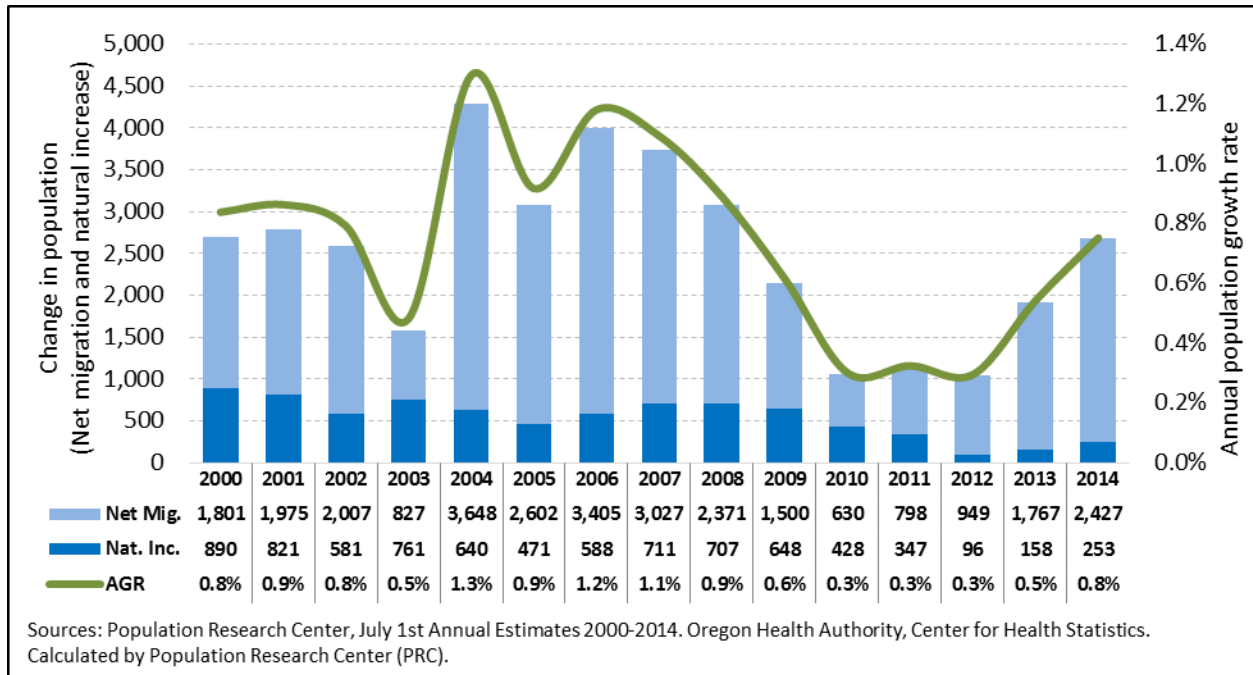
Figure 11. Lane County and Oregon—Five-year Migration Rates (2000-2010)



Historical Trends in Components of Population Change

In summary, Lane County's positive population growth in the 2000s was the direct result of substantial net in-migration and in the early years, natural increase (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 slower growth in births. The more rapid growth in deaths relative to that of births caused natural increase—the difference between births and deaths—to shrink between 2007 and 2012. Since 2012, net in-migration and natural increase have both increased, combining to result in rising population growth rates.

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



Housing and Households

The total number of housing units in Lane 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 12 percent countywide; this equaled nearly 17,200 new housing units (Figure 13). Eugene captured the largest share of the growth in total housing units, with Springfield, Florence, and the area outside UGBs also seeing large shares of the countywide housing growth. In terms of relative housing growth Veneta grew at the highest rate during the 2000s, its total housing units increased more than 81 percent (821 housing units) by 2010.

With the exception of Westfir UGB, the rates of increase in the number of total housing units in the county and its sub-areas are similar to the growth rates of their corresponding populations. The growth rates for housing may slightly differ than 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. Lane County and Sub-Areas—Total Housing Units (2000 and 2010)

	2000	2010	AAGR (2000-2010)	Share of County 2000	Share of County 2010
<i>Lane County</i>	138,946	156,112	1.2%	100.0%	100.0%
Coburg ¹	387	415	0.7%	0.3%	0.3%
Cottage Grove	3,637	4,353	1.8%	2.6%	2.8%
Creswell	1,483	2,154	3.8%	1.1%	1.4%
Dunes City	698	845	1.9%	0.5%	0.5%
Eugene	70,554	78,724	1.1%	50.8%	50.4%
Florence	5,186	6,402	2.1%	3.7%	4.1%
Junction City	2,413	2,648	0.9%	1.7%	1.7%
Lowell	342	436	2.5%	0.2%	0.3%
Oakridge	1,560	1,653	0.6%	1.1%	1.1%
Springfield	25,548	28,316	1.0%	18.4%	18.1%
Veneta	1,009	1,830	6.1%	0.7%	1.2%
Westfir	108	133	2.1%	0.1%	0.1%
Outside UGBs	26,021	28,203	0.8%	18.7%	18.1%

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 Lane 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. In 2010 only two UGBs deviated substantially from the countywide rate of 94 percent: Dunes City had an occupancy rate of 72 percent and Florence a rate of 80 percent.

Average household size, or PPH, in Lane County was 2.4 in 2010, the same as it was in 2000 (Figure 14). Lane 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 sub-areas, with all of them falling between 2.0 and 2.6 persons per household. In 2010 Coburg, Creswell, Lowell, and Veneta had the highest PPH at 2.6, and Florence had the lowest at 2.0.

Figure 14. Lane 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>Lane County</i>	2.4	2.4	-2.8%	93.9%	93.5%	-0.4%
Coburg ¹	2.6	2.6	-1.5%	94.8%	95.9%	1.1%
Cottage Grove	2.5	2.5	-3.0%	95.1%	93.8%	-1.4%
Creswell	2.8	2.6	-5.6%	94.7%	94.2%	-0.6%
Dunes City	2.2	2.1	-3.4%	78.9%	72.1%	-6.9%
Eugene	2.3	2.3	-1.8%	94.9%	95.2%	0.3%
Florence	2.0	2.0	-2.0%	83.0%	79.6%	-3.4%
Junction City	2.5	2.4	-4.3%	94.9%	94.1%	-0.8%
Lowell	2.7	2.6	-3.2%	92.1%	91.1%	-1.1%
Oakridge	2.4	2.2	-4.8%	88.4%	89.5%	1.1%
Springfield	2.5	2.5	-1.9%	95.4%	95.6%	0.2%
Veneta	2.9	2.6	-8.1%	95.1%	94.5%	-0.6%
Westfir	2.8	2.2	-21.0%	94.4%	86.5%	-8.0%
Outside UGBs	2.6	2.5	-5.7%	92.2%	90.6%	-1.6%

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 Lane County's population forecast as well as the forecasts for larger sub-areas.³ The assumptions are derived from observations based on life course events, as well as trends unique to Lane County and its larger sub-areas. Population change in the 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 Lane County is expected to continue to age, fertility rates will continue to decline throughout the remainder of the forecast period. Total fertility in Lane County is forecast to decrease from 1.5 children per woman in 2015 to 1.4 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 77 years in 2010 to 85 in 2060. However in spite of increasing life expectancy and the corresponding increase in survival rates, Lane 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. Age specific net migration rates will change in line with historical trends unique to Lane County. Net in-migration of younger school-age persons and net out-migration of younger to middle-aged individuals will persist throughout the forecast period; however countywide

³ County sub-areas with populations greater than 8,000 in 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.

average annual net migration is expected to increase from 1,682 net in-migrants in 2015 to 4,285 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 4,643 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 likely 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. Although occupancy rates do fluctuate we assume them to be relatively stable over the forecast period to avoid assuming a trend in the wrong direction (e.g., a long-term decrease in occupancy rates). Average household size (i.e., PPH) is expected to decline slightly as smaller household size is associated with an aging population in Lane County and its sub-areas.

In addition, for sub-areas experiencing recent 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

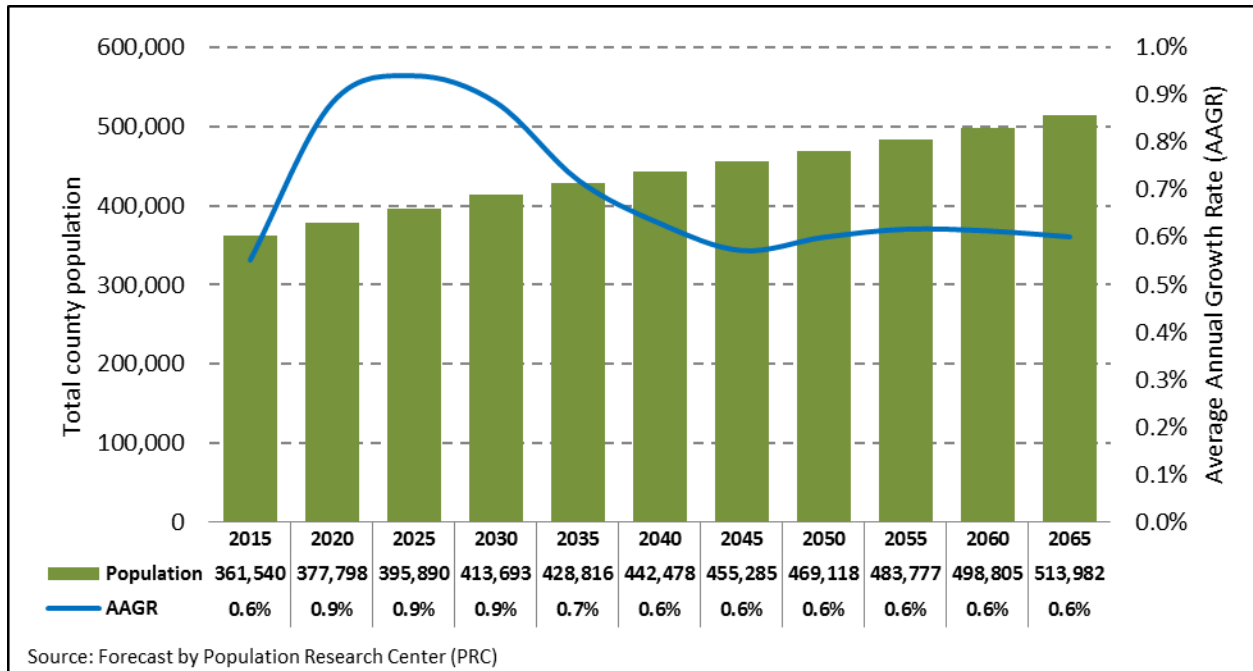
Assumptions used for developing population forecasts are partially derived from surveys and other information provided by local planners and agencies. See [Appendix A](#) for a summary of all submitted surveys and other information that was directly considered in developing the sub-area forecasts. Also,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

Forecast Trends

Under the most-likely population growth scenario in Lane County, countywide and sub-area populations are expected to increase over the forecast period. The countywide population growth rate is forecast to peak from 2020 to 2030 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. The aging population is expected to in turn contribute to natural decrease over the forecast period. Both net migration and natural decrease are expected to remain relatively steady throughout the middle and later years of the forecast period; the combination of these factors will likely result in a slowly declining or stable population growth rate as time progresses through the forecast period.

Lane County’s total population is forecast to grow by more than 152,400 persons (42 percent) from 2015 to 2065, which translates into a total countywide population of 513,982 in 2065 (Figure 15). The population is forecast to grow at the highest rate—a little less than one percent per year—in the near term (2015-2030). This anticipated population growth in the near term is based on the assumption that Lane County’s economy will continue to strengthen in the next five to ten years and the desirability of the area’s amenities will continue to attract newcomers. The largest component of growth in this initial period is net in-migration. A little more than 53,200 net in-migrants are forecast for the 2015 to 2030 period.

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



Lane County’s two largest UGBs, Eugene and Springfield, are forecast to see a combined population growth of more than 55,000 from 2015 to 2035 and nearly 76,000 from 2035 to 2065 (Figure 16). Cottage Grove is expected to grow at the fastest rate in the first 20 years of the forecast period, with an

average annual growth rate of 1.3 percent. Florence is expected to grow at 0.9 percent per year, the slowest average annual growth rate among Lane County’s larger sub-areas for the 2015 to 2035 forecast period. Throughout the last 30 years of the forecast period, growth is expected to occur more slowly for all larger UGBs. Every larger UGB with the exception of Florence is expected to increase as a share of total countywide population.

Population outside UGBs is expected to decrease by 1,200 people from 2015 to 2035, and decline by around another 9,000 people from 2035 to 2065. As a result of population decline the population of the area outside UGBs is forecast to decrease as a share of total countywide population over the forecast period, composing 18 percent of the countywide population in 2015 and about 10 percent in 2065.

Figure 16. Lane 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>Lane County</i>	361,540	428,816	513,982	0.9%	0.6%	100.0%	100.0%	100.0%
Cottage Grove ¹	10,415	13,482	18,356	1.3%	1.0%	2.9%	3.1%	3.6%
Eugene	184,192	224,712	273,234	1.0%	0.7%	50.9%	52.4%	53.2%
Florence	10,486	12,554	13,973	0.9%	0.4%	2.9%	2.9%	2.7%
Springfield	68,839	83,604	110,891	1.0%	0.9%	19.0%	19.5%	21.6%
Smaller UGBs ²	23,675	31,742	43,847	1.5%	1.1%	6.5%	7.4%	8.5%
Outside UGBs	63,933	62,722	53,681	-0.1%	-0.5%	17.7%	14.6%	10.4%

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.

Lane County’s two largest UGBs are expected to capture the largest share of total countywide population growth throughout the entire forecast period (Figure 17). Some larger sub-areas are forecast to see an increase in the share of countywide population growth while others are expected to see a decrease as time progresses through the forecast period.

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

	2015-2035	2035-2065
<i>Lane County</i>	100.0%	100.0%
Cottage Grove ¹	4.6%	5.7%
Eugene	60.2%	57.0%
Florence	3.1%	1.7%
Springfield	21.9%	32.0%
Smaller UGBs ²	12.0%	14.2%
Outside UGBs	-1.8%	-10.6%

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 more than 8,000 persons from 2015 to 2035, with a combined average annual growth rate of 1.5 percent (Figure 16). This growth rate is driven by expected increased growth in Veneta, Lowell, Junction City, Creswell, and Coburg

(Figure 18). The remaining UGBs (i.e., Westfir, Oakridge, and Dunes City) are forecast to have population increase by average annual rates of less than one percent. Similar to the larger UGBs and the county as a whole, most smaller UGBs are expected to record lower population growth rates for the last 30 years of the forecast period (2035 to 2065); however Coburg and Dunes City are expected to experience an increase in their average annual population growth rates. The smaller UGBs are forecast to collectively add a little more than 12,100 people from 2035 to 2065.

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

	2015	2035	2065	(2015-2035)	(2035-2065)	County 2015	County 2035	County 2065
<i>Lane County</i>	361,540	428,816	513,982	0.9%	0.6%	100.0%	100.0%	100.0%
Coburg ¹	1,038	1,300	1,870	1.1%	1.2%	0.3%	0.3%	0.4%
Creswell	5,473	7,493	10,523	1.6%	1.1%	1.5%	1.7%	2.0%
Dunes City	1,328	1,468	1,898	0.5%	0.9%	0.4%	0.3%	0.4%
Junction City	6,463	8,653	12,010	1.5%	1.1%	1.8%	2.0%	2.3%
Lowell	1,069	1,393	2,000	1.3%	1.2%	0.3%	0.3%	0.4%
Oakridge	3,328	3,472	3,685	0.2%	0.2%	0.9%	0.8%	0.7%
Veneta	4,721	7,687	11,558	2.5%	1.4%	1.3%	1.8%	2.2%
Westfir	255	277	303	0.4%	0.3%	0.1%	0.1%	0.1%
Larger UGBs ²	273,932	334,352	416,454	1.0%	0.7%	75.8%	78.0%	81.0%
Outside UGBs	63,933	62,722	53,681	-0.1%	-0.5%	17.7%	14.6%	10.4%

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.

All of Lane County's smaller sub-areas, with the exception of Westfir, are forecast to capture an increasing share of countywide population growth over the 50-year forecast period (Figure 19).

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

	2015-2035	2035-2065
<i>Lane County</i>	100.0%	100.0%
Coburg ¹	0.4%	0.7%
Creswell	3.0%	3.6%
Dunes City	0.2%	0.5%
Junction City	3.3%	3.9%
Lowell	0.5%	0.7%
Oakridge	0.2%	0.3%
Veneta	4.4%	4.5%
Westfir	0.0%	0.0%
Larger UGBs ²	89.8%	96.4%
Outside UGBs	-1.8%	-10.6%

Source: Forecast by Population Research Center (PRC)

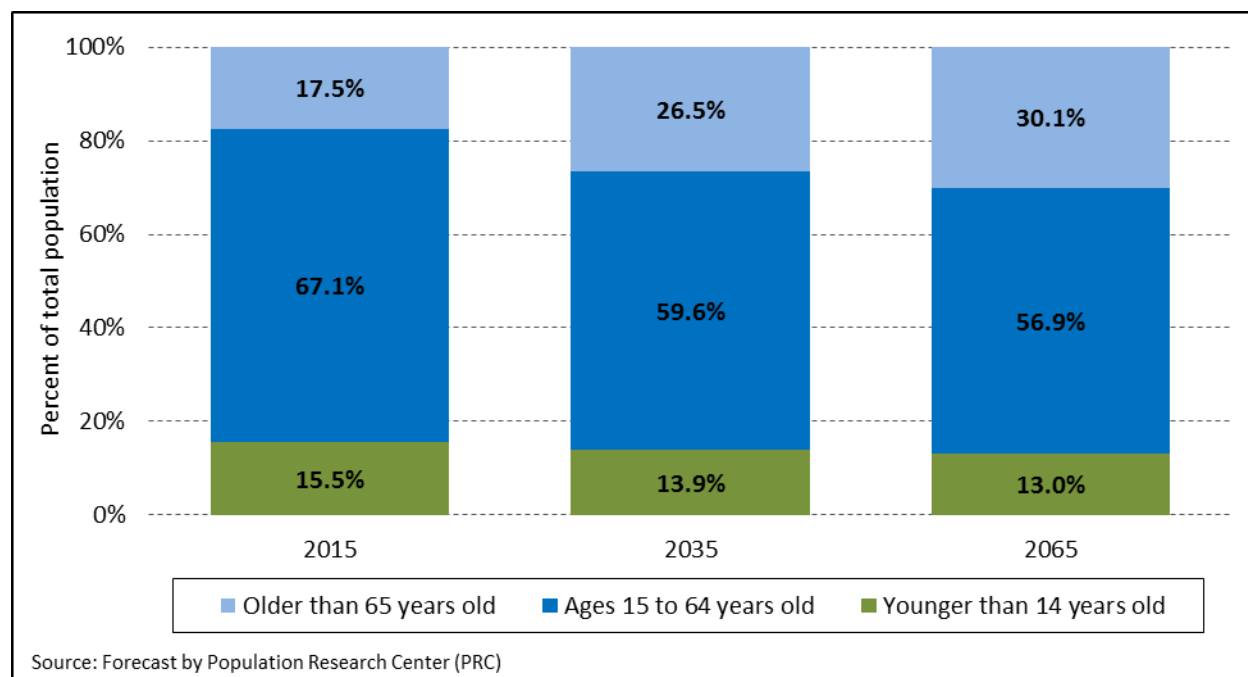
¹ For simplicity each UGB is referred to by its primary city's name.

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 slow growth in births and increasing deaths is Lane County's aging population. From 2015 to 2035 the proportion of county population 65 or older is forecast to grow from about 17 percent to 27 percent. By 2065 about 30 percent of the total population is expected to be 65 or older (Figure 20). For a more detailed look at the age structure of Lane County's population see the final forecast table published to the forecast program website (<http://www.pdx.edu/prc/opfp>).

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



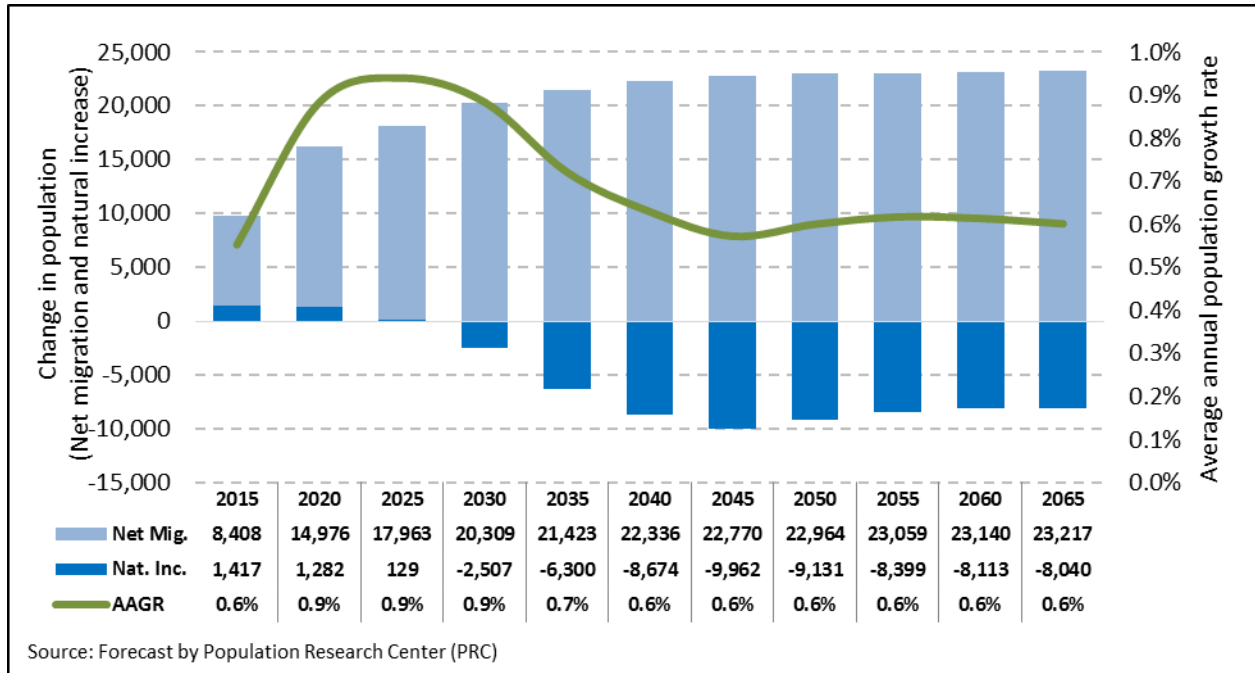
As the countywide population ages—contributing to a slow-growing population of women in their years of peak fertility—and more women choose to have fewer children and have them at an older age, average annual births are expected to remain relatively unchanged over the forecast period; this combined with the rising number of deaths, is expected to cause natural decrease to persist (Figure 21). The total number of deaths countywide is 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 number of deaths is explained by the relative size and aging patterns of the Baby Boom generation. For example, in Lane County, deaths are forecast to increase significantly during the 2025-2045 period as Baby Boomers succumb to the effects of aging.

As the increase in the number of deaths outpaces births, population growth in Lane 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 young college age persons or middle-aged with some older individuals moving into the county as well.

In summary, declining natural increase and steady net in-migration will result in population growth reaching its peak from 2020 to 2030, decline through 2045, and then stabilizing 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 birth rates. Both net migration and natural decrease are expected to remain relatively steady throughout the middle and later years of the forecast period. The combination of these factors is expected to result in a population growth rate which stabilizes as time progresses through the forecast period.

Figure 21. Lane 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 submissions 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 Coburg, Dune City, Lowell, Oakridge, and Westfir did not submit survey responses.

Cottage Grove—Lane 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>Modest but consistent increase in population growth</p> <p>Increase in student population in the school district</p>	<p>Realtors have told us there is a 97-98% occupancy rate in the City</p>	<p>See Housing Development Survey</p>	<p>None that we are aware of. Discussion of homeless shelter but only discussion at this time.</p> <p>Non-profit that operates winter shelter when temperature drops below 29 degrees</p>	<p>None identified at this time</p> <p>Weyerhaeuser planning large expansion/retrofit to facility within UGB</p>	<p>Wastewater and Water Production facilities have been expanded to accommodate expected growth in the next 20-30 years. Ongoing replacement of distribution and collection system.</p>	<p>Promos: Major public works infrastructure in place to handle growth for the next 20+ years. Have enough land in and outside City for planned residential needs, and enough land for small and medium companies to expand or locate here.</p> <p>Working as a community to retain and expand existing companies. Always trying to recruit companies of small to medium size.</p> <p>Hinders: Low vacancy rate especially for low and medium incomes.</p>

Cottage Grove—Lane County

<p>Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies</p>	<p>Preparing for an update of our Transportation System Plan as a result of expanding our UGB to the south to include residential, commercial and industrial lands.</p> <p>ECONorthwest projected in 2009 that employment in Cottage Grove will increase at an average of 1.4% per year – from 4,423 employees in 2006 to 6,075 employees in 2029. This means 1,652 new jobs – a 37% increase during the 20-year planning period. Cottage Grove currently has a jobs-to-population ratio of 1:2.1, or 1 job for every 2.1 people. City plans to allocate sufficient employment sites to redress this imbalance, and thereby reduce vehicle miles travelled as a result of commuting. The UGB expansion in 2011 addressed part but not all of our Commercial & Industrial land need.</p> <p>Strong Main Street program with an emphasis of strengthening our National Register-Designated Historic Downtown.</p>
<p>Other information (e.g. planning documents, email correspondence, housing development survey)</p>	<p>Cottage Grove has eight housing development projects which are either under construction or waiting for funding to begin. These projects, if completely built out, will result in 375 single family dwellings targeting market rate prices and an additional 30 single family dwellings that will be low income housing.</p>

Creswell—Lane 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>Creswell has a high percentage of residents 45+. Most growth is anticipated to occur in this age bracket.</p> <p>Relatively stable growth in those 20 and under.</p> <p>Median age is 35.7 and persons per household in 2010 2.61 anticipated slight decrease to 2.55 based on age of population.</p> <p>Latino population approximately 8.6%</p> <p>Median Household Income 2010 \$45,956</p>	<p>Need more affordable housing. A high percentage of affordable housing is found in mobile home parks.</p> <p>About a 5.36% vacancy rate.</p> <p>SFR dominant</p>	<p>See housing table.</p>	<p>None known. With growth of 45+ cohort some increase in group quarters/facilities is anticipated.</p>	<p>Once sewer extended to airport, aviation related employers could locate; have had businesses interested but they need sewer.</p>	<p>Updating master plans (water, sewer, storm) to include sewer service extension to airport.</p> <p>Oregon Avenue (main street) under ODOT jurisdiction and will need substantial improvements to handle projected traffic demands.</p> <p>Improvements needed for HWY 99 South alignment for safety and level of service</p>	<p>Promos: Small local grocer opened to help fill void of Ray's grocery closure.</p> <p>Old Ray's is a large commercial building available</p> <p>In process of UGB expansion based on Lane County adopted coordinated population numbers.</p> <p>Strong school district</p> <p>Hinders: Grocery store closed!</p> <p>Largest industrial site (old mill) still vacant, likely brownfield with absentee land owner.</p> <p>No sewer service to airport.</p> <p>Limited active use parks facilities.</p>

Creswell—Lane County

Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies	We are in need of approximately 182 acres for residential use based on projected population. See BLI, EOA and draft scenario for growth.
Other information (e.g. planning documents, email correspondence, housing development survey)	Creswell has three housing development projects currently under construction. When completely built out these projects will collectively yield 79 new single family dwellings. Forty-six of these units will be targeting more affluent home buyers at prices above \$300,000 with the remaining 33 units ranging from \$180,000 to \$250,000.

Eugene—Lane 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>-Although U of O has several campus building projects that have occurred over the past few years or are planned to occur, they are projecting essentially no net student growth over the next 10 years. They are projecting to expand the campus by 45 acres for non-housing University uses. - No additional</p>	<p>-The City uses the housing vacancy rates from the census. However, Duncan & Brown a local property appraisal and real estate analyst firm, analyzed apartment vacancy rates (see attached document). It shows Eugene's apartment vacancy rate is almost always less than 5%. -Eugene's building permit ratios of single family to multi-family flipped from mostly SF in 01-08 to mostly MF in 09-12. There has been a larger increase in multi-family construction around the university in the past</p>	<p>Eugene will be providing additional pipelined housing data after submittal of this survey.</p>	<p>20 yr Future: -U of O is planning to build 1,250 beds on campus and has no need for additional residential land. -60% of Eugene's GQ population is in dorms and since U of O is not projecting</p>	<p>-2014 building permit for Veteran's Outpatient Clinic/medical facility/professional services (126,764 sqft)</p>	<p>Wastewater 2008-2009-ish: Built the Legacy interceptor, 48" wastewater pipe creating service to west and southwest Eugene (Royal Node area). 20 yr Future: Wastewater master plan identifies need for 2 pump stations in NW Eugene. Draft wastewater master plan identifies need for pump station in SW Eugene. Water 2013: Extended 24" water main to Veneta. Will also serve SW Eugene. 20 yr Future:</p>	<p>Promos: Moderate weather, abundant water supply Hinders: Modest job growth, low median income compared to other college towns of equivalent size.</p>

Eugene—Lane County

info beyond the 2010 Census and ACS.	few years		an increase in students, Eugene's 20 year growth projection for GQ is reduced by 60% to planning for 621 GQ persons.		Reservoir/pump station projected to serve SW corner of Eugene above 500'. All of EWEB's major capital projects projected out for 20 years are all focused on renewal and rehabilitation, not so much on growth.	
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Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies	<p>1. Eugene is currently in the process of 20-year UGB Planning, with the formal adoption process anticipated to begin in 2015. Highlights from the analysis to date include:</p> <ul style="list-style-type: none"> * Draft proposed expansion for Bethel School District elementary school (54 ac (25 buildable)), employment/industrial land (643 (450 buildable) ac/3,200 jobs), and community park (222 ac) in the Clear Lake Road Area. Draft proposed expansion for community park (35 ac) in the Santa Clara area. *Propose accommodating the entire multi-family and commercial demand inside UGB. Accommodate the remaining deficit for multi-family housing and retail in the downtown, along Eugene's key transit corridors and other core commercial areas through use of tools (code changes, financial, etc.) that encourage redevelopment in these areas. *Low density residential land sufficiency analysis in process. *Land use code changed so that industrial land can accommodate more of the office commercial demand (estimated gain: 4,250 jobs inside UGB). *Plan designations changed from multi-family to low density residential in areas where low density may be more feasible (estimated gain: 631 low density residential units inside the UGB).
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Eugene—Lane County

*Assumes that all jobs lost during the recession (2006-2010) will be accommodated in existing built space inside the UGB.

*Assumes the University of Oregon needs 45 additional acres for non-housing university uses.

2. The Technical Resource Group that has been working with the City on their 20-year UGB Planning believes that the 20-year need for both single-family and multi-family housing from the most recent Lane County adopted forecast may be underestimated as a result of the currently adopted population forecast. This is because the forecast attributes more of the county-wide population to the smaller cities in Lane County than is reflected in Eugene's historical share of the county-wide population. The tables below show a comparison of historical growth patterns with the Lane County Coordinated forecast. The analysis shows that Eugene has a 30-year history of capturing about 61% of the growth occurring inside Lane County cities. But the last coordinated forecast gave Eugene a much smaller share - only 44%. Additionally, since 2010, Eugene has captured 77% of the growth. The small cities - which were collectively forecast to capture 38% of the total urban growth (more than double their past share) have captured 12% of the growth. Based on this information, it seems reasonable to assume Eugene's share in the new forecast should be closer to the historical trend of about 61% of Lane County's projected growth.

COMPARISON OF HISTORICAL GROWTH PATTERNS WITH LANE COUNTY COORDINATED FORECAST

MIA NELSON, 1000 FRIENDS OF OREGON, updated 12/1/14

The analysis shows a dramatic departure from long-established growth distribution patterns. Despite Eugene's 30-year history of comprising 61% of the county's incorporated population, and 61% of the county's urban growth, the county forecast assumed that Eugene will capture only 44% of urban growth from 2010-2035. By contrast, the small cities, despite comprising only 17% of the county's urban population growth from 1980-2010, are assumed to capture 38% of urban growth - more than double the historic rate. Eugene's actual 2010-2014 urban growth capture share was 77% - compare to the small cities 12% capture.

HISTORICAL	1980	2010	1980-2010	1980-2010			
	City Limits	City Limits	CL Growth	CL Growth	2014	2010-2014	2010-2014
COUNTY Inside City Limi	172908	255565	82657		261525	5960	
SPRINGFIELD	41621	59403	17782	22%	60065	662	11%
EUGENE	105664	156185	50521	61%	160775	4590	77%
SMALL CITIES	25623	39977	14354	17%	40685	708	12%
<i>Data source: US Census</i>							
FORECAST	2010	2035	2010-2035	FORECAST	ACTUAL		
	UGB	UGB	UGB Growth	2010-2035	2010-2014		
				UGB Growth	UGB Growth		
COUNTY Inside UGBs	290985	385573	94588				
SPRINGFIELD	67031	84828	17797	19%		11%	
EUGENE	177775	219059	41284	44%		77%	
SMALL CITIES	46179	81686	35507	38%		12%	
<i>Data source: Lane County Coordinated Forecast</i>							

Additionally, the recent article "People Still Moving to Oregon" (Created on Tuesday, 18 November 2014 15:43, Written by Pamplin Media Group) acknowledges the continued growth in Oregon, that cites accounted for a higher percentage of growth than in 2013, and

Eugene—Lane County

	<p>that Eugene as one of the five cities that added more than 1,000 persons in the past year.</p> <p>3. Eugene’s issued building permits for calendar year 2013 are for about 1,000 dwellings. This shows an upward trend in housing permits for the past four years and near double the permits for dwellings seen in 2011 and 2012 issued building permits. We will be providing 2014 building permit data as part of the data regarding projects in the pipeline.</p>
Other information (e.g. planning documents, email correspondence, housing development survey)	<p>Eugene listed three housing development projects, all of which are considered affordable or low income housing. Two of these projects will yield 165 multi-family units and one project will result in 20 single family dwellings.</p>

Florence—Lane County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/E st. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
	Inadequate middle class rental property. Many demo & infill permits & conversions to SFR. Permits are up > 50%.	Sandpines West & East appvd 2007 purchased frm banks. Infrastructure in. Dev. proposes subdivision apps 2015. @ 110 & 45 sfr respectively.	Rcvd 2 assisted living inquiries- one expansion & one new facility. No app. No known group quarters proposed.	No new known employers proposed. Entrepreneurs applying for business licenses.	Planned development of bike & ped path on minor arterial, 2015 est. completion. No utility capacity expansion needed for new growth.	<p>Promos: Ped path adds livability for aging residential area improving potential for redevelop.</p> <p>Hinders: Tourism/service economy fueled by regional/state affluence.</p>
Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies	Processed one annexation this year (one vacant property building permit pending) Septic services starting to deteriorate from aging housing stock--many (10+) annexation inquiries. Anticipate several applications 2015. We have updated a number of plans but none included housing or population analysis other than using the growth rate projections available.					

Florence—Lane County

Other information (e.g. planning documents, email correspondence, housing development survey)	Florence listed six housing development projects, four of which are for single family dwellings with the remaining two for multi-family units. Once built out the six projects will result in 117 single family dwellings and 28 multi-family units. Forty-five of the 117 single family dwellings are targeting more affluent home buyers with prices ranging from \$290,000 to \$440,000. The remaining single family dwellings are either market rate rentals or are targeting young families and first time home buyers with prices ranging from \$110,000 to \$195,000.
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Junction City—Lane 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 number of younger families is anticipated to increase with the opening of the State mental hospital.	Apparent shortage of lots for new single family homes Limited affordable rental housing	Brenelain Court 2, a 22-lot subdivision projected completion early 2015 Preliminary proposal of a 40-lot subdivision for groundbreaking possibly spring 2015	Oregon State Mental Hospital	Oregon State Mental Hospital Food manufacturing and warehouse facility 2 auto parts stores	The water treatment plant was completed April 1, 2014. Addition of aeration to the lagoons to improve the sewer treatment process. Completion is anticipated by the end of the year.	Promos: Urban Growth Boundary Expansion will allow for more commercial activities and residential subdivisions Additional employment opportunities Current mental hospital employees transplanting to Junction City Hinders: Apparent shortage of lots for new single family homes

Junction City—Lane County

Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies	It is anticipated that the recent annexation of commercial properties along Highway 99 will bring new employment opportunities, bringing new residents to Junction City.
Other information (e.g. planning documents, email correspondence, housing development survey)	Junction City listed six housing development projects all of which are for single family dwellings. Once these projects are built out they will result in 152 single family dwellings. All projects are currently under construction and are either nearly built out or are expected to be built out by the end of 2015. The projects are all targeting young families and first time home buyers with prices in the mind-\$200,000 range.

Springfield—Lane County

Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)	Observations about Housing (including vacancy rates)	Planned Housing Development/E st. Year Completion	Future Group Quarters Facilities	Future Employers	Infrastructure	Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes
<p>Growing Latino population - increase in Latino students entering school. High levels of in-district k-12 student migration/mobility. Elderly are aging in place. Large youth and large elderly pop., small middle aged pop. Jail is decreasing crime rate. Increasing homeless issues. Perceived</p>	<p>Instability in non-owner occupied housing occupancy rates. University students beginning to rent in Springfield. Increasing momentum in start and mid-range home interest; existing and new construction. RAPID decline in mobile home structures; structures are</p>	<p>Large quantity of LDR infill lots ready for build. Increase in infill housing development. Infill construction is expensive. Glenwood on the River development will attract higher income multi-family housing; 150-300 units. Interest in affordable housing development in</p>	<p>Growing demand for student housing; likely to see several student housing complexes in next 2-5 years. In discussion with 3 potential care and memory facilities; possible 300 units.</p>	<p>Increase in higher paying technical jobs. Growing medical industry; increase in support service jobs for medical. Growing food/beverage manufacturing & distribution. Growing technical and incoming call centers. Hospitality industry investments and proposals</p>	<p>Lack of funding for street/bridge maint. negatively impacts ability to support growth. Water and wastewater infrastructure capacity supportive of growth. Addtl growth likely to negatively impact cost of power to all customers. Most investments will be focused on improving existing street infrastructure opposed to building new. Substandard I-5 interchanges constrain ability to</p>	<p>Promos: Business incentives; Urban Renewal and EZ. Lane Livability Consortium. Responsive City government. Youthful population. Regional healthcare center. Parks, open space, geographical location, quality of environment and recreational opportunities. Proximity to UO and LCC. Access to I-5 & other transportation links.</p> <p>Hinders: Land supply constrained. Physical constraints; water, hills, etc. Cost of transportation infrastructure. Economic of redevelopment. Brownfield and infill redevelopment costs. Property tax structure. Lack of federal funding. Negative community</p>

Springfield—Lane County

<p>increase in incomes in some areas. Population income and housing type impacting student test scores.</p>	<p>not being replaced. Multi-family housing development seems flat. In recovery mode. Stalled projects from recession now back on track. Lack of emergency and affordable housing. Gentrification of historic district neighborhood.</p>	<p>discussions; addtl 200 units in next 5 years. City is flexible with developers.</p>		<p>increasing. UGB expansion process (4 years) will add employment lands, increasing number of jobs. Service/retail jobs will increase in next 18 months with the reconstruction of major mall and addition of surrounding retail. Marijuana industry an unknown.</p>	<p>grow and provide service. Non-profit developments do not pay actual cost of development drain on system when paying their fees or taxes; makes non-profit/affordable housing development expensive to support for the community. Expansion of BRT will grow student presence. Adequate fiber in the area for industry needs and growth.</p>	<p>perceptions. Environmental protection overlays in employment areas; DWP/TOTZ. Marijuana sales. Too many plans.</p>
<p>Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies</p>	<p>Both Urban Renewal District plans contemplate increases in housing as part of redevelopment in currently blighted areas. 1035 acres in total, of the city's almost 10,000 acres benefit from TIF between the two districts. Additionally, nearly 7,700 city acres benefit from an enterprise zone tax credit, an incentive for new and existing employers to locate, invest, and increase employment in Springfield.</p> <p>As part of the City of Springfield adopted Residential Lands Study (RLS 2011), the Springfield UGB forecast for 2030 is 81,608 persons - an increase of 14,577 persons during the 20-year planning period.</p>					

Springfield—Lane County

**Other information
(e.g. planning
documents, email
correspondence,
housing development
survey)**

Springfield listed 11 housing development projects that are either in planning phases or currently under construction. These 11 projects could collectively result in more than 1,000 single family dwellings, more than 400 multi-family units, and more than 80 new group quarters units. Many of these projects are still in preliminary phases or are stalled due to funding issues. The largest project, Marcola Meadows, is slated to be completed within the next 10 years and will add more than 800 residential units—a mix of single family and multi-family— once completely built out. Among the other projects there are plans for 90 subsidized units for workforce housing and an additional 250 market rate units for college and workforce housing, both of these projects are expected to be completed within the two to five year timeframe.

Veneta—Lane 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>No real change in composition from 2009 PSU Study.</p> <p>Info from recent census data show:</p> <p>Although population 55 and over doubled in Veneta between 2000 and 2010 the median age still remains lower than that of Lane County and the State.</p>	<p>2011 ACS data show home ownership rate for Veneta is higher than Lane Co and State.</p>	<p>Applegate Phase III</p> <p>2015-45 lots</p> <p>Madrone Ridge</p> <p>2015-19 lots</p> <p>2016-19 lots</p> <p>2017-20 lots</p> <p>2018-20 lots</p> <p>2019-20 lots</p>	<p>No new group quarter facilities planned.</p>	<p>First Call Resolution located in Veneta in 2014 and created 100 jobs. Plans are to add an additional 200 employees at full build out.</p>	<p>Completed 9 mile water pipeline project from Veneta to Eugene to secure drinking water source for City.</p>	<p>Promos: In September of 2014, Veneta completed a 9 mile pipeline project making the connection to Eugene Water and Electric Board’s water system. Veneta now has a guaranteed safe water supply for future residential, commercial and industrial development.</p> <p>Veneta has about 153 acres of surplus residential land to meet the 2030 forecasted population of 10,242.</p> <p>Preliminary figures from the current Economic Opportunity Analysis show Veneta has an adequate supply of industrial land and a surplus of commercial</p>

Veneta—Lane County

<p>2010 Census data shows Veneta has a higher percentage of family households and family households with children than Lane Co and State.</p>						<p>land to meet 20 year employment forecast.</p> <p>Fern Ridge School District passed \$26.67 million bond measure in 2014 for elementary, middle and high school improvements.</p> <p>Hinders: None</p>
<p>Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies</p>	<p>City supports the 2009 adopted Coordinated Population prepared by PSU (2009) and is using the figures in the current update to the residential and economic element of the City’s Comprehensive Plan.</p> <p>Single Family dwelling permits were low but steady during the downturn probably due to available land and already platted subdivisions prior to 2006.</p> <p>Recent analysis for Buildable Land Inventory shows the City has an adequate supply of buildable land to accommodate future housing needs based on a 20-year population forecast (2013-2033). In fact the City has a surplus of approximately 153 residential acres. Economic Opportunity Analysis show the City has adequate supply of employment land with a surplus of commercial land to meet 20 year employment forecast.</p> <p>There are no major infrastructure obstacles to development. City updated its sewer treatment plant in 2002 which lifted a building moratorium. As stated earlier the City completed the EWEB water pipeline project in 2014. City is turning its attention to continuing to install fiber optic infrastructure to support economic development as well as provide service to residents.</p>					

Veneta—Lane County

Other information (e.g. planning documents, email correspondence, housing development survey)	Veneta listed two housing development projects. These two projects—once completely built out—are expected to add 141 single family dwellings. Approximately 65 dwellings are expected to be complete and occupied by fall of 2015 with the remaining dwellings being added in phases. The projects are not necessarily targeting first time home buyers with prices in \$200,000 to \$250,000 range.
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Non-UGB Unincorporated Area—Lane 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
Unknown	Stable	None known of	None known of	Springfield will be expanding UGB to expand industrial – employment lands		<p>Promos: City of Eugene will be expanding UGB to accommodate additional residential Land Supply</p> <p>Springfield will be expanding UGB to expand industrial – employment lands</p> <p>Hinders:</p>
Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies						
Other information (e.g. planning documents, email						

Non-UGB Unincorporated Area—Lane County

correspondence, housing development survey)	
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Email Communication

Question from Springfield: March 18, 2015

Staff from the City of Springfield were not available to attend the public meeting today for the release of the preliminary forecast figures. I have downloaded the excel file listing the preliminary forecast numbers for Lane county, but can you please send me any other handouts and materials from the meeting today including any PowerPoint presentations?

Response from PSU: March 18, 2015

We should have PDFs of the powerpoint presentation available on our website by Friday, which will contextualize the numbers with the assumptions that we used to derive the population forecast figures.

Let us know if you have any questions/comments regarding the numbers over the course of the next two weeks. If we do not receive comments, then these Preliminary figures will more than likely be the Proposed forecast figures issued on March 31.

If you have no comments or questions and support the forecast, an e-mail supporting the forecast would be helpful.

Follow up question from Springfield: March 18, 2015

Thanks for getting back to me, Jason. One additional question – what is the cutoff period for public comment?

Follow up response from PSU: March 19, 2015

We will accept comments, additional data, and insight over the course of the next two weeks and then release the Proposed Forecasts on 3/31.

Follow up question from Springfield: March 19, 2015

Just to confirm....is the last day for comment is March 27th?

Follow up response from PSU: March 19, 2015

Yes, we'd appreciate comments by Friday, March 27 so we have time to make adjustments, if necessary, for the Proposed numbers on March 31.

Comment from City of Veneta: March 26, 2015

The City has no objection to the forecast. We were wondering however what your assumptions you used to cause our 2015 population number to jump to 5206 when our 2014 certified estimate is only 4690. Thanks for sharing your thoughts.

As an FYI I never received an invite to the March 18th presentation, otherwise I would have attended.

Internal note from PSU: March 26, 2015

Myemma.com shows that [representative of City of Veneta] received the notice about the meetings but did not open it. Maybe a spam filter grabbed it? Or maybe January was too early to send the notice.

Comment from City of Veneta: April 6, 2015

The City is in agreement with the 4721 number. Based on your 4/3 email, I guess we can expect the number to vary slightly. We will wait to comment on the next set of published numbers.

Thanks for getting back to us so quickly.

Question from Lane Count: Fwd within PSU but not included

Response from PSU: Dec. 8, 2014

----- forwarded me your inquiry since I was the PI on that forecast project. We prepared forecasts for the Eugene/Springfield UGB and for each of the 2 incorporated cites.

Where did the Springfield UGB and Lane County UGB forecasts come from? I don't recall apportioning the E/S UGB forecasts to each of the two cities.

It would be helpful if you could send Mia's Excel spreadsheet that includes her calculations, if you are able to do that. We need to compare the historical UGB populations with the forecast UGB populations; and the historical city populations with the forecast city populations We capture city block level Census data for the UGB areas using GIS and then aggregate them.

I attached our full report for the Lane County forecast project we previously prepared. See page 58 for average annual growth rates for Eugene and Springfield and their UGB (historical and forecast); and pages 62-63 for the UGB forecasts for the smaller cities in Lane County. I am not seeing anything unusual about the changes in growth rates or shares.

Response forwarded by Lane County: Dec. 9, 2015

As you can see below, I'm in touch with ----- at the PSU Pop Research Center. She attached the previous forecast they prepared for Lane County. Would it be possible to get the raw data --- used to prepare the Capture summary (attached) that compares forecasted with actual population distribution for Eugene, Springfield and the small cities?

Response forwarded by Lane County: Dec. 9, 2015

Please see below.

Would you be able to respond directly to -----? Many thanks!

Response forwarded by Lane County: Dec. 9, 2015

Here is the spreadsheet. Note there are multiple other comparisons between the PSU forecast and reality. Some comments:

PSU forecast the entire Eugene-Springfield UGB - and the unincorporated area was then divided between the two cities in the final forecast. See the attached county ordinance that contains the adopted, legally binding forecast - what Risa sent you is just PSU's report. The unincorporated UGB areas west of I-5 (Eugene's side) and east of I-5 (Springfield's side) were reported separately....they need to be added to the city-only forecasts to create UGB forecasts.

Where I think PSU's analysis is off is the focus on AAGRs and/or fraction-of-county shares, and not on the fraction of urban growth that each city captures inside its city limits, which is where almost all growth occurs. Our region's growth is fueled by in-migration...this growth represents a pool of potential new residents that the various jurisdictions could attract. A more realistic approach is to forget the AAGRs and ask what fraction of this urban growth pool will each community capture?

History shows that Eugene captures the lion's share of this pool, year after year. There are good reasons for that, that are only becoming stronger over time. That reality is not reflected in PSU's past forecast. Instead, the outlying cities are forecast to capture a much bigger slice of the urban growth pie than history would indicate is reasonable.

The AAGRs of individual cities and/or at the proportion each city bears to the county as a whole masks what is really going on.

Follow up response from Lane County

Attached you will find the full comparison prepared by ---. You also can see her concerns below which are probably better stated than if I try to summarize them. We would love a chance to discuss these in person or by phone in the coming weeks if you are amenable.

Follow up response from PSU: Dec. 9, 2014

Sounds, good. Thanks for sending the documents. After we get further into the development phase of the forecasts, we will review them and get in touch with you.

Feel free to check in sometime toward the end of January to find out about our progress.

Follow up response from Lane County Jan. 27, 2015

Can you please give me an update on where you are with the Lane County population forecast? I don't want to miss out on any opportunities we have to provide input into the process.

Thank you!

Follow up response from PSU: Jan 27, 2015

We are about to review the latest set of county level forecasts. We are really still in the forecast development phase - we are developing the forecasts for the UGB areas, and after that we have to reconcile the sum of the city UGB area forecasts plus the non-UGB unincorporated area forecast to the county total (making our final adjustments to the individual preliminary forecasts).

I might be able to give you some information in a month. Our schedule is tight.

Did you submit information for us to consider in the forecasts for Lane County and its sub-areas (i.e. did you complete our surveys)? We have received information from others and I don't recall that you personally submitted information in addition to the information you included your email. If you have any information you think is pertinent for us to be aware of while preparing the population forecasts for Lane County and its sub-areas, please document it and send it to us.

Follow up response from Lane County: Jan. 27, 2015

-----, thank you for your response. As indicated earlier in our chain of communication, I support the concerns of ---- regarding the allocation of population to the City of Eugene versus other cities within Lane County as described in greater detail by ----- . I would be happy to submit a survey response to that effect if it would be helpful. Is there a specific form you can provide or point me to?

Follow up response from PSU: Jan. 27, 2015

I saved your emails as documentation. If you would like to add information for our consideration, you will find our forecast surveys at the link below (when you get to the web page, there are two links in red font toward the middle of the page where you can access the surveys).

<http://www.pdx.edu/prc/forecast-data-collection>

Follow up response from Lane County: April 2, 2015

I'm hoping you can help me understand the latest Lane County population forecasts. The Lane County Preliminary Forecast Presentation from March 18th found on your website (<http://www.pdx.edu/prc/region-1-documents>) estimates a 2035 population of 225,409 for the City of Eugene. The Lane County Proposed Forecast Tables, also on the website, show an estimated 2035 population of 217,509 for Eugene. Can you please explain to me what factors account for the difference in forecasts?

Thank you so much for your help!

Follow up response from PSU: April 2, 2015

Yes, we will send an explanation in an email tomorrow to the Lane County meeting attendees (of our presentation meeting two weeks ago), and to persons who requested to be notified of the forecasts.

The crux is that after our meeting presentation, we adjusted the 2015 forecast to become more in line with the 2014 estimate and more realistic. The gap between the preliminary and proposed forecasts in 2030 and in 2035 is accumulation of the difference from the adjustment at the beginning of the period. We still assume that net migration will increase to levels higher than in the 2000s, and that natural increase is becoming smaller. The proposed forecast starts with a smaller population in 2015 than in the preliminary forecast, and as a result, the demographic processes are carried forward on a smaller population, which creates the widening gap.

In addition, we assumed the increases in net migration to be more gradual in the proposed forecast than in the preliminary forecast. After our adjustment to the 2015 number, the previous assumption for near-term net migration became unrealistic (it more than doubled than was experienced in the 2000s in such a short time frame).

We are double-checking the numbers tomorrow, though, and will keep you posted.

Comment from PSU to Lane County: April 3, 2015

Stakeholders of Lane County Coordinated Population Forecasts,

At our regional meeting in Roseburg, we received comments about our 2015 Preliminary Forecasts relative to our 2014 certified population estimates. After our meeting presentation, we adjusted the 2015 Preliminary Forecasts to become more consistent with the 2014 population estimates. As a result of this adjustment, the Proposed Forecasts include smaller populations in 2015 compared with the Preliminary Forecasts. Consequently, the demographic processes (fertility, mortality, and migration) are carried forward on smaller populations, creating a the widening gap between the Preliminary and Proposed Forecasts, for population between 2015 to 2035 for Lane County and the larger UGBs.

Below is an example illustrating this point:

Lane County

The 2015 population for Lane County was reduced from 364,692 in the Preliminary Forecasts to 361,564 in the Proposed Forecasts. The difference of about 3,100 is largely driven by assuming lower net in-migration (from 2,376 per year to 1,665 per year between the Preliminary and Proposed Forecasts). Note: births and deaths also changed from making this adjustment.

The 2015-2020 population difference (nearly doubling from 3,100 in 2015 to 6,500 in 2020 between the Preliminary and Proposed Forecasts) is again due to assuming lower annual average net in-migration during the period, which was reduced from 3,200 to 2,500. We believe this number is more realistic compared to the average annual net in-migration during the 2000s, which averaged around 2,250.

While we believe that the Proposed Forecasts are more in line with what we'd expect in the near-to-mid term, we are taking a closer look at the Proposed Forecasts and are planning on issuing a revised set of Proposed Forecasts during the week of April 6. Because of this delay, we are extending the 45-day review period for Lane County, which will commence when the revised Proposed Forecasts are published online.

Apologies for any inconvenience or confusion.

Follow up response from Lane County: Apr 8, 2015

Thank you, -----and thanks to you and your colleagues for the full response on April 3rd. We look forward to seeing the revised set of Proposed Forecasts.

One other question. A few months ago I asked about the population share of Lane County assumed for the City of Eugene. Research by ----- indicates that Eugene's share of County population historically has been significantly higher than the forecast share of about 50% (from 61% to 77% more recently). Can you please explain where we might be mistaken in our thinking or how shares of County population were determined and how recent trends were considered?

Thanks again for all of your help!

Follow up response from PSU: April 8, 2015

The share of Lane County population that the Eugene UGB represents has been around 50 percent - we forecast this share to increase gradually throughout the forecast period so that by 2065, the share is 53 percent. (Note that the revised proposed forecasts should be posted to our website by tomorrow.)

I think it is the share of county growth to which you are referring. We assumed it to be around 70 percent during 2010-2015, and between 56 percent to 62 percent during the years over the forecast horizon. The share of county growth in the Eugene UGB during the 2000s was 57 percent. We assume that population growth will increase in other UGBs, which has an effect on the share of growth in the Eugene UGB.

Historically, there is a trend of a declining share of growth in Eugene UGB (of all UGBs). In this forecast this decline begins to occur after an initial increase. After the Great Recession, Eugene's population growth has been recovering faster than in smaller cities (generally larger cities recover faster than smaller ones after economic recessions).

The recent population forecast assumes a smaller share of growth in the small cities than in the forecast produced in 2009. Also in this recent forecast, we assume that the share of growth in Springfield will rebound to levels experienced in the 2000s, and surpass that share of growth in 2035 and beyond.

I hope this information answers your question.

Follow up response from Lane County: April 9, 2015

Thank you, ----. That's very helpful. I really appreciate it.

Comment from PSU to Lane County: April 9, 2015

Stakeholders of Lane County Coordinated Population Forecasts,

As we promised, the Revised Proposed Forecasts for Lane County, its UGBs, and outside UGB area are published on Population Research Center's website today, Apr. 9. Below is the link for the revised Excel table and the revised report.

<http://www.pdx.edu/prc/region-1-documents>

Because of this delay, the 45-day review period for Lane County will start from Apr. 10 to May 25.

Again, apologies for any inconvenience.

Appendix B: Specific Assumptions

Coburg

The annual housing unit growth rate is assumed to rapidly increase during the initial years of the forecast period and then remain steady at this higher growth rate over the duration of the forecast period. The occupancy rate is assumed stay at the rate observed in 2010 throughout the forecast period. Average household size is also assumed to remain at the average size observed in 2010 over the forecast period. Group quarters population is assumed to remain at zero.

Cottage Grove

The total fertility rate (TFR) is assumed to decline over the forecast period—although more slowly than it has historically—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. Cottage Grove 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.

Creswell

The annual housing unit growth rate is assumed to decline to a long term historical average annual growth rate during the initial years of the forecast period and then remain at this rate through the end of the forecast period. The occupancy rate is assumed to stay steady over the forecast period, staying at a level slightly above that observed in 2010. Average household size is assumed to be steady at slightly smaller size than observed in 2010. Group quarters population is assumed to increase gradually over the entire 50-year forecast period.

Dunes City

The annual housing unit growth rate is assumed to increase in the initial years of the forecast period and then remain at a rate slightly closer to a midterm historical average observed in 2000s through the duration of the forecast period. Occupancy rate is assumed to increase during the first few years of the forecast period and then stay steady at a rate slightly higher than observed in 2010 for the duration of the forecast period. Average household size is assumed to steadily decline from the size observed in 2010 over the forecast period. Group quarters population is assumed to remain at zero.

Eugene

The total fertility rate (TFR) is assumed to decline over the forecast period—although more slowly than it has historically—from a rate slightly higher than observed in 2010. Survival rates for 2060 are assumed to be a little above those forecast for the county as a whole. Eugene 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 countywide historical patterns, but at slightly higher rates over the forecast period.

Florence

The total fertility rate (TFR) is assumed to decline over the forecast period—although more slowly than it has historically—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. Florence 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 Florence, but at slightly higher rates over the forecast period.

Junction City

The annual housing unit growth rate is assumed to slightly fluctuate during the initial years of the forecast period and then slightly increase through 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 slightly increase and stay steady at this higher rate for the remainder of the forecast period. Average household size is assumed remain at the size observed in 2010 over the forecast period. Group quarters population is assumed to steadily increase over the forecast period, taking into account the increase in elderly population.

Lowell

The annual housing unit growth rate is assumed to steadily decline over the forecast period—although more slowly than it has historically—from a rate slightly higher than observed in 2010. The occupancy rate is assumed to remain at the rate observed in 2010 for the initial years of the forecast period and then slightly increase and stay steady at this higher rate for the remainder of the forecast period. Average household size is assumed to remain at the size observed in 2010 for the initial years of the forecast period and then steadily decline over the remainder of the forecast period. Group quarters population is assumed to remain at zero.

Oakridge

The annual housing unit growth rate is assumed to remain relatively steady at slightly closer to a long term historical average through the 50-year 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 slightly decrease and stay steady at this lower rate for the remainder of the forecast period. Average household size is assumed to remain at the size observed in 2010 through the forecast period. Group quarters population is assumed to remain at zero.

Springfield

The total fertility rate (TFR) is assumed to decline over the forecast period—although more slowly than it has historically—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. Springfield 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 Springfield, but at slightly higher rates over the forecast period.

Veneta

The annual housing unit growth rate is assumed to stay steady at a rate slightly closer to a long term historical average observed in the 2000s. The occupancy rate is assumed to remain at the rate observed in 2010 for the initial years of the forecast period and then slightly increase and stay steady at this higher rate for the remainder of the forecast period. Average household size is assumed to remain

steady at the size observed in 2010 through the forecast period. Group quarters population is assumed stay steady at 28 persons over the forecast period.

Westfir

The annual housing unit growth rate is assumed to stay steady at the historical average annual rate observed in the 2000s, over 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 slightly increase and stay steady at this higher rate for the remainder of the forecast period. Average household size is assumed to stay at the size observed in 2010 for the initial years of the forecast period and then slightly increase and stay at this larger size over the duration of the forecast period. Group quarters population is assumed to remain at zero.

Outside UGBs

The total fertility rate (TFR) is assumed to decline over the forecast period—although more slowly than it has historically—from the rate observed in 2010. Survival rates for 2060 are assumed to be a little above those forecast for the county as a whole. The area outside UGBs in Lane County 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 Lane County, but at slightly higher rates over the forecast period.

Appendix C: Detailed Population Forecast Results

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

Age Group	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065
00-04	18,143	18,326	18,606	18,969	19,338	19,709	20,113	20,529	20,930	21,298	21,642
05-09	18,547	18,619	18,966	19,356	19,787	20,179	20,568	20,973	21,381	21,780	22,155
10-14	19,185	19,322	19,554	20,020	20,487	20,951	21,368	21,763	22,166	22,578	22,992
15-19	25,948	25,664	26,215	26,738	27,421	28,036	28,625	29,134	29,599	30,072	30,560
20-24	31,947	33,044	33,069	33,873	34,585	35,403	36,133	36,808	37,382	37,913	38,459
25-29	24,468	25,034	25,826	25,609	26,229	26,774	27,451	28,043	28,588	29,049	29,489
30-34	22,093	22,538	23,131	23,951	23,703	24,290	24,804	25,444	25,991	26,501	26,941
35-39	20,693	21,115	21,681	22,357	23,234	22,953	23,543	24,041	24,664	25,199	25,711
40-44	20,215	21,309	21,962	22,683	23,466	24,408	24,125	24,739	25,244	25,888	26,455
45-49	20,688	20,813	22,168	22,988	23,826	24,676	25,688	25,391	26,025	26,553	27,242
50-54	23,132	21,430	21,779	23,346	24,302	25,224	26,152	27,233	26,915	27,593	28,174
55-59	25,887	23,904	22,319	22,822	24,567	25,622	26,636	27,637	28,788	28,472	29,224
60-64	27,488	26,811	24,974	23,470	24,102	26,007	27,178	28,285	29,367	30,623	30,335
65-69	22,607	27,655	27,346	25,679	24,258	24,984	27,034	28,307	29,501	30,682	32,068
70-74	15,453	21,779	27,106	27,059	25,556	24,219	25,016	27,140	28,478	29,746	31,018
75-79	10,102	14,163	20,315	25,563	24,949	24,385	22,552	24,037	26,163	27,549	28,886
80-84	7,546	8,753	12,483	18,110	22,999	22,604	22,201	20,613	22,071	24,147	25,567
85+	7,400	7,519	8,391	11,101	16,006	22,055	26,099	29,001	30,524	33,162	37,064
<i>Total</i>	<i>361,540</i>	<i>377,798</i>	<i>395,890</i>	<i>413,693</i>	<i>428,816</i>	<i>442,478</i>	<i>455,285</i>	<i>469,118</i>	<i>483,777</i>	<i>498,805</i>	<i>513,982</i>

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

	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065
Coburg UGB	1,038	1,083	1,151	1,223	1,300	1,381	1,467	1,559	1,656	1,760	1,870
Cottage Grove UGB	10,415	10,962	11,722	12,616	13,482	14,324	15,107	15,901	16,725	17,548	18,356
Creswell UGB	5,473	5,978	6,483	6,988	7,493	7,998	8,503	9,008	9,513	10,018	10,523
Dunes City UGB	1,328	1,337	1,371	1,406	1,468	1,532	1,599	1,669	1,742	1,818	1,898
Eugene UGB	184,192	194,008	205,147	215,795	224,712	232,685	240,069	247,963	256,132	264,479	273,234
Florence UGB	10,486	11,116	11,714	12,219	12,554	12,804	12,983	13,200	13,479	13,772	13,973
Junction City UGB	6,463	6,975	7,534	8,093	8,653	9,212	9,772	10,331	10,891	11,450	12,010
Lowell UGB	1,069	1,145	1,224	1,307	1,393	1,484	1,578	1,676	1,780	1,887	2,000
Oakridge UGB	3,328	3,358	3,397	3,435	3,472	3,509	3,545	3,580	3,615	3,650	3,685
Springfield UGB	68,839	71,347	74,888	79,116	83,604	88,110	92,665	97,294	101,957	106,545	110,891
Veneta UGB	4,721	5,752	6,397	7,042	7,687	8,333	8,978	9,623	10,268	10,913	11,558
Westfir UGB	255	264	268	272	277	281	285	289	294	298	303
Outside UGBs	63,933	64,473	64,593	64,180	62,722	60,827	58,735	57,023	55,724	54,666	53,681

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<http://arcweb.sos.state.or.us/pages/records/local/county/scenic/lane/41.html>