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Coordinated Population Forecast for Lake County, its Urban Growth Boundaries (UGB), and Area Outside UGBs 2016-2066

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Coordinated Population Forecast

2016

Through

2066

Lake County

Urban Growth Boundaries (UGB) & Area Outside UGBs

Population Research Center
PORTLAND STATE UNIVERSITY

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http://arcweb.sos.state.or.us/pages/records/local/county/scenic/lake/2.html

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Prepared by

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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 methods employed to prepare the forecasts. This document also describes the data sets and 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., 2016-2066).

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Executive Summary

Historical

Lake County's total population has grown slowly since 2000, with average annual growth rates of less than one percent between 2000 and 2010 (Figure 1). While the county, as a whole, experienced a population increase, the two UGB areas both recorded population decline. At the same time the area outside UGBs posted substantial population growth during the 2000s, adding an average of nearly 90 new persons per year.

Lake County's positive population growth in the 2000s was the result of periods of substantial net in-migration. The larger number of deaths relative to births has led to a natural decrease (more deaths than births) in every year from 2000 to 2015 (Figure 12). While net in-migration fluctuated dramatically during the early and middle years of the last decade, the number of in-migrants has been slightly more stable during recent years, continuing to account for all of Lake County's population increase.

Forecast

Total population in Lake County as a whole as well as within its sub-areas will likely grow at a slightly faster pace in the near-term (2016 to 2035) compared to the long-term (Figure 1). The tapering of growth rates is largely driven by an aging population—a demographic trend which is expected to contribute to a natural decrease (more deaths than births). As natural decrease occurs, population growth will become increasingly reliant on net in-migration.

Even so, Lake County's total population is forecast to increase by more than 600 over the next 19 years (2016-2035) and by more than 1,400 over the entire 50-year forecast period (2016-2066). Sub-areas that showed some population growth in the 2000s are expected to experience slower rates of population growth during the forecast period.

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

	Historical			Forecast				
	2000	2010	AAGR (2000-2010)	2016	2035	2066	AAGR (2016-2035)	AAGR (2035-2066)
Lake County	*7,422*	*7,895*	*0.6%*	*8,125*	*8,728*	*9,551*	*0.4%*	*0.3%*
Lakeview UGB	3,671	3,258	-1.2%	3,268	3,264	3,286	0.0%	0.0%
Paisley UGB	247	243	-0.2%	244	244	247	0.0%	0.0%
Outside UGBs	3,504	4,394	2.3%	4,612	5,220	6,019	0.7%	0.5%

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

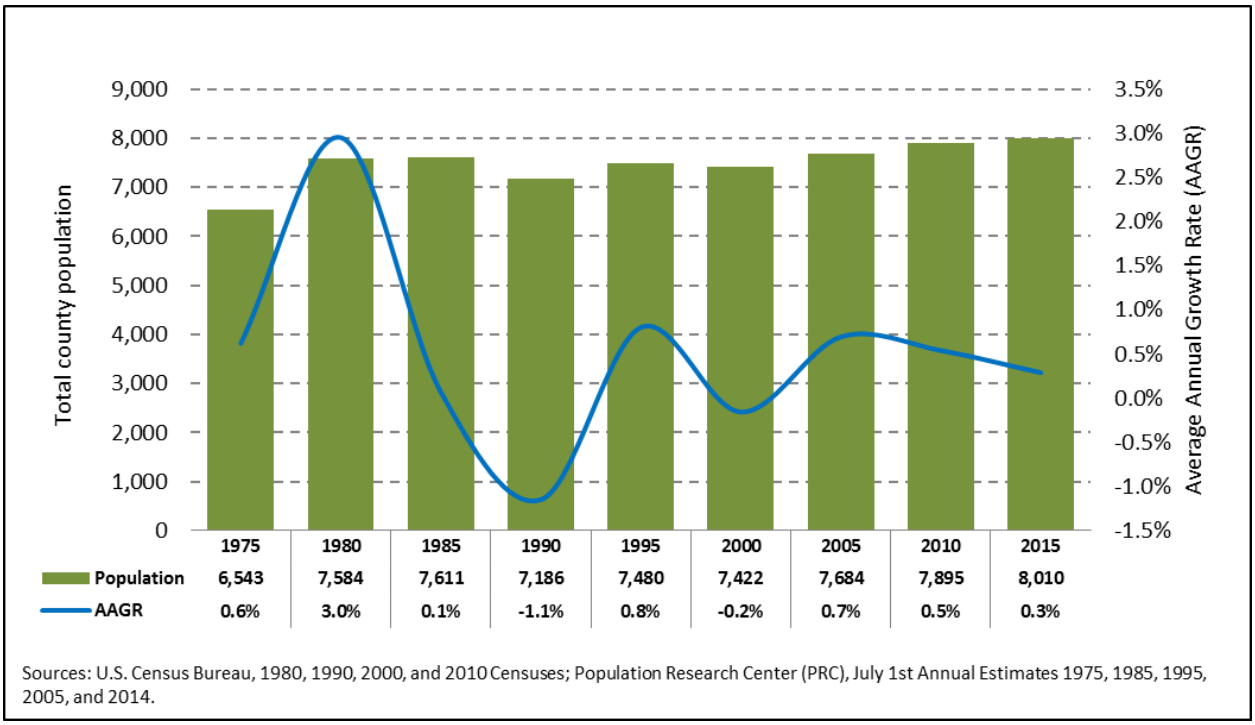
Historical Trends

Different growth patterns occur in different parts of the County. Each of Lake 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 or growth rate 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, local trends within sub-areas collectively influence population growth rates for the county.

Population

Lake County's total population grew by about 22 percent between 1975 and 2015—from roughly 6,500 in 1975 to about 8,000 in 2015 (Figure 2). During this 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 1980s, challenging economic conditions, both nationally and within the county, led to population decline. Again, during the early 1990s population growth increased, but challenging economic conditions in the late 1990s yielded declines in population growth. Even so Lake County experienced positive population growth over the last decade (2000 to 2010)—averaging a little less than one percent per year. In recent years, growth rates have decreased, leading to slower growth between 2010 and 2015.

Figure 2. Lake County—Total Population by Five-year Intervals (1975-2015)



Sources: U.S. Census Bureau, 1980, 1990, 2000, and 2010 Censuses; Population Research Center (PRC), July 1st Annual Estimates 1975, 1985, 1995, 2005, and 2014.

Lake County's population change is the combined population growth or decline within each sub-area. During the 2000s, Lake County experienced a population increase, occurring entirely within the area

outside UGBs (Figure 3). At the same time Lakeview and Paisley recorded average annual population loss.

Figure 3. Lake 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
Lake County	*7,422*	*7,895*	*0.6%*	*100.0%*	*100.0%*
Lakeview	3,671	3,258	-1.2%	49.5%	41.3%
Paisley	247	243	-0.2%	3.3%	3.1%
Outside UGBs	3,504	4,394	2.3%	47.2%	55.7%

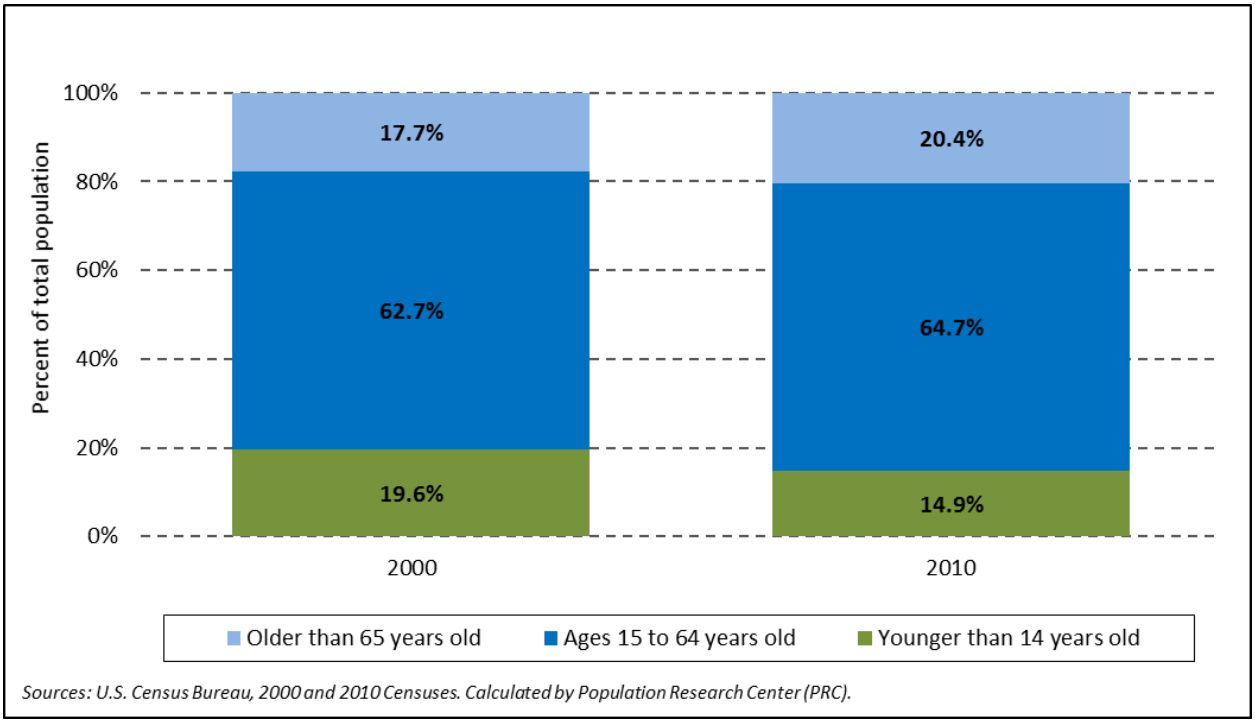
Sources: U.S. Census Bureau, 2000 and 2010 Censuses.

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

Age Structure of the Population

Lake County's population is aging, a trend observed in most areas across Oregon. 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. For Lake County the proportion of population 65 or older increased from about 18 percent in 2000 to a little more than 20 percent in 2010 (Figure 4). Further underscoring Lake County's modest trend in aging, the median age went from about 43 in 2000 to 47 in 2010.[1]

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



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

[1] Median age is sourced from the U.S. Census Bureau's 2000 and 2010 Censuses, DP-1.

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[2]. The Hispanic population within Lake County increased substantially from 2000 to 2010 (Figure 5), while the White, non-Hispanic population actually decreased as a share of countywide population over the same time period. The increase in the Hispanic population and some other minority populations is notable, but overall the minority population has remained a relatively small proportion of total population and will likely not substantively influence future population change.

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

Hispanic or Latino and Race	2000		2010		Absolute Change	Relative Change
Total population	*7,422*	*100.0%*	*7,895*	*100.0%*	*473*	*6.4%*
Hispanic or Latino	404	5.4%	545	6.9%	141	34.9%
Not Hispanic or Latino	7,018	94.6%	7,350	93.1%	332	4.7%
White alone	6,617	89.2%	6,875	87.1%	258	3.9%
Black or African American alone	8	0.1%	37	0.5%	29	362.5%
American Indian and Alaska Native alone	166	2.2%	149	1.9%	-17	-10.2%
Asian alone	53	0.7%	44	0.6%	-9	-17.0%
Native Hawaiian and Other Pacific Islander alone	10	0.1%	5	0.1%	-5	-50.0%
Some Other Race alone	6	0.1%	7	0.1%	1	16.7%
Two or More Races	158	2.1%	233	3.0%	75	47.5%

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

Births

Historical fertility rates for Lake County mirror trends similar to Oregon as a whole. Total fertility rates decreased in Lake County from 2000 to 2010, while they decreased for the state over the same time period (Figure 6). At the same time fertility for older women marginally increased in both Lake County and Oregon (Figure 7 and Figure 8). As Figure 7 demonstrates, fertility rates for younger women in Lake County are lower in 2010 compared to earlier decades, and women are choosing to have children at older ages. While age specific fertility largely mirrors statewide patterns, county fertility changes are distinct from those of the state in two ways. First, fertility rates for older women in Lake County did not show a consistent increase across all older age groups as observed statewide. Second, total fertility in the county remained well above *replacement fertility*, while for Oregon as a whole, total fertility continued to fall further below replacement fertility.

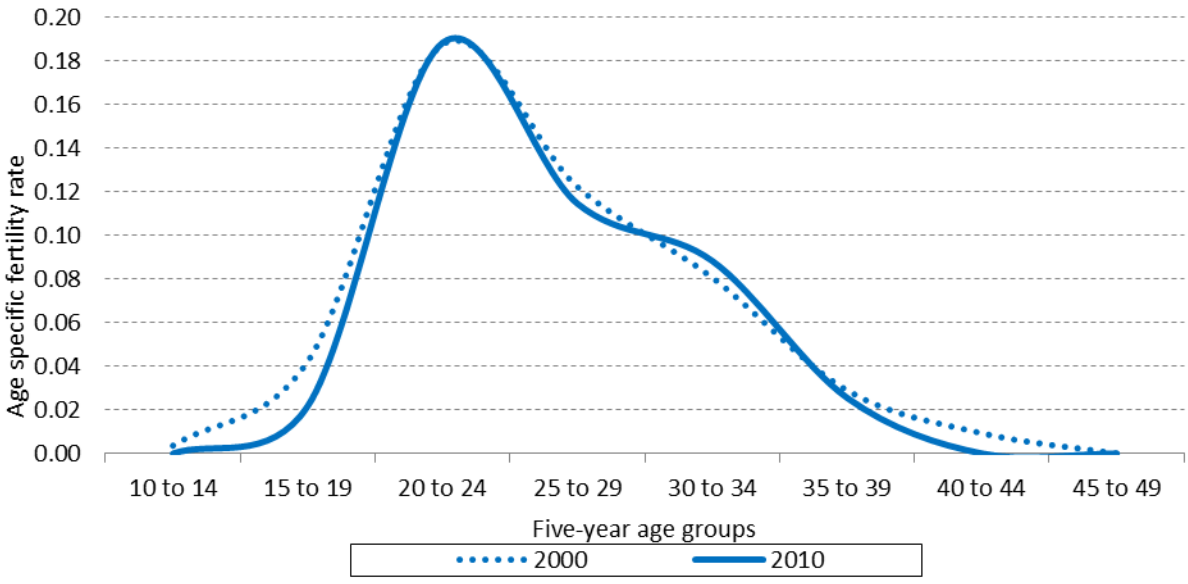
[2] Historical data shows that some racial/ethnic groups, such as Hispanics, generally have higher fertility rates than other groups (http://www.pewsocialtrends.org/2012/05/17/explaining-why-minority-births-now-outnumber-white-births/); also average household sizes can vary among racial/ethnic groups (https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&sqi=2&ved=0ahUKEwjp09-PltXMAhUC_WMKHQFZCBEQFggcMAA&url=http%3A%2F%2Fwww.census.gov%2Fpopulation%2Fsocdemo%2Fhh-fam%2Fcps2011%2FtabAVG1.xls&usg=AFQjCNFfO2dYB_OKGxp-ag3hBMVDx4_j9w&cad=rja).

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

	2000	2010
Lake County	2.37	2.19
Oregon	1.98	1.80

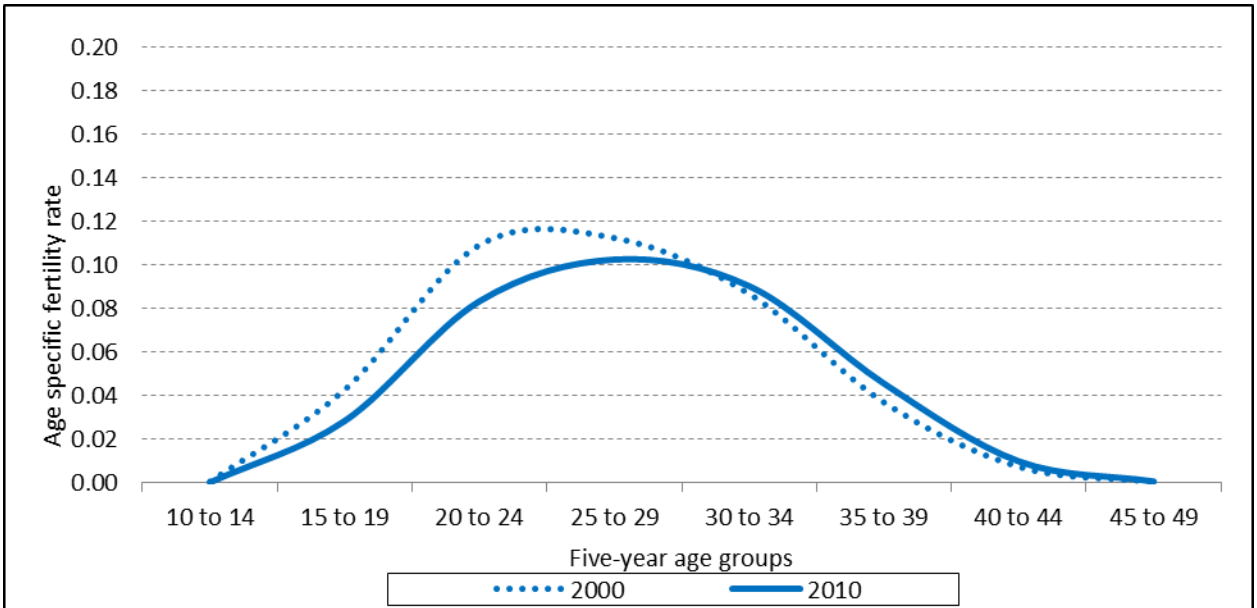
Sources: U.S. Census Bureau, 2000 and 2010 Censuses . Oregon Health Authority, Center for Health Statistics. Calculated by Population Research Center (PRC).

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



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

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



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

Figure 9 shows the number of births for the county. Generally the number of births fluctuates from year to year. For the 10-year period from 2000 to 2010 Lake County saw a decrease in births (Figure 9).

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

	2000	2010	Absolute Change	Relative Change
Lake County	*83*	*70*	*-13*	*-15.7%*

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

Deaths

The population in the county, as a whole, is aging and people are living longer. For Lake County in 2000, life expectancy for males was 75 years and for females was 80 years. By 2010, life expectancy had increased to 78 years for males and 81 years for females. For both Lake 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. Lake County and Sub-Areas—Total Deaths (2000 and 2010)

	2000	2010	Absolute Change	Relative Change
Lake County	*85*	*100*	*15*	*17.6%*

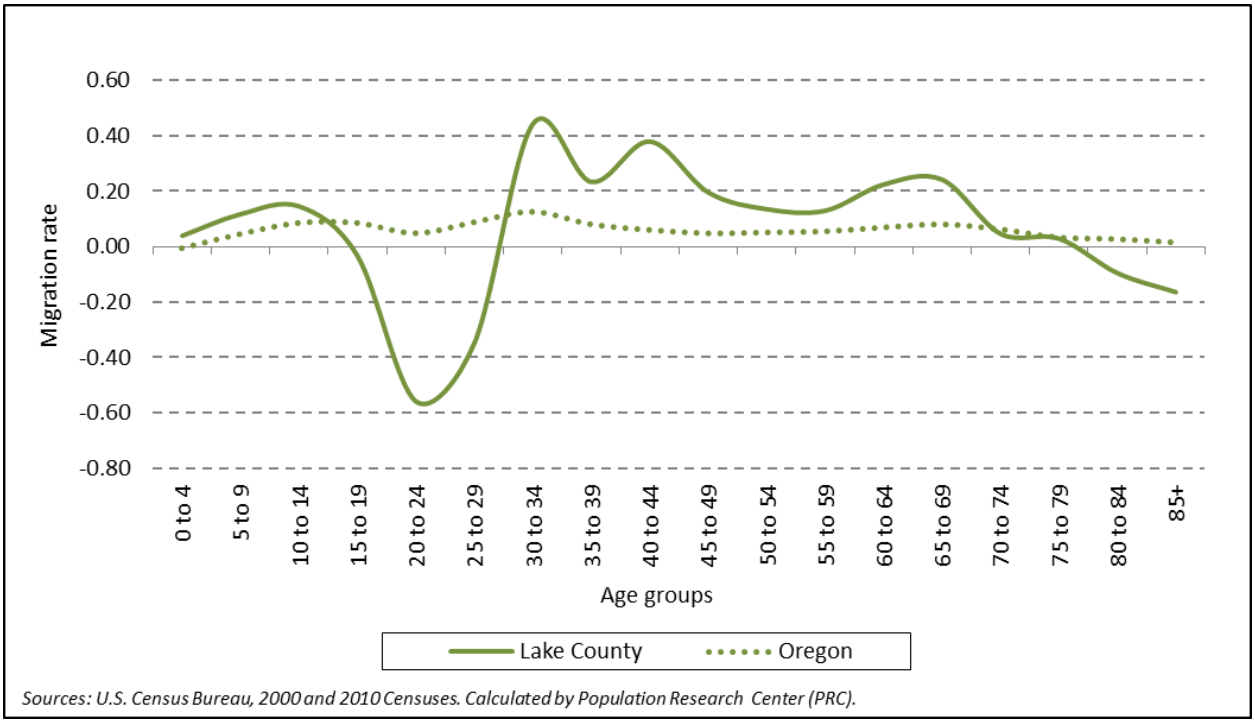
Sources: Oregon Health Authority, Center for Health Statistics. Aggregated by Population Research Center (PRC).

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

From 2000 to 2010, younger individuals (ages with the highest mobility levels) moved out of the county in search of employment and education opportunities, as well as military service. At the same time however, the county attracted a substantial number of middle-age or older migrants who likely moved into the county due to economic opportunities or to be near medical facilities in the Lakeview UGB area. Many in this group of migrants were assumed to be accompanied by their children as shown in the in-migration of persons under the age of 14.

Figure 11. Lake County and Oregon—Age Specific Migration Rates (2000-2010)



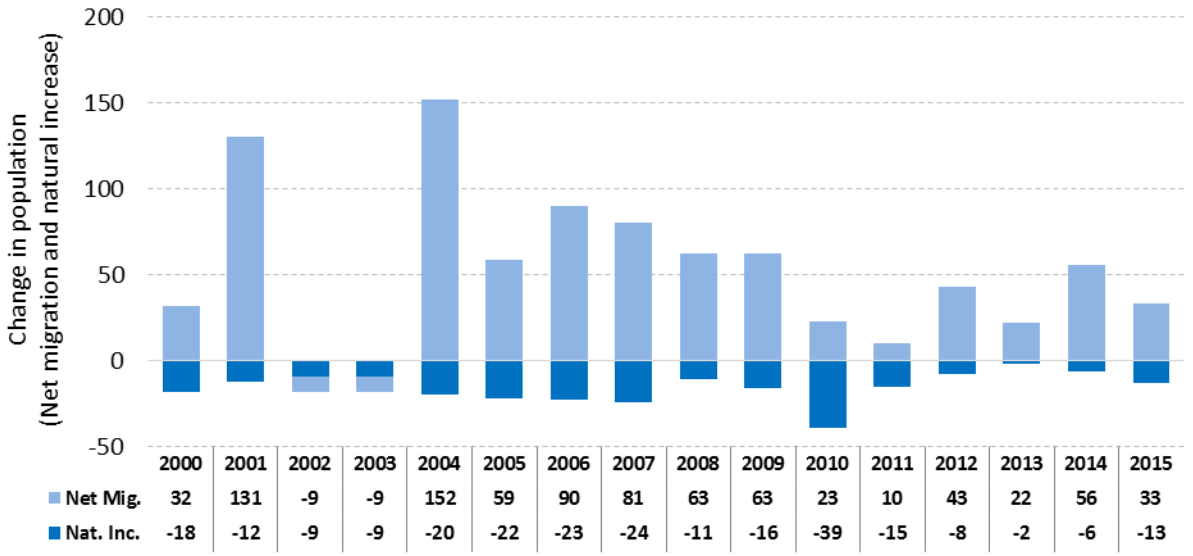
Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Calculated by Population Research Center (PRC).

Historical Trends in Components of Population Change

In summary, Lake County's positive population growth in the 2000s was the result of periods of substantial net in-migration (Figure 12). The larger number of deaths relative to births has led to a

natural decrease (more deaths than births) in every year from 2000 to 2015. While net in-migration fluctuated dramatically during the early and middle years of the last decade, it has been slightly more stable during recent years, continuing to account for all of Lake County's population increase.

Figure 12. Lake County—Components of Population Change (2000-2015)



	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Net Mig.	32	131	-9	-9	152	59	90	81	63	63	23	10	43	22	56	33
Nat. Inc.	-18	-12	-9	-9	-20	-22	-23	-24	-11	-16	-39	-15	-8	-2	-6	-13

Sources: Population Research Center, July 1st Annual Estimates 2000-2015. Oregon Health Authority, Center for Health Statistics. Calculated by Population Research Center (PRC).

Housing and Households

The total number of housing units in Lake County increased rapidly during the early to 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 about eleven percent countywide; this resulted in more than 400 new housing units (Figure 13). The area outside UGBs captured the most housing unit growth during 2000s, while total housing units in Lakeview and Paisley decreased over the same time period.

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

	2000	2010	AAGR (2000-2010)	Share of County 2000	Share of County 2010
Lake County	*3,999*	*4,439*	*1.0%*	*100.0%*	*100.0%*
Lakeview	1,780	1,716	-0.4%	44.5%	38.7%
Paisley	176	156	-1.2%	4.4%	3.5%
Outside UGBs	2,043	2,567	2.3%	51.1%	57.8%

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

Note 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. From 2000 to 2010 the occupancy rate in Lake County declined slightly; this was most likely due to slack in demand for housing as individuals experienced the effects of the Great Recession. Most sub-areas experienced similar declines in occupancy rates, except Paisley UGB, who recorded increases in occupancy rates of more than 14 percentage points.

Average household size, or PPH, in Lake County was 2.2 in 2010, a slight decrease from 2.4 as in 2000 (Figure 14). Lake County's PPH in 2010 was slightly lower than for Oregon as a whole, which had a PPH of 2.5. PPH varies little across the sub-areas, with all of them having an average of about two persons per household.

Figure 14. Lake 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
Lake County	*2.4*	*2.2*	*-0.2*	*77.1%*	*76.1%*	*-1.0%*
Lakeview	2.4	2.2	-0.2	85.8%	85.3%	-0.5%
Paisley	2.1	1.9	-0.2	65.3%	80.1%	14.8%
Outside UGBs	2.4	2.2	-0.2	70.6%	69.7%	-0.9%

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

Note 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 Lake County's population forecast.[3] The assumptions are derived from observations based on life events, as well as trends unique to Lake County. Population change for smaller sub-areas is determined by the change in the number or growth rate of total housing units and PPH. Assumptions about the changes of 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 2016-2066.

Assumptions for the County

During the forecast period, the population in Lake County is expected to age quite evenly during the forecast horizon. Fertility rates are expected to slightly decline throughout the forecast period. Total fertility in Lake County is forecast to decrease from 2.0 children per woman in 2015 to 1.9 children per woman by 2065.

Changes in mortality and life expectancy are more stable compared to fertility and migration. One influential factor affecting mortality and life expectancy is the advancement in medical technology and health care. 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 79 years in 2010 to 87 in 2060. However, in spite of increasing life expectancy and the corresponding increase in survival rates, Lake 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.

Migration is the most volatile and challenging demographic component to forecast due to the many factors influencing migration patterns. Economic, social, and environmental factors—such as employment, educational opportunities, housing availability, family ties, cultural affinity, climate change, and natural amenities—occurring both inside and outside the study area can affect both the direction and the volume of migration. Net migration rates will change in line with historical trends unique to Lake County. Net out-migration of younger persons and net in-migration of middle-age or older individuals and children under the age of 14 will persist throughout the forecast period. Countywide average annual net migration is expected to increase from about 40 net in-migrants in 2015

[3] County sub-areas with populations greater than 7,000 in the forecast launch year were forecast using the *cohort-component method*. County sub-areas with populations less than 7,000 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.

to about 100 net in-migrants in 2035. Over the last 30 years of the forecast period average annual net migration is expected to be more steady, remaining at about 140 net in-migrants through 2065. Net in-migration is expected to account for the majority of the Lake County's population growth throughout the entire forecast period.

Assumptions for Sub-Areas

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

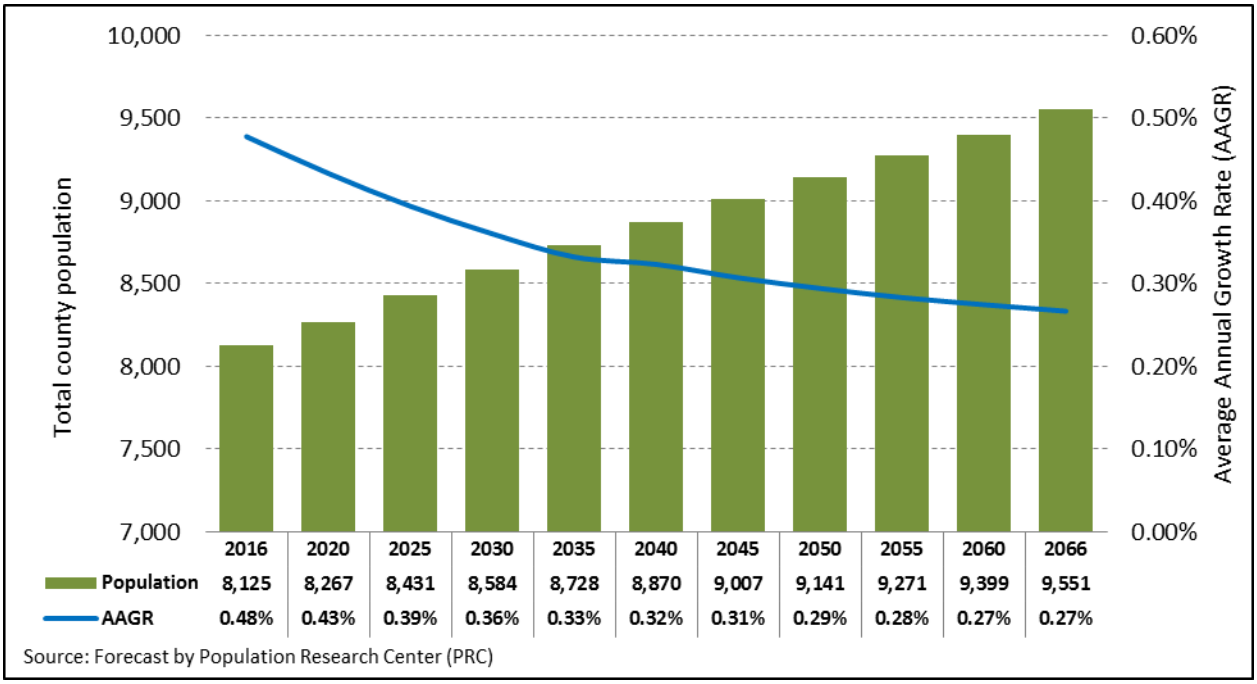
PPH and occupancy rates are expected to remain relatively stable over the forecast period, with the exception of the area outside UGBs, which is forecast to see steadily increasing occupancy rates over the forecast horizon. If planned housing units were reported in the surveys, then they are assumed to be constructed over the next 5-15 years. Finally, for county sub-areas where population growth has been flat or has declined, and there is no planned housing construction, population growth is held mostly stable with little to no change.

Forecast Trends

Under the most-likely population growth scenario in Lake County, countywide and sub-area populations are expected to increase over the forecast period. The countywide population growth rate is forecast to slowly decline throughout the forecast period. Forecasting tapered population growth is driven by both an aging population—contributing to a steady increase in deaths over the entire forecast period—as well as the expectation of growing in-migration over the whole forecast period. The combination of these factors will likely result in a slowly declining population growth rate as time progresses through the forecast period.

Lake County's total population is forecast to grow by a little more than 1,400 persons (18 percent) from 2016 to 2066, which translates into a total countywide population of more than 9,500 in 2066 (Figure 15). The population is forecast to grow at the highest rate—approximately one-half of one percent per year—during the initial years of the forecast period. This anticipated population growth in the near-term is based on two core assumptions: (1) Lake County's economy will continue to strengthen in the next 10 years; (2) Middle-age persons will continue to migrate into the county—bringing their families or having more children. The largest component of growth in this initial period is net in-migration.

Figure 15. Lake County—Total Forecast Population (2016-2066)



The majority of population increase is forecast to occur in the area outside UGBs, with more than 1,400 new persons expected by 2066. Lakeview and Paisley are forecast to experience little to no population increase over the 50-year forecast period. It's important to note that while the two UGBs may not see a net increase in population, this is most likely due to demographic patterns of population decline through natural decrease (more deaths than births) and population increase through net in-migration. These patterns will likely occur in such a way that no net increase in population will be observed.

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

	2016	2035	2066	AAGR (2016-2035)	AAGR (2035-2066)	Share of County 2016	Share of County 2035	Share of County 2066
Lake County	*8,125*	*8,728*	*9,551*	*0.4%*	*0.3%*	*100.0%*	*100.0%*	*100.0%*
Lakeview	3,268	3,264	3,286	0.0%	0.0%	40.2%	37.4%	34.4%
Paisley	244	244	247	0.0%	0.0%	3.0%	2.8%	2.6%
Outside UGBs	4,612	5,220	6,019	0.7%	0.5%	56.8%	59.8%	63.0%

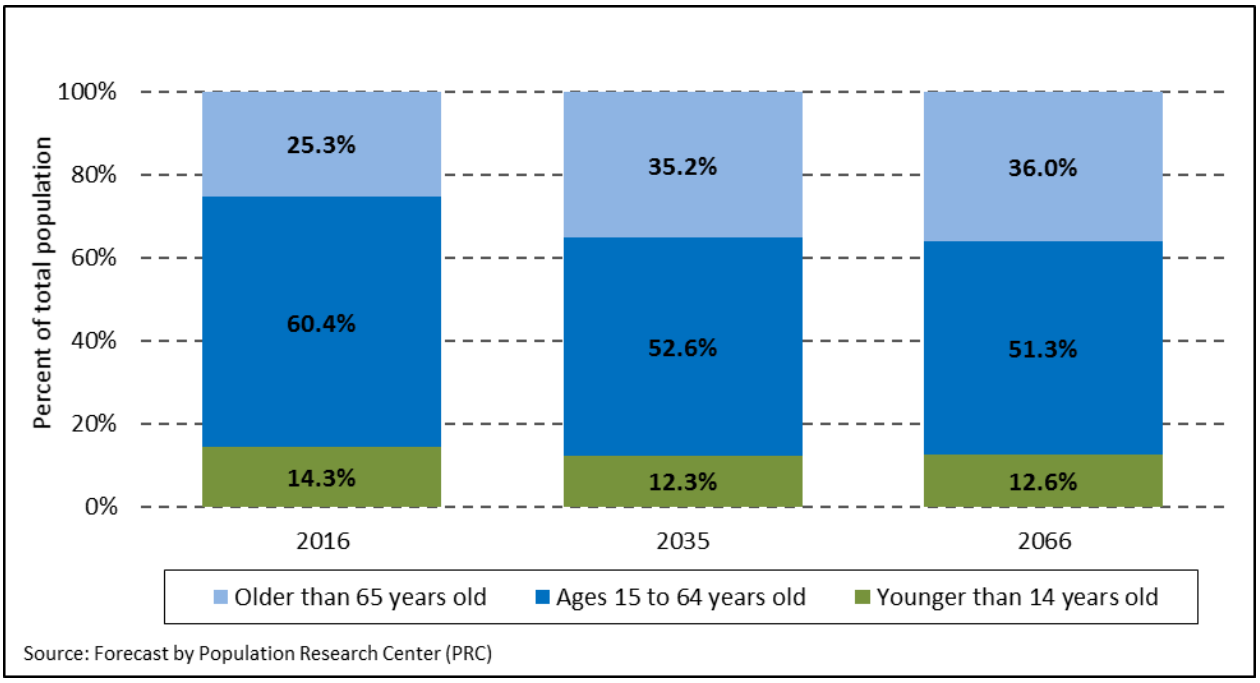
Source: Forecast by Population Research Center (PRC)

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

Forecast Trends in Components of Population Change

As previously discussed, a key factor in increasing deaths is an aging population. From 2016 to 2035 the proportion of county population 65 or older is forecast to grow from roughly 25 percent to about 35 percent between 2016 and 2035; however the increase in the proportion of the population 65 or older is expected to slow during the final 31-year period, only increasing by about one percentage point (Figure 17). For a more detailed look at the age structure of Lake County's population see the forecast table published to the forecast program website (http://www.pdx.edu/prc/opfp).

Figure 17. Lake County—Age Structure of the Population (2016, 2035, and 2066)

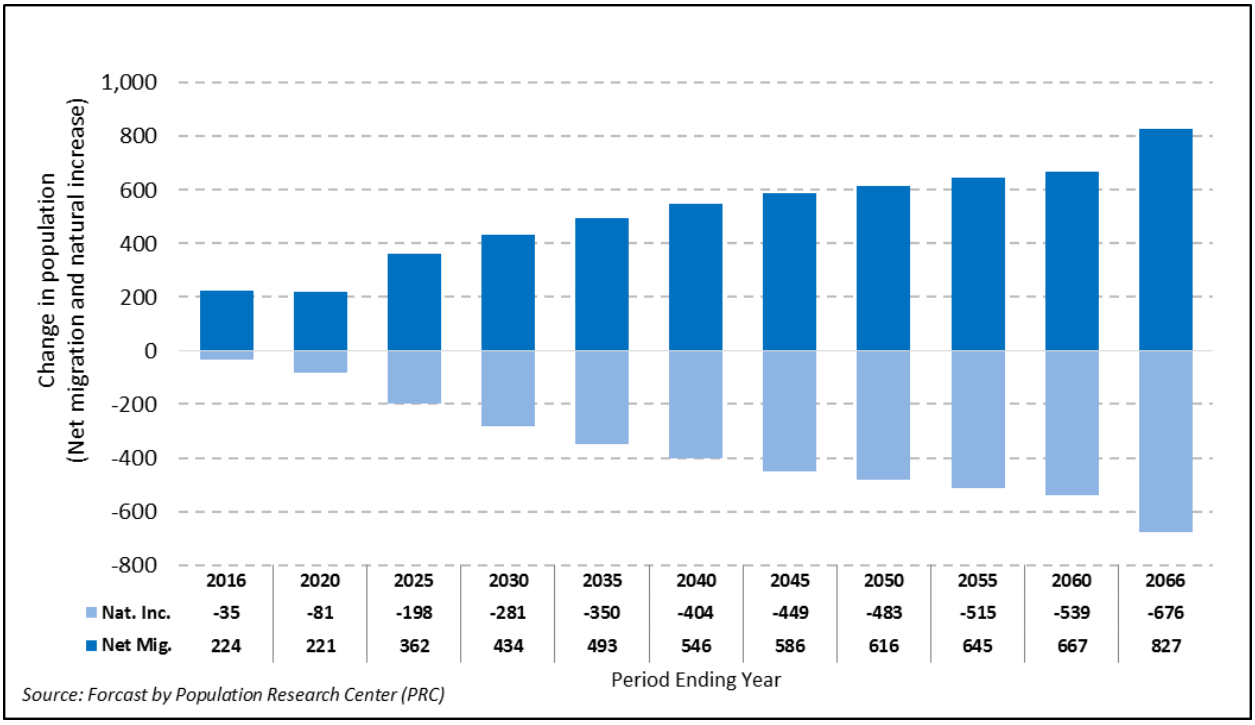


As the countywide population ages in the near-term—contributing to a slow-growing population of women in their years of peak fertility—and more women choose to have fewer children and have them at an older age, the number of average annual births is expected to remain relatively stable; this combined with the rise in number of deaths, is expected to lead a natural decrease to persist over the forecast period (Figure 18).

Net in-migration is forecast to steadily increase over the forecast period. The majority of these net in-migrants are expected to be middle-age or older individuals and children under the age of 14.

In summary, a growing natural decrease and steadily increasing net in-migration are expected to lead to population growth through the whole forecast period (Figure 18). 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 stabilization of births. Net in-migration is expected to increase over the forecast period, consistently exceeding population loss from natural decrease and accounting for the countywide population increase.

Figure 18. Lake County—Components of Population Change, 2016-2066



Glossary of Key Terms

Cohort-Component Method: A method used to forecast future populations based on changes in births, deaths, and migration over time; this method models the population in age cohorts, which are survived into progressively older age groups over time and are subject to age-specific mortality, fertility and net migration rates to account for population change.

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 residency.

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 quarters population counts.

Occupancy rate: The proportion of total housing units that is occupied by individuals or groups 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. This is commonly estimated to be 2.1 children per woman in the U.S.

Appendix A: Surveys and 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 Lakeview and Paisley did not submit survey responses.

Lake County—11/03/2015						
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**
Hispanic and elderly/retired appear to be increasing	Affordable (not low income) housing is becoming critical. Housing availability for seasonal USFS/BLM workers and affordable clean/safe rentals are	None	None	Red Rock BioFuel Plant in 2016 employ 25-30 in plant. Indirect contractors seasonally 35-50.	No change.	**Promos:** **Hinders:** Isolation, housing issues are creating difficulty in recruitment of qualified professionals for Regional Hospital facility, USFS/BLM, Warner Creek Correctional Facility, School Districts. Limited amenity values, as no theater, year round physical activity facilities, etc. Limited broadband internet

Lake County—11/03/2015						
	sparse.					access in more remote areas of the county.
Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies	None					

Lake County—11/03/2015	
Other information (e.g. planning documents, email correspondence, housing development survey)	

Lakeview—Lake County—NO SURVEY RESPONSE

Lakeview—Lake County—NO SURVEY RESPONSE						
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**
						Promos: **Hinders:**
Highlights or summary of influences on or anticipation of population and housing growth from planning documents and						

Lakeview—Lake County—NO SURVEY RESPONSE	
studies	
Other information (e.g. planning documents, email correspondence, housing development survey)	

Paisley—Lake County —NO SURVEY RESPONSE						
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**
						Promos: **Hinders:**
Highlights or summary of influences on or anticipation of population and housing growth from planning documents and						

Paisley—Lake County —NO SURVEY RESPONSE	
studies	
Other information (e.g. planning documents, email correspondence, housing development survey)	

Appendix B: Specific Assumptions

Lakeview

The 5-year average annual housing unit growth rate is assumed to be fairly stable throughout the forecast period, and the overall 50-year annual average is close to zero percent. The occupancy rate is assumed to be steady throughout the 50-year horizon, and averages above 85 percent. PPH is assumed to stay at 2.19 over the forecast period. The group quarters population is assumed to remain at the 2010-2015 level.

Paisley

The 5-year average annual housing unit growth rate is assumed to gradually increase throughout the forecast period, which is consistent as the historical trend during the 2000s. The occupancy rate is assumed to slightly decrease, but averages above 77 percent throughout the 50-year horizon. PPH is assumed to be stable at 2.01 over the forecast period. There is no group quarters population in Paisley.

Outside UGBs

The 5-year average annual housing unit growth rate is assumed to gradually decline throughout the forecast period, and the overall 50-year annual average is 0.24 percent. The occupancy rate is assumed to gradually increase, and averages 79 percent throughout the 50-year horizon. PPH is assumed to be stable at 2.2 over the forecast period. The group quarters population is assumed to stay at the Census 2010 level.

Appendix C: Detailed Population Forecast Results

Figure 19. Lake County - Population by Five-Year Age Group

Population Forecasts by Age Group / Year	2016	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2066
00-04	374	350	323	319	331	344	349	348	350	358	366	368
05-09	383	402	371	349	351	367	383	385	385	389	397	400
10-14	406	406	432	406	389	393	414	428	432	434	437	440
15-19	413	398	400	434	416	401	408	426	442	447	448	449
20-24	331	299	288	297	329	319	309	313	328	342	346	346
25-29	267	278	247	243	256	287	279	269	273	287	299	301
30-34	408	323	340	307	308	325	366	354	342	348	365	368
35-39	445	481	360	385	355	358	381	425	412	398	405	409
40-44	513	511	567	431	469	435	441	466	521	506	490	492
45-49	555	557	557	628	486	533	497	501	530	595	577	574
50-54	583	571	577	587	675	527	582	538	545	578	649	646
55-59	666	597	585	602	625	725	569	625	580	589	626	641
60-64	729	732	642	640	671	703	820	639	705	656	667	676
65-69	695	769	778	695	706	748	788	914	715	792	738	742
70-74	525	628	717	738	672	689	733	767	893	701	776	766
75-79	367	446	561	650	681	625	643	679	712	831	652	666
80-84	249	268	342	436	515	542	498	507	535	560	650	619
85+	216	253	343	435	494	551	546	558	571	587	639	647
Total	**8,125**	**8,267**	**8,431**	**8,584**	**8,728**	**8,870**	**9,007**	**9,141**	**9,271**	**9,399**	**9,526**	**9,551**

Population Forecasts prepared by: Population Research Center, Portland State University, June 30, 2016.

Figure 20. Lake County's Sub-Areas - Total Population

Area/Year	2016	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2066
Lake County	8,125	8,267	8,431	8,584	8,728	8,870	9,007	9,141	9,271	9,399	9,526	9,551
Lakeview UGB	3,268	3,266	3,264	3,264	3,264	3,266	3,268	3,272	3,275	3,280	3,285	3,286
Paisley UGB	244	245	245	244	244	244	244	244	244	245	246	247
Outside UGB Area	4,612	4,757	4,922	5,076	5,220	5,360	5,495	5,625	5,751	5,874	5,995	6,019

Population Forecasts prepared by: Population Research Center, Portland State University, June 30, 2016.