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Coordinated Population Forecast for Clackamas County, its Urban Growth Boundaries (UGB), and Area Outside UGBs 2017-2067


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Coordinated Population Forecast



2017

Through

2067

Clackamas County

Urban Growth
Boundaries (UGB)
& Area Outside UGBs

Photo Credit: Wagon Wheel County Park on the Molalla River in autumn. (Photo No. clacDA0075)
Gary Halvorson, Oregon State Archives <http://arcweb.sos.state.or.us/pages/records/local/county/scenic/clackamas/45.html>

**Coordinated Population Forecast for Clackamas
County, its Urban Growth Boundaries (UGB), and
Area Outside UGBs
2017-2067**

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

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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., 2017-2067).

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Executive Summary

Historical

Different parts of the county experience differing growth patterns. Local trends within the UGBs and the area outside them collectively influence population growth rates for the county as a whole.

Clackamas County's total population has grown steadily since 2000, with an average annual growth rate of 1.1 percent between 2000 and 2010 (Figure 1). However, some of the county's sub-areas outside of Clackamas County's Metro boundary experienced more rapid population growth during the 2000s. Sandy and Molalla posted the highest average annual growth rates at 5.6 and 3.8 percent, respectively, during the 2000 to 2010 period.

Clackamas County's positive population growth in the 2000s was the direct result of substantial net in-migration. Meanwhile, an aging population not only led to an increase in deaths but also resulted in a smaller proportion of women in their childbearing years. This, along with more women choosing to have fewer children and having them at older ages has led to fewer births in recent years. The larger number of births relative to deaths caused a natural increase (more births than deaths) in every year from 2000 to 2015. Net in-migration outweighed natural increase during the early and middle years of the 2000s, though the gap between these two numbers has narrowed more recently. In more recent years (2013 to 2015) net in-migration has risen—bringing with it population growth (Figure 12).

Forecast

Total population in Clackamas County and its sub-areas outside of Clackamas County's Metro boundary will likely grow at a faster pace in the near-term (2017 to 2035) compared to the long-term (Figure 1). The tapering of growth rates is largely driven by an aging population—a demographic trend which is expected to contribute to natural decrease (more deaths than births). As natural decrease occurs, population growth will become increasingly reliant on net in-migration.

Even so, Clackamas County's total population is forecast to increase by more than 107,000 over the next 18 years (2017-2035) and by more than 267,900 over the entire 50 year forecast period (2017-2067). Sub-areas that experienced rapid population growth in the 2000s are generally expected to post strong population growth during the forecast period.

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

	Historical			Forecast				
	2000	2010	AAGR (2000-2010)	2017	2035	2067	AAGR (2017-2035)	AAGR (2035-2067)
<i>Clackamas County</i>	338,391	375,992	1.1%	409,688	516,744	677,596	1.3%	0.9%
Barlow UGB	140	137	-0.2%	140	148	161	0.3%	0.3%
Canby UGB	13,323	17,097	2.5%	17,976	24,045	35,118	1.6%	1.2%
Estacada UGB	3,067	3,330	0.8%	4,102	5,731	6,766	1.9%	0.5%
Molalla UGB	5,872	8,561	3.8%	9,939	14,705	23,678	2.2%	1.5%
Sandy UGB	5,770	9,912	5.6%	11,346	18,700	34,695	2.8%	2.0%
Outside UGBs	81,753	79,969	-0.2%	83,444	88,484	91,906	0.3%	0.1%

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

Note: PRC does not forecast populations within the Metro area. As a result, population numbers do not add up in this table.

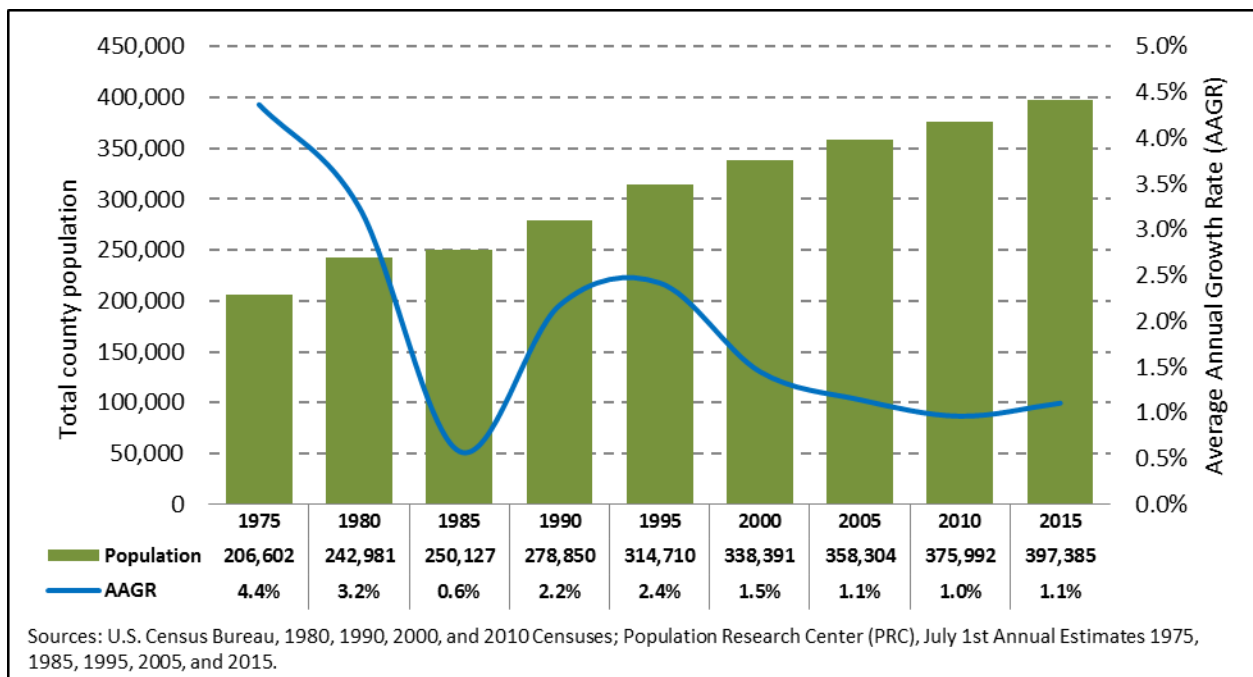
Historical Trends

Different growth patterns occur in different parts of Clackamas County. Each of Clackamas County’s sub-areas were examined for any significant demographic characteristics or changes in population or housing growth that might influence their individual forecasts. Factors analyzed include age composition of the population, race and ethnicity, births, deaths, migration, the number of [housing units](#), [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, population growth rates for the county are collectively influenced by local trends within its sub-areas.

Population

Clackamas County’s total population grew from roughly 206,600 in 1975 to about 397,400 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 early 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 late in the decade yielded declines in that rate. Still, Clackamas County experienced positive population growth between 2000 and 2015—averaging about one percent per year.

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



During the 2000s, Clackamas County’s average annual population growth rate stood at 1.1 percent (Figure 3). At the same time, Sandy and Molalla recorded the highest average annual growth rates at 5.6 and 3.8 percent, respectively. Canby also grew at a faster than the county as a whole. Barlow and the area outside the UGBs were the only two areas to record population declines outside of Clackamas’ Metro boundary between 2000 and 2010.

Figure 3. Clackamas County and Sub-areas—Total Population and Average Annual Growth Rate (AAGR) (2000 and 2010)¹

	2000	2010	AAGR (2000-2010)	Share of County 2000	Share of County 2010
<i>Clackamas County</i>	338,391	375,992	1.1%	100.0%	100.0%
Barlow UGB	140	137	-0.2%	0.0%	0.0%
Canby UGB	13,323	17,097	2.5%	3.9%	4.5%
Estacada UGB	3,067	3,330	0.8%	0.9%	0.9%
Molalla UGB	5,872	8,561	3.8%	1.7%	2.3%
Sandy UGB	5,770	9,912	5.6%	1.7%	2.6%
Outside UGBs	81,753	79,969	-0.2%	24.2%	21.3%

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

Note: PRC does not forecast populations within the Metro area. As a result, population numbers and shares do not add up in this table.

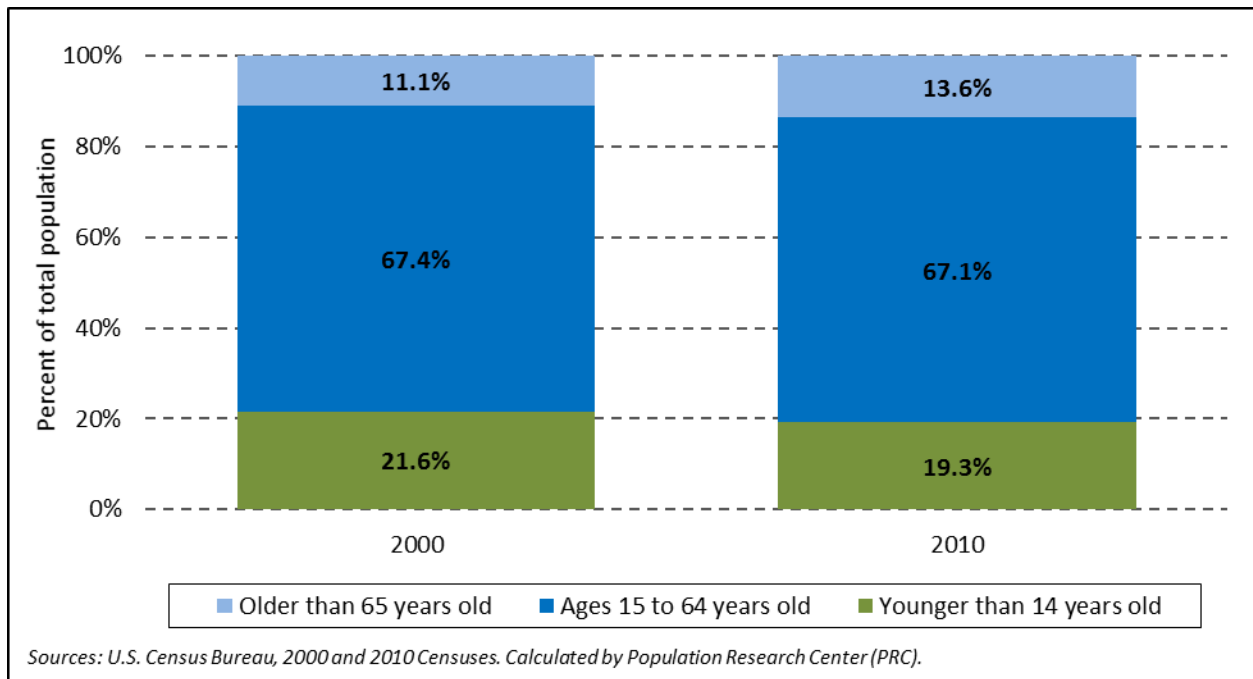
Age Structure of the Population

Clackamas County’s population is aging at a faster pace compared to most Oregon counties. An aging population typically increases the number of deaths but also yields a smaller proportion of women in their childbearing years, which may result in a decline in births. Indeed, births decreased between 2000 and 2010, while there was a slight rise in the proportion of county population 65 or older (Figure 4). Underscoring Clackamas County’s modest trend in aging, the median age went from 37.5 in 2000 to 40.6 in 2010 and 41.5 in 2015, an increase much larger than observed statewide and also larger than several other counties in the region during the same time frame.²

¹ When considering growth rates and population growth overall, it should be noted that a slowing of growth rates does not necessarily correspond to a slowing of population growth in absolute numbers. For example, if a UGB with a population of 100 grows by another 100 people, it has doubled in population. If it then grows by another 100 people during the next year, its relative growth is half of what it was before even though absolute growth stays the same.

² Median age is sourced from the U.S. Census Bureau’s 2000 and 2010 Censuses and 2011-2015 ACS 5-year Estimates.

Figure 4. Clackamas 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 share of total population within Clackamas County increased from 2000 to 2010 (Figure 5), while the share for the White, non-Hispanic population decreased 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 tend to be higher than among White, non-Hispanic women. However, it is important to note recent trends show these rates are quickly decreasing. Second, Hispanic and minority households tend to be larger relative to White, non-Hispanic households.

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

Hispanic or Latino and Race	2000		2010		Absolute Change	Relative Change
<i>Total population</i>	338,391	100.0%	375,992	100.0%	37,601	11.1%
Hispanic or Latino	16,744	4.9%	29,138	7.7%	12,394	74.0%
Not Hispanic or Latino	321,647	95.1%	346,854	92.3%	25,207	7.8%
White alone	301,548	89.1%	317,648	84.5%	16,100	5.3%
Black or African American alone	2,056	0.6%	2,761	0.7%	705	34.3%
American Indian and Alaska Native alone	2,090	0.6%	2,340	0.6%	250	12.0%
Asian alone	8,216	2.4%	13,575	3.6%	5,359	65.2%
Native Hawaiian and Other Pacific Islander alone	521	0.2%	815	0.2%	294	56.4%
Some Other Race alone	317	0.1%	438	0.1%	121	38.2%
Two or More Races	6,899	2.0%	9,277	2.5%	2,378	34.5%

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

Births

Historical fertility rates for Clackamas County mirror the trends of fertility rates in Oregon as a whole. Total fertility rates in Clackamas County decreased at similar rates as the state as a whole over from 2000 to 2010 (Figure 6). At the same time, fertility for women over 30 years of age increased, while rates for women under 30 years old declined (Figure 7 and Figure 8). As Figure 7 and Figure 8 demonstrate, total fertility in Clackamas County and Oregon is lower in 2010 relative to 2000 largely because women are having children at older ages. The direction of Clackamas County’s fertility changes and magnitude is comparable to that of the state as a whole. Both Clackamas County and Oregon’s TFR fell below the [replacement fertility](#) level in 2000 and continued to fall further below that level in 2010.

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

	2000	2010
Clackamas County	2.02	1.80
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. Clackamas County—Age Specific Fertility Rate (2000 and 2010)

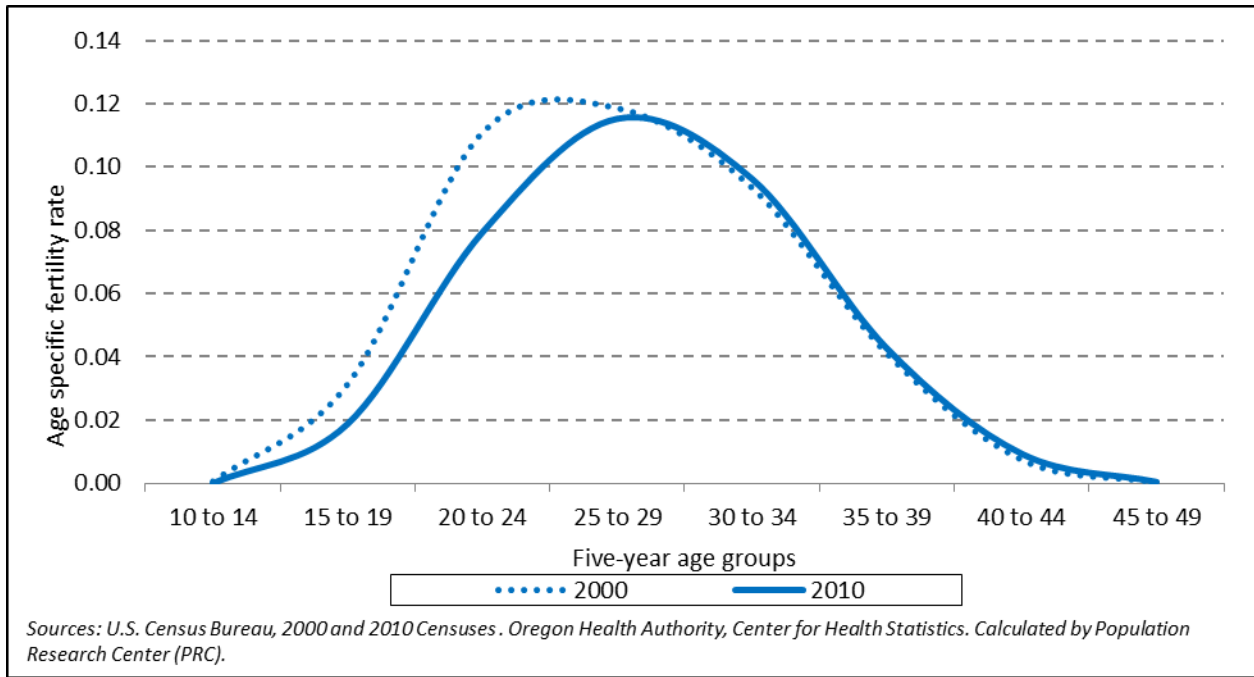
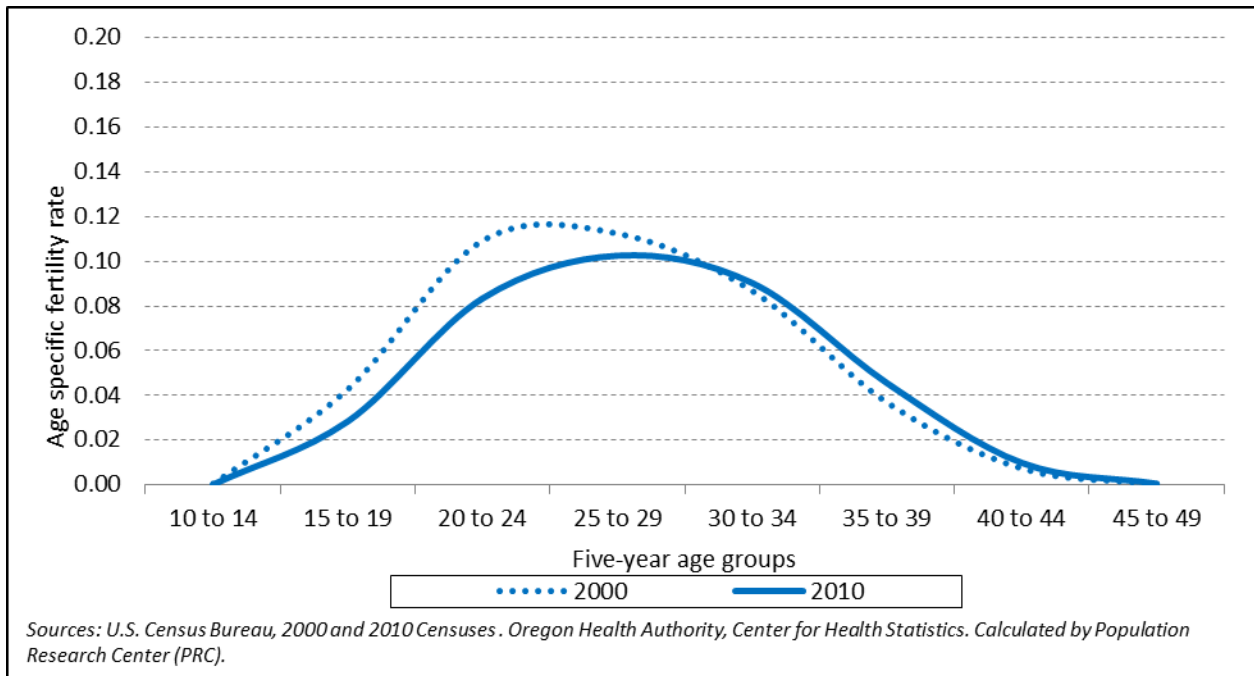


Figure 8. Oregon—Age Specific Fertility Rate (2000 and 2010)



Three of Clackamas County’s most populous sub-areas saw more births in 2010 than 2000, while the county as a whole and its other sub-areas recorded fewer births.

Figure 9 shows the number of births by the area in which the mother resides. Note that the number of births fluctuates from year-to-year. For example, a sub-area with an increase in births between two years may show a decrease during a different time period. Three of Clackamas County’s most populous sub-areas saw more births in 2010 than 2000, while the county as a whole and its other sub-areas recorded fewer births.

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

	2000	2010	Absolute Change	Relative Change	Share of County 2000	Share of County 2010
<i>Clackamas County</i>	4,117	4,050	-67	-1.6%	100.0%	100.0%
Canby	241	249	8	3.3%	5.9%	6.1%
Molalla	132	149	17	12.9%	3.2%	3.7%
Sandy	95	146	51	53.7%	2.3%	3.6%
Outside UGBs	740	656	-84	-11.4%	18.0%	16.2%
Smaller UGBs	2,909	2,850	-59	-2.0%	70.7%	70.4%

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

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

Note 2: Smaller UGBs are those with populations less than 7,000 in forecast launch year.

Deaths

Though Clackamas County’s population is aging, life expectancy increased during the 2000s.³ For Clackamas County in 2000, life expectancy for males was 75.8 years and for females was 80.4 years. By 2010, life expectancy had slightly increased for both males and females, to 78.6 and 82.3 years, respectively. For both Clackamas County and Oregon, the survival rates changed little between 2000 and 2010—underscoring the fact that mortality is the most stable component, relative to birth and migration rates, of population change. Even so, the total number of countywide deaths increased as its overall population increased (Figure 10).

³ Researchers have found evidence for a widening rural-urban gap in life expectancy; life expectancy declined for some rural areas in Oregon during the 2000’s. This gap is particularly apparent between race and income groups and may be one explanation for the decline in life expectancy in the 2000s. See the following research article for more information. Singh, Gopal K., and Mohammad Siahpush. “Widening rural-urban disparities in life expectancy, US, 1969-2009.” *American Journal of Preventative Medicine* 46, no. 2 (2014): e19-e29.

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

	2000	2010	Absolute Change	Relative Change	Share of County 2000	Share of County 2010
Clackamas County	2,484	2,901	417	16.8%	100.0%	100.0%
Canby	136	135	-1	-0.7%	5.5%	4.7%
Molalla	NA	63	-	-	-	2.2%
Sandy	NA	56	-	-	-	1.9%
Outside UGBs	566	558	-8	-1.4%	22.8%	19.2%
Smaller UGBs	1,782	2,089	307	17.2%	71.7%	72.0%

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

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

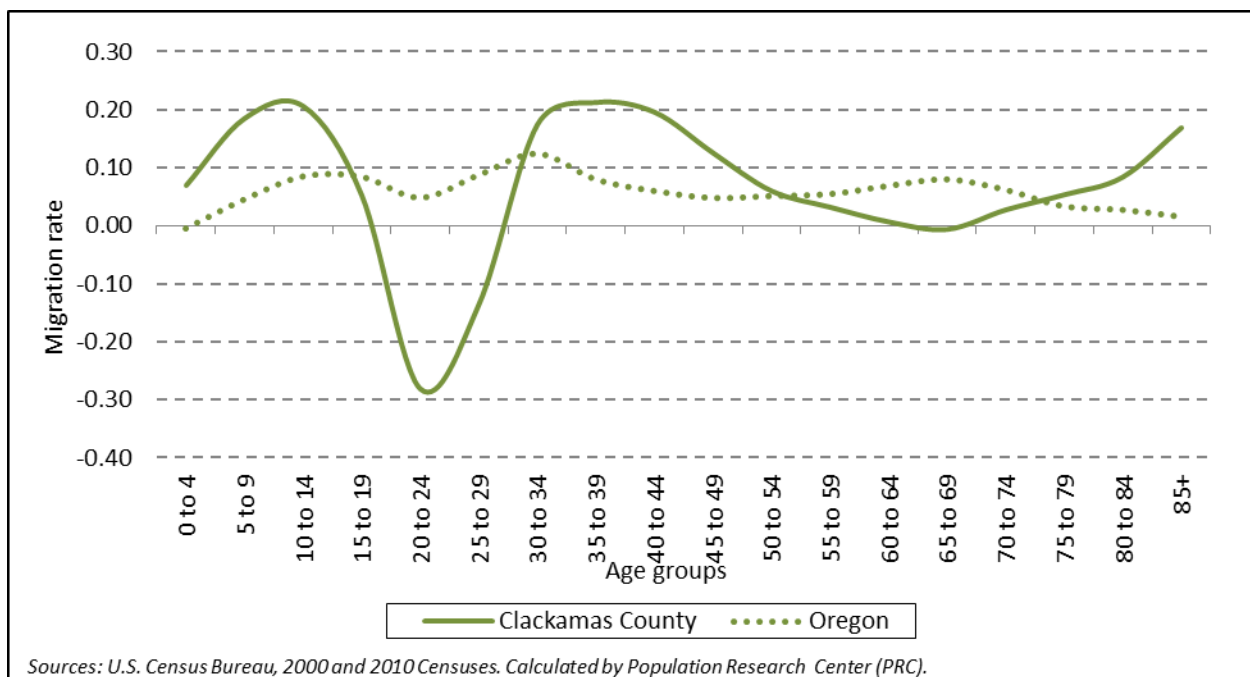
Note 2: All other areas includes all smaller UGBs (those with populations less than 7,000) and the area outside UGBs. Detailed, point level death data were unavailable for 2000, thus PRC was unable to assign deaths to some UGBs.

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 Clackamas County and for 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 educational opportunities. This out-migration of young adults is a trend typical of most Oregon counties. At the same time however, Clackamas County attracted middle age migrants accompanied by their children in search of housing and employment.

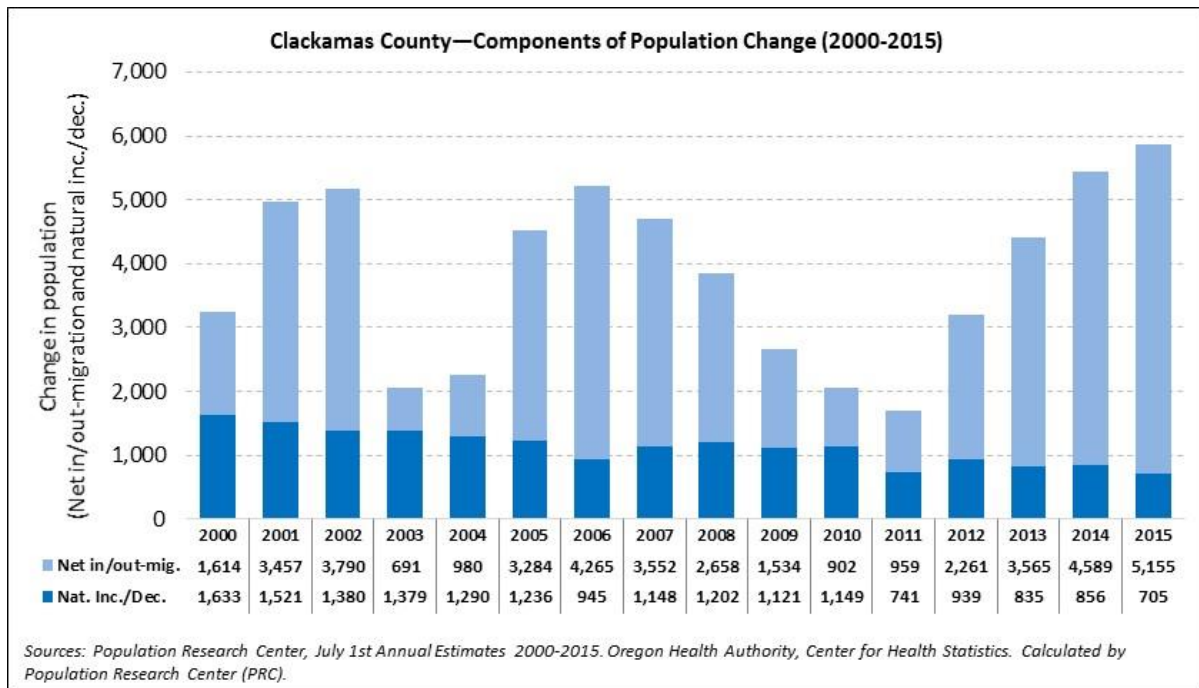
Figure 11. Clackamas County and Oregon—Age Specific Migration Rates (2000-2010)



Historical Trends in Components of Population Change

In summary, Clackamas County’s positive population growth in the 2000s was the result of steady but small natural increase and periods of substantial net in-migration (Figure 12). The larger number of births relative to deaths has led to natural increase (more births than deaths) in every year from 2000 to 2015, although the rate of natural increase has gradually declined since 2000. Net in-migration slowed during the post-Great-Recession period, though in more recent years (2013 to 2015) has risen and contributed to strong population growth in the county.

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



Housing and Households

The total number of housing units in Clackamas County increased rapidly during the middle years of the last decade (2000 to 2010), but this growth slowed with the onset of the Great Recession in 2008. Over the entire 2000 to 2010 period, the total number of housing units increased by about fifteen percent countywide; this totaled to almost 20,000 new housing units (Figure 13). The share of Clackamas’ sub-areas outside Metro makes up to almost 31 percent of the county as a whole. In terms of relative housing growth, Sandy grew the most during the 2000s, increasing its total housing stock by 75 percent (more than 1,680 housing units).

The rates of increase in the number of total housing units in the county, UGBs, and area outside UGBs are similar to the growth rates of their corresponding populations. Housing growth rates may slightly vary from population growth rates because (1) the number of total housing units are smaller than the numbers of people; (2) the UGB has experienced changes in the average number of persons per household; or (3) occupancy rates have changed (typically most pronounced in coastal locations with

vacation-oriented housing). However, the patterns of population and housing change in Clackamas County are relatively similar.

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

	2000	2010	AAGR (2000-2010)	Share of County 2000	Share of County 2010
<i>Clackamas County</i>	136,954	156,945	1.4%	100.0%	100.0%
Barlow	41	46	1.2%	0.0%	0.0%
Canby	4,946	6,377	2.6%	3.6%	4.1%
Estacada	1,132	1,407	2.2%	0.8%	0.9%
Molalla	2,109	3,203	4.3%	1.5%	2.0%
Sandy	2,229	3,911	5.8%	1.6%	2.5%
Outside UGBs	32,073	33,556	0.5%	23.4%	21.4%

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

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

Note: PRC does not forecast populations within the Metro area. As a result, population numbers and shares do not add up in this table.

Occupancy rates tend to fluctuate more than PPH. This is particularly true in smaller UGBs where fewer housing units allow for larger changes (in relative terms) in occupancy rates. From 2000 to 2010, the occupancy rate in Clackamas County declined slightly; this was most likely due to slack in demand for housing as individuals experienced the effects of the Great Recession (Figure 14). Estacada, Molalla and the area outside UGBs, at -4.4, -1.6, and -2 percent respectively, saw decreases in occupancy rate larger than that of Clackamas County. Barlow, Canby and Sandy witnessed increases of 0.2, 1.2 and 0.4 percent, respectively, in occupancy rate.

Average household size, or persons per household (PPH), in Clackamas County was 2.6 in 2010, identical to 2000 (Figure 14). Clackamas County's PPH in 2010 was slightly higher than for Oregon as a whole, which had a PPH of 2.5. Average household size varied little across the five UGBs in 2010, with all of them falling between 2.7 and 3.0. Sandy and the area outside UGBs registered the lowest PPH at 2.7; Barlow was highest at 3.0.

Figure 14. Clackamas 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>Clackamas County</i>	2.6	2.6	-0.1	93.6%	92.9%	-0.7%
Barlow	3.5	3.0	-0.5	97.6%	97.8%	0.3%
Canby	2.8	2.8	0.0	94.7%	95.9%	1.2%
Estacada	2.8	2.6	-0.2	96.2%	91.8%	-4.4%
Molalla	2.8	2.8	0.0	96.1%	94.5%	-1.6%
Sandy	2.7	2.7	-0.1	94.3%	94.7%	0.4%
Outside UGBs	2.8	2.7	-0.1	90.5%	88.5%	-2.0%

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. Our forecast period is 2017-2067.

Assumptions about fertility, mortality, and migration were developed for Clackamas County's overall population forecast and for each of its larger sub-areas.⁴ The assumptions are derived from observations based on life events, as well as trends unique to Clackamas County and its larger sub-areas. Clackamas County sub-areas falling into this category include Canby, Molalla, and Sandy.

Population change for smaller sub-areas is determined by the change in the number of total housing units, occupancy rates, 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. Clackamas County sub-areas falling into this category include Barlow and Estacada.

Assumptions for the County and Larger Sub-Areas

During the forecast period, the population in Clackamas County is expected to age more quickly during the first half of the forecast period and remain relatively stable over the forecast horizon. Fertility rates are expected to slightly decline throughout the forecast period. Total fertility in Clackamas County was 1.84 children per woman in the 2010-15 period and we forecast that rate to drop to 1.77 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. 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 80 years in 2010 to 88 in 2060. However, in spite of increasing life expectancy and the corresponding increase in survival rates, Clackamas County's aging population 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

⁴County 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.

change, and natural amenities—occurring both inside and outside the study area can affect both the direction and the volume of migration.

We assume net migration rates will change in line with historical trends unique to Clackamas County. Net out-migration of younger persons and net in-migration of middle-aged individuals and their children will persist throughout the forecast period. Countywide average annual net in-migration is expected to increase from 3,370 net in-migrants in 2015 to 6,085 net in-migrants in 2035. Over the last 30 years of the forecast period average annual net in-migration is expected to be more steady, remaining at about 6,100 net in-migrants through 2065.

Assumptions for Smaller Sub-Areas

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

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

In addition, for sub-areas experiencing population growth we assume a higher growth rate in the near-term, with growth stabilizing over the remainder of the forecast period. If planned housing units were reported in the surveys, then we account for them being constructed over the next 5-15 years (or as reported). 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.

Forecast Trends

Under the most-likely population growth scenario for Clackamas County, countywide and sub-area populations are expected to increase over the forecast period. The countywide population growth rate is forecast to peak in 2020 and then slowly decline for the remainder of the forecast period. A reduction in population growth rates is driven by both (1) an aging population—contributing to a steady increase in deaths — as well as (2) the expectation of relatively stable in-migration over the second half of the forecast period. The combination of these factors will likely result in population growth rates slowing as time progresses.

Clackamas County’s total population is forecast to grow by a little less than 268,000 persons (48 percent) from 2017 to 2067, which translates into a total countywide population of 677,596 in 2067 (Figure 15). The population is forecast to grow at the highest rate—approximately one and a half percent per year—in the near-term (2017-2025). This anticipated population growth in the near-term is based on three core assumptions: (1) Clackamas County’s economy will continue to strengthen over the next 10 years; (2) middle-aged persons will continue to migrate into the county—bringing their families or having more children; (3) empty nesters and retirees will continue to migrate into the county, thus increasing deaths. The largest component of growth in this initial period is net in-migration. Nearly 4,000 more births than deaths are forecast for the 2017 to 2025 period. At the same time nearly 53,000 in-migrants are also forecast, combining with a diminishing natural increase for continued strong population growth.

Figure 15. Clackamas County—Total Forecast Population by Five-year Intervals (2017-2067)



Clackamas County’s three largest non-Metro UGBs—Canby, Molalla, and Sandy—are forecast to experience a combined population growth of more than 18,000 from 2017 to 2035 and 36,000 from

2035 to 2067 (Figure 16). Canby is expected to increase by 6,000 persons from 2017 to 2035 (1.6% AAGR). Molalla and Sandy are expected to grow at a slightly faster rate (2.2% and 2.8% AAGR, respectively), adding 4,700 and 7,300 persons, respectively. All three sub-areas are expected to grow more slowly during the second part of the forecast horizon. Larger sub-areas are expected to capture an increasing share of the county’s population, growing from 9 percent in 2017 to 14 percent by 2067.

Population outside UGBs is expected to grow by more than 5,000 people from 2017 to 2035 but is expected to grow at a much slower rate during the second part of the forecast period, adding a little more than 3,000 people from 2035 to 2067. The population of the area outside UGBs is forecast to decline as a share of total countywide population over the forecast period, composing 20 percent of the countywide population in 2017 and 14 percent by 2067.

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

	2017	2035	2067	AAGR (2017-2035)	AAGR (2035-2067)	Share of County 2017	Share of County 2035	Share of County 2067
<i>Clackamas County</i>	409,688	516,744	677,596	1.3%	0.9%	100.0%	100.0%	100.0%
Canby UGB	17,976	24,045	35,118	1.6%	1.2%	4.4%	4.7%	5.2%
Molalla UGB	9,939	14,705	23,678	2.2%	1.5%	2.4%	2.8%	3.5%
Sandy UGB	11,346	18,700	34,695	2.8%	2.0%	2.8%	3.6%	5.1%
Outside UGBs	83,444	88,484	91,906	0.3%	0.1%	20.4%	17.1%	13.6%
Smaller UGBs	4,243	5,880	6,927	1.8%	0.5%	1.0%	1.1%	1.0%

Source: Forecast by Population Research Center (PRC)

Note: Smaller UGBs are those with populations less than 7,000 in forecast launch year.

Note: PRC does not forecast populations within the Metro area. As a result, population numbers and shares do not add up in this table.

Sandy is forecast to capture the largest share of the county’s non-Metro population growth. Canby, Molalla, and Sandy are expected to capture an increasing share of countywide population growth throughout the forecast from 17 percent in 2017 to 22 percent by 2067 (Figure 17).

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

Share of County Growth

	2017-2035	2035-2067
<i>Clackamas County</i>	100.0%	100.0%
Canby UGB	5.7%	6.9%
Molalla UGB	4.5%	5.6%
Sandy UGB	6.9%	9.9%
Outside UGBs	4.7%	2.1%
Smaller UGBs	1.5%	0.7%

Source: Forecast by Population Research Center (PRC)

Note: Smaller UGBs are those with populations less than 7,000 in forecast launch year.

Note: PRC does not forecast populations within the Metro area. As a result, shares do not add up in this table

The smaller UGBs are expected to grow by a combined number of about 1,600 persons from 2017 to 2035, with a combined average annual growth rate 1.8 percent (Figure 16). This growth rate is due to rapid growth expected in Estacada (Figure 18). Estacada is expected to grow rapidly (1.9% AAGR) from 2017 to 2035, while Barlow is forecast to grow meagerly (0.3% AAGR). Similar to the larger UGBs and the county as a whole, population growth rates are forecast to decline for the second part of the forecast period (2035 to 2067). The smaller UGBs are expected to collectively add 1,000 people from 2035 to 2067.

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

	2017	2035	2067	AAGR (2017-2035)	AAGR (2035-2067)	Share of County 2017	Share of County 2035	Share of County 2067
<i>Clackamas County</i>	409,688	516,744	677,596	1.3%	0.9%	100.0%	100.0%	100.0%
Barlow UGB	140	148	161	0.3%	0.3%	0.0%	0.0%	0.0%
Estacada UGB	4,102	5,731	6,766	1.9%	0.5%	1.0%	1.1%	1.0%
Outside UGBs	83,444	88,484	91,906	0.3%	0.1%	20.4%	17.1%	13.6%
Larger UGBs	39,261	57,451	93,491	2.1%	1.5%	9.6%	11.1%	13.8%

Source: Forecast by Population Research Center (PRC)

Note: Larger UGBs are those with populations equal to or greater than 7,000 in forecast launch year.

Note: PRC does not forecast populations within the Metro area. As a result, population numbers and shares do not add up in this table.

Clackamas County’s smaller sub-areas are expected to compose together 1.5 percent of countywide population growth during the first 18 years of the forecast period and 0.7 percent in the final 32 years (Figure 17). While Barlow captures a negligible share of countywide population growth during both forecast periods, Estacada’s share of countywide population growth is expected to decline from 1.5 percent to 0.6 percent (Figure 19).

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

	2017-2035	2035-2067
<i>Clackamas County</i>	100.0%	100.0%
Barlow UGB	0.0%	0.0%
Estacada UGB	1.5%	0.6%
Outside UGBs	4.7%	2.1%
Larger UGBs	17.0%	22.4%

Source: Forecast by Population Research Center (PRC)

Note: Larger UGBs are those with populations equal to or greater than 7,000 in forecast launch year.

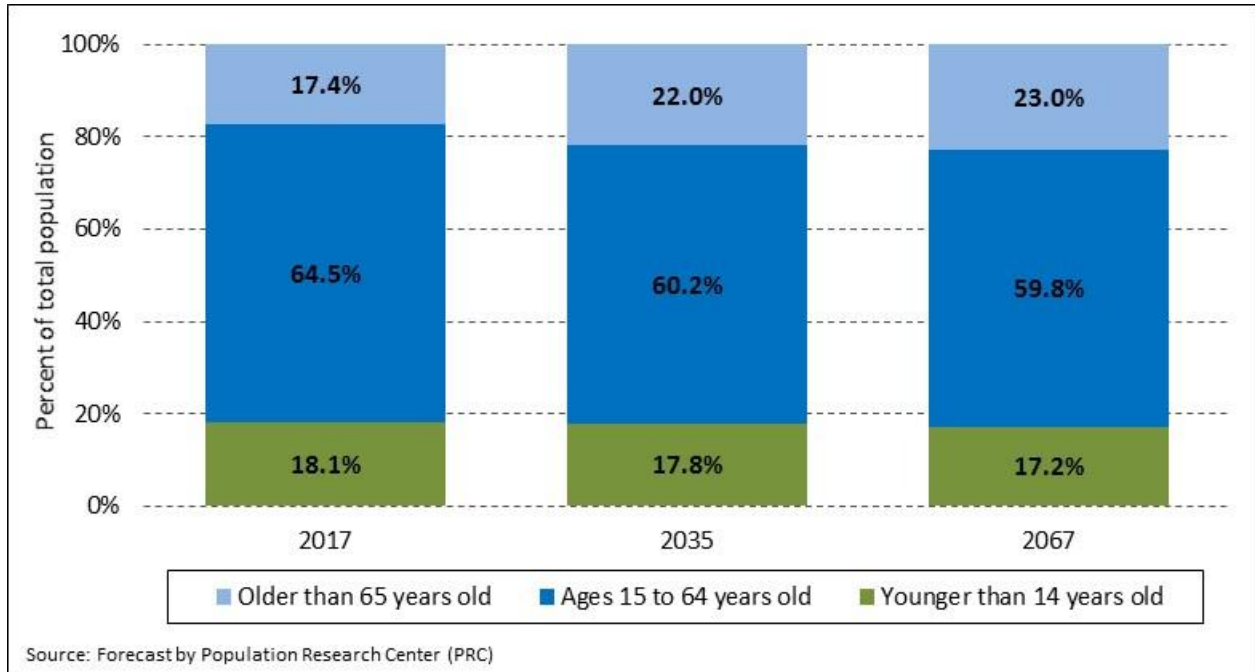
Note: PRC does not forecast populations within the Metro area. As a result, shares do not add up in this table.

Forecast Trends in Components of Population Change

As previously discussed, a key factor in increasing deaths is an aging population. From 2017 to 2035 the proportion of county population 65 or older is forecast to grow from roughly 17 percent to about 22 percent. However, the proportion of the population 65 or older is expected to stabilize from 2035 to 2067 at 23 percent (Figure 20). For a more detailed look at the age structure of Clackamas County’s

population see the final forecast table published to the forecast program website: (<http://www.pdx.edu/prc/opfp>).

Figure 20. Clackamas County—Age Structure of the Population (2017, 2035, and 2067)

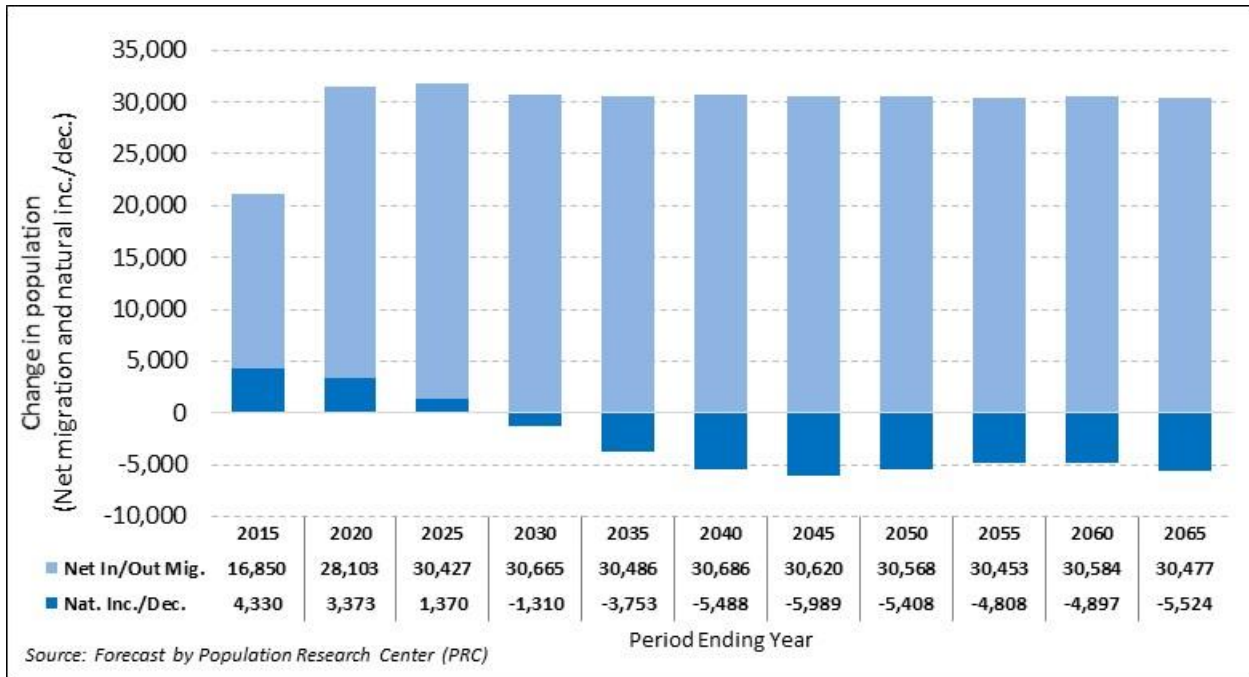


As the countywide population ages in the near-term—contributing to a slow-growing population of women in their years of peak fertility—and more women choose to have fewer children and have them at an older age, the increase in average annual births is expected to slow; this combined with the rise in number of deaths is expected to cause natural increase to transition into a growing natural decrease (Figure 21).

Net in-migration is forecast to increase rapidly in the near-term and then remain relatively stable over the remainder of the forecast period. The majority of these net in-migrants are expected to be middle-aged individuals and children under the age of 14.

In summary, a slight decline in the magnitude of natural increase and steady net in-migration are expected to lead to population growth reaching its peak in 2020, then slightly tapering through the remainder of the forecast period (Figure 21). An aging population is expected to not only lead to an increase in deaths, but a smaller proportion of women in their childbearing years will likely result in a long-term decline in birth rates. Net in-migration is expected to remain relatively steady throughout the forecast period and therefore will offset a growing natural decrease.

Figure 21. Clackamas 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 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).

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: 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 city of Barlow did not submit survey responses.

Barlow — Clackamas 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:

Barlow — Clackamas County—NO SURVEY RESPONSE

<p>Highlights or summary from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and the stage in the expansion process)</p>	<p>N/A</p>
<p>Other information (e.g. planning documents, email correspondence, housing development survey)</p>	<p>N/A</p>

Canby — Clackamas County—2/9/2017

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>We have around 23% Hispanic population. Fairly high end homes most recently with growing retiring boomers but school age increasing now too.</p>	<p>Canby has always been a location where lot sizes were a little larger and setback a tad more. Portland has no new single family lots so surrounding suburbs and Canby fill the void. Expect demand to remain.</p>	<p>We have 58 currently vacant platted lots available for single family homes. We permitted 96 homes in 2015-2016. We could have 68 this fiscal year. Expect more next fiscal year when 162 additional lots expected to be filed of record. Expect near build out of N Redwood Concept Plan Area (66 acres) of which 32 acres now annexed within 5</p>		<p>We have nearly 300 acres of shovel ready industrial zoned land with half currently being marketed actively for sale and numerous tire kickers and several offers made but only two prospective employers at this time with 85 new jobs.</p>	<p>As many as 250 jobs pending final location decisions by companies. Ample sewer, water and street capacity for next 10 years to handle most growth scenarios.</p>	<p>Promos:</p> <p>Hinders: Estimate with rural reserves surrounding Canby on three sides. We have a 25,000 to 30,000 maximum population to fill build out if we were able to expand UGB to include all undesignated lands surrounding Canby.</p>

Canby — Clackamas County—2/9/2017

		<p>years for around 200 units. McMartin Concept Plan (West side of S Ivy St) 56 acres likely to be 1/2 annexed and developed with 5 years with mix of high density and low density for up to 300 dwelling units.</p>				
<p>Highlights or summary from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and the stage in the expansion process)</p>	<p>USB expansion estimated to be 10 years out at current growth rate. We have around 496 acres of new residential growth areas that could be annexed within the UGB before we would be able to come close to justifying expanding our UGB into prime agricultural lands.</p>					

Canby — Clackamas County—2/9/2017

Other information (e.g. planning documents, email correspondence, housing development survey)	N/A
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Estacada — Clackamas County—11/1/2016

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>In general our population is growing. The schools have seen declining enrollment for the past 5-10 years, but the enrollment is starting to grow in the k-2 grade levels.</p>	<p>Housing is being built and sold rapidly. It is all SFR.</p>	<p>Heavenly Homes – 16 units - 2nd time extension will expire 5/23/17; Campanella Estates – 316 units – 4 phase Planned Unit Development over 5 – 10 yrs; Regan Hill Acres – 32 units – in final phase of construction – start building 11/2016; Darrow Road – 7 units – going to planning commission in December, city council in January 2017; Cascadia 4 – 181 units – just</p>	<p>None</p>	<p>A few employers moving into the new section of our industrial campus. A lot of it will be marijuana related industry and not high employment. One cabinet shop is almost complete (unsure on total employment needs)</p>	<p>Roads, water and wastewater have capacity to accommodate growth. Greatest concern would be a large water customer moving into the industrial campus.</p>	<p>Promos: Housing prices are still good. Plenty of SFR although it sells as fast as it is built.</p> <p>Hinders: Estacada doesn't have a good supply of rental units – we do have several apartment complexes, but there are always people looking for rental housing/nice but affordable apartments.</p>

Estacada — Clackamas County—11/1/2016

		<p>platted, start building 11/2016.</p> <p>Total of 552 SFR units in the pipeline.</p>				
<p>Highlights or summary from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and the stage in the expansion process)</p>	<p>No plans for UGB expansion</p>					
<p>Other information (e.g. planning documents, email correspondence, housing development survey)</p>	<p>According to PRC background research:</p> <ul style="list-style-type: none"> - Estacada appears to be the only city that is growing more quickly than what was projected. - In 2009, Estacada’s UGB was expanded by 130 acres to accommodate more industrial growth in the northwest corner of the city, along Highway 224. - With other Clackamas rural cities, Estacada has been working hard to position themselves to attract more economic and population growth moving into the future, undertaking such activities as creating urban renewal districts, downtown redevelopment plans and economic marketing strategies, and preparing industrial land to be ‘shovel-ready’ for development. 					

Estacada — Clackamas County—11/1/2016

- | | |
|--|--|
| | <ul style="list-style-type: none">- Estacada expanded its UGB in 2009 to accommodate more industrial growth and does not appear to have a land constraint at this time but it's difficult to know as we haven't located a Comp Plan or BLI |
|--|--|

Molalla — Clackamas County—11/4/2016 RESPONSE FROM RESIDENT SUSAN HANSEN, NO REPOSE FROM CITY

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>Molalla has a large population of people near or in poverty. It has a fast growing Hispanic population - school enrollment shows about 25% of the students are Hispanic.</p>	<p>Poor/old part of town: low development value to land value (tiny old houses on big and small lots and very old, run down single wide trailer parks as well as decaying multi-family housing). Infill has been spotty but has begun as some of these houses/trailers are very low development to land value. DLCD has noted that there is a huge amount of infill opportunity in Molalla due to run</p>	<p>None known but there are spotty development and lots developed. One big development appears stalled because the developer does not want to pay for ODOT mandated improvements to Highway 211/ Main Street and Molalla can't afford to provide the</p>		<p>None known. Bedroom community, no incentives for businesses to locate here and the 'old' downtown had lost a lot of their key businesses.</p> <p>Mixed use commercial/residential proposal that ultimately was rejected at LUBA because the city had failed to adopt</p>	<p>Molalla has ongoing and severe problems with aging and inadequate infrastructure. It has been successfully sued twice in the past decade for violations under the Clean Water Act. Molalla needs to improve roads in the old part of town, especially</p>	<p>Promos: Cheaper than Metro house prices, proximity to rural beauty and recreational opportunities in the Molalla River Corridor. Hispanic farm workers are attracted to Molalla by low prices and proximity to agricultural work.</p> <p>Hinders: Bedroom commuter community/cheaper houses than Metro. Molalla is a city with high poverty rates, high unemployment rates, low personal income and only 11% of adults with a BA or higher. Molalla in its UGB expansion would involve establishing a 20 year need that would be more</p>

Molalla — Clackamas County—11/4/2016 RESPONSE FROM RESIDENT SUSAN HANSEN, NO REPOSENSE FROM CITY

	<p>low value homes and the old downtown which could accommodate much new housing via taller mixed use residential/commercial redevelopment now allowed via the Downtown Master Plan.</p> <p>Newer development has mostly taken form of suburban growth.</p> <p>High foreclosure rates.</p> <p>Molalla permitted a large shopping center on the far west edge of the city, far from old downtown, with Safeway as an anchor.</p>	<p>necessary new city street access to proposed development.</p>		<p>the pending Downtown Master Plan the zoning in the proposal was based on. Molalla lacks job opportunities. As a result, working families experience long commutes.</p>	<p>storm drains. Molalla’s lack in SDC collections does not allow for the city to raise adequate funds for improved infrastructure.</p>	<p>than satisfied by the almost 500 acre exception lands.</p>
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Molalla — Clackamas County—11/4/2016 RESPONSE FROM RESIDENT SUSAN HANSEN, NO REPOSENSE FROM CITY

<p>Highlights or summary from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and the stage in the expansion process)</p>	<p>Molalla is considering a UGB expansion but to date is not formally engaged with DLCD or with documents assembled that would support it.</p>					

Molalla — Clackamas County—11/4/2016 RESPONSE FROM RESIDENT SUSAN HANSEN, NO REPOSENSE FROM CITY

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

According to PRC background research, Molalla:

- Has a year 2030 employment land deficit of 69 net acres within its UGB
- Has a rural enterprise zone that was designated in 2007 and will terminate in 2017. It also adopted an urban renewal plan in 2008.
- Has been making efforts to diversify its economic base since the decline of the timber industry with new manufacturing and commercial investments and creating an Enterprise Zone to encourage more economic development. Tourism is playing an increasing role in the city's economy as well
- Despite recent economic difficulties, remains an attractive location to reside, near recreational activities, and it has largely become a bedroom community to the Portland area
- According to a BLI completed in 2007 - 2008, the city only had 71 acres of buildable residential land remaining in the city's UGB – currently considering UGB expansion.

Molalla — Clackamas County—10/24/2016 RESPONSE FROM PATRICIA TORSON, NO RESPONSE FROM CITY

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>We have many seniors and assorted age groups. Many families are moving together. We have 2 Mexican housing provided.</p>	<p>We have a lack of senior housing and low income housing. Seniors are moving out of town.</p>	<p>Finishing Stonecreek apartments with over 300 units. High rent. Catholic services building with 18 lower-income apartments. Statton of Lake Oswego is building 138 houses on Hwy 211 in 2017.</p>	<p>None known</p>	<p>None known</p>	<p>Water and sewer, roads, schools, city government need many improvements. Road system can't sustain more traffic.</p>	<p>Promos:</p> <p>Hinders:</p>
<p>Highlights or summary from planning documents of influences on or anticipation of population and housing growth</p>	<p>We have only a safeway and Bi Mart for shopping. Downtown stores are empty, rent is too high and businesses are closing. We now have 2 pot stores, and 4 bars. We need to fill the space we have before we expand any further. Roads need major improvements.</p>					

Molalla — Clackamas County—10/24/2016 RESPONSE FROM PATRICIA TORSON, NO RESPONSE FROM CITY

<p>(including any plans for UGB expansion and the stage in the expansion process)</p>	
<p>Other information (e.g. planning documents, email correspondence, housing development survey)</p>	<p>According to PRC background research, Molalla:</p> <ul style="list-style-type: none"> - Has a year 2030 employment land deficit of 69 net acres within its UGB - Has a rural enterprise zone that was designated in 2007 and will terminate in 2017. It also adopted an urban renewal plan in 2008. - Has been making efforts to diversify its economic base since the decline of the timber industry with new manufacturing and commercial investments and creating an Enterprise Zone to encourage more economic development. Tourism is playing an increasing role in the city’s economy as well - Despite recent economic difficulties, remains an attractive location to reside, near recreational activities, and it has largely become a bedroom community to the Portland area <p>According to a BLI completed in 2007 - 2008, the city only had 71 acres of buildable residential land remaining in the city’s UGB – currently considering UGB expansion.</p>

Sandy — Clackamas County—10/17/2016

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>We seem to be getting a lot of young families moving in.</p>	<p>We are seeing a mix of housing: starter (row homes), move up housing, and apartments.</p>	<p>Most units in the pipeline are expected to be built out in the next 1 to 3 years. No. of units expected: 63 SFR, 105 Rowhomes and 16 duplexes.</p>	<p>Nothing planned at this time</p>	<p>Goodwill Inc. is expanding in the city. Otherwise, nothing notable.</p>	<p>Plenty of water capacity. Sewer treatment plant has some capacity limitations but Public Works is starting to work on upgrades.</p>	<p>Promos:</p> <p>Hinders:</p>
<p>Highlights or summary from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and</p>	<p>We anticipate the UGB expansion project to be completed early next year. The study will be released for public review later in October, 2016.</p> <p>We are in the process of expanding the UGB.</p>					

Sandy — Clackamas County—10/17/2016

<p>the stage in the expansion process)</p>	
<p>Other information (e.g. planning documents, email correspondence, housing development survey)</p>	<p>According to PRC background research:</p> <ul style="list-style-type: none">- the projection is that Sandy will grow much faster at a rate of 2.8% between 2012 and 2032- there is expected to be a deficit in the existing UGB of properties zoned for low and medium density residential development, and commercial properties – which is why they are currently going through UGB expansion process

Appendix B: Specific Assumptions

Barlow

The 5-year average annual housing unit growth rate is assumed to slightly decline throughout the forecast period. The occupancy rate is assumed to be steady at 97.7 percent throughout the 50 year horizon. PPH is assumed to be stable at 3.04 over the forecast period. There is no group quarters population in Barlow.

Canby

Total fertility rates are assumed to follow a historical trend (observed from the 2000 to 2010 period) and gradually decline over the forecast period. Survival rates are assumed to be the same as those forecast for the county as a whole; these rates are expected to gradually increase over the 50-year period. Age specific net migration rates are assumed to follow historical county patterns.

Estacada

The 5-year average annual housing unit growth rate is assumed to decline throughout the forecast period. The occupancy rate is assumed to increase by 2 percent in the near-term from 92 percent to 94 percent and remain steady thereafter. PPH is assumed to increase from 2.59 to 2.69 in the near term and stabilize thereafter. Group quarters population is assumed to remain at 59.

Molalla

Total fertility rates are assumed to increase in the near-term, then follow a historical trend (observed from the 2000 to 2010 period) and gradually decline thereafter. Survival rates are assumed to be the same as those forecast for the county as a whole; these rates are expected to gradually increase over the 50-year period. Age specific net migration rates are assumed to deviate from historical county patterns, with the sub-area experiencing higher net in-migration rates for 25-34 year olds and retirees.

Sandy

Total fertility rates are assumed to increase in the near-term, then follow a historical trend (observed from the 2000 to 2010 period) and gradually decline thereafter. Survival rates are assumed to be the same as those forecast for the county as a whole; these rates are expected to gradually increase over the 50-year period. Age specific net migration rates are assumed to follow historical county patterns, but at slightly higher rates for multiple age groups over the forecast period.

Outside UGBS

The 5-year average annual housing unit growth rate is assumed to slightly decline throughout the forecast period. The occupancy rate is assumed to be steady at 94.2 percent throughout the 50 year

horizon. PPH is assumed to be stable at 2.52 over the forecast period. Group quarters population is assumed to remain at 2227.

Appendix C: Detailed Population Forecast Results

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

Population Forecasts by Age Group / Year	2017	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2067
00-04	22,617	24,125	25,624	26,442	27,110	28,104	29,530	31,168	32,562	33,513	34,219	34,541
05-09	24,666	25,525	28,473	30,140	31,015	31,772	32,880	34,462	36,264	37,804	38,842	39,157
10-14	26,799	27,325	28,980	32,213	34,001	34,957	35,747	36,896	38,550	40,476	42,120	42,567
15-19	25,779	25,797	26,696	28,343	31,563	33,453	34,501	35,177	36,181	37,710	39,517	40,139
20-24	21,321	21,736	22,061	22,723	24,035	26,737	28,275	29,061	29,511	30,267	31,474	32,058
25-29	23,085	23,429	24,135	24,414	25,068	26,497	29,428	31,040	31,806	32,229	32,999	33,512
30-34	24,775	26,721	27,674	28,416	28,670	29,413	31,041	34,391	36,171	36,990	37,422	37,769
35-39	26,423	27,978	31,529	32,549	33,336	33,612	34,425	36,244	40,043	42,032	42,915	43,107
40-44	27,747	29,013	31,697	35,605	36,659	37,522	37,775	38,595	40,519	44,677	46,824	47,207
45-49	28,678	29,212	31,535	34,343	38,476	39,596	40,471	40,649	41,414	43,395	47,779	48,679
50-54	28,838	28,177	29,411	31,643	34,369	38,489	39,552	40,329	40,388	41,068	42,971	44,653
55-59	29,462	28,966	27,666	28,788	30,896	33,555	37,532	38,485	39,135	39,127	39,737	40,464
60-64	28,165	29,188	28,425	27,044	28,050	30,076	32,601	36,358	37,153	37,687	37,605	37,827
65-69	23,826	26,591	28,574	27,741	26,333	27,310	29,251	31,649	35,205	35,917	36,395	36,365
70-74	18,030	20,804	25,071	26,886	26,063	24,762	25,678	27,470	29,680	32,992	33,654	33,847
75-79	12,348	15,374	18,722	22,524	24,139	23,422	22,266	23,077	24,657	26,662	29,645	29,900
80-84	7,949	9,171	12,717	15,236	18,349	19,734	19,000	18,093	18,770	20,086	21,798	22,773
85+	9,177	9,727	11,666	14,959	18,611	22,931	26,619	28,588	29,369	30,432	32,101	33,029
Total	409,688	428,860	460,657	490,011	516,744	541,943	566,573	591,732	617,377	643,064	668,018	677,596

Population Forecasts prepared by: Population Research Center, Portland State University, June 30, 2017.

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

Area / Year	2017	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2067
Clackamas County	409,688	428,860	460,657	490,011	516,744	541,943	566,573	591,732	617,377	643,064	668,018	677,596
Barlow UGB	140	142	144	146	148	151	153	155	156	158	160	161
Canby UGB	17,976	18,933	20,607	22,318	24,045	25,748	27,431	29,121	30,846	32,617	34,413	35,118
Estacada UGB	4,102	4,482	5,105	5,502	5,731	5,930	6,129	6,328	6,497	6,635	6,738	6,766
Molalla UGB	9,939	10,652	11,948	13,314	14,705	16,118	17,549	18,963	20,369	21,764	23,139	23,678
Sandy UGB	11,346	12,485	14,521	16,588	18,700	20,911	23,238	25,697	28,237	30,873	33,585	34,695
Outside UGB Area	83,444	84,753	86,429	87,681	88,484	88,960	89,296	89,765	90,415	91,126	91,754	91,906

Population Forecasts prepared by: Population Research Center, Portland State University, June 30, 2017.