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

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Coordinated Population Forecast



2017

Through

2067

Marion County

Urban Growth
Boundaries (UGB)
& Area Outside UGBs



Population Research Center
PORTLAND STATE UNIVERSITY

Photo Credit: Daffodils and cherry blossoms in front of the Oregon State Capitol in Salem (Photo No. marDA0019a). Gary Halvorson, Oregon State Archives <http://arcweb.sos.state.or.us/pages/records/local/county/scenic/marion/154.html>

**Coordinated Population Forecast for Marion 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**

June 30, 2017

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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 (2017-2067).

Table of Contents

Executive Summary.....	6
Historical Trends	8
Population.....	8
Age Structure of the Population	9
Race and Ethnicity.....	10
Births	11
Deaths	13
Migration	14
Historical Trends in Components of Population Change	15
Housing and Households	16
Assumptions for Future Population Change	19
Assumptions for the County and Larger Sub-Areas.....	19
Assumptions for Smaller Sub-Areas.....	20
Forecast Trends.....	21
Forecast Trends in Components of Population Change	24
Glossary of Key Terms.....	27
Appendix A: Surveys and Supporting Information	28
Appendix B: Specific Assumptions	73
Appendix C: Detailed Population Forecast Results.....	77

Table of Figures

Figure 1. Marion County and Sub-Areas—Historical and Forecast Populations, and Average Annual Growth Rates (AAGR).....	7
Figure 2. Marion County—Total Population by Five-year Intervals (1975-2015).....	8
Figure 3. Marion County and Sub-areas—Total Population and Average Annual Growth Rate (AAGR) (2000 and 2010)	9
Figure 4. Marion County—Age Structure of the Population (2000 and 2010)	10
Figure 5. Marion County—Hispanic or Latino and Race (2000 and 2010).....	11
Figure 6. Marion County and Oregon—Total Fertility Rates (2000 and 2010)	11
Figure 7. Marion County—Age Specific Fertility Rate (2000 and 2010)	12
Figure 8. Oregon—Age Specific Fertility Rate (2000 and 2010)	12
Figure 9. Marion County and Sub-Areas—Total Births (2000 and 2010)	13
Figure 10. Marion County and Sub-Areas—Total Deaths (2000 and 2010).....	14
Figure 11. Marion County and Oregon—Age Specific Migration Rates (2000-2010).....	15
Figure 12. Marion County—Components of Population Change (2000-2015).....	16
Figure 13. Marion County and Sub-Areas—Total Housing Units (2000 and 2010)	17
Figure 14. Marion County and Sub-Areas—Persons per Household (PPH) and Occupancy Rate	18
Figure 15. Marion County—Total Forecast Population by Five-year Intervals (2017-2067)	21
Figure 16. Marion County and Larger Sub-Areas—Forecast Population and AAGR.....	22
Figure 17. Marion County and Larger Sub-Areas—Share of Countywide Population Growth.....	23
Figure 18. Marion County and Smaller Sub-Areas—Forecast Population and AAGR.....	23
Figure 19. Marion County and Smaller Sub-Areas—Share of Countywide Population Growth	24
Figure 20. Marion County—Age Structure of the Population (2017, 2035, and 2067)	25
Figure 21. Marion County—Components of Population Change, 2015-2065	26
Figure 22. Marion County—Population by Five-Year Age Group	77
Figure 23. Marion County's Sub-Areas—Total Population	77

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.

Marion County's total population has grown steadily since 2000, with an average annual growth rate of one percent between 2000 and 2010 (Figure 1). However, some of its sub-areas experienced more rapid population growth while others experienced opposite trends during the 2000s. Donald and Turner posted the highest average annual growth rates at 4.9 and 4.4 percent, respectively, during the 2000 to 2010 period. Concurrently, the Marion portions of Idanha and Lyons both experienced negative average annual growth rates at -6.3 and -6.2 percent, respectively.

Marion County's positive population growth in the 2000s was largely the 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. While natural increase outweighed net in-migration for the majority of the 2000s, net in-migration largely increased in 2014 and 2015 and, in the latter year, outpaced natural increase (Figure 12).

Forecast

Total population in Marion County as a whole and in its sub-areas will likely grow at a slightly 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 a diminishing natural increase (more births than deaths). As natural increase lessens occurs, population growth will become increasingly reliant on net in-migration.

Even so, Marion County's total population is forecast to increase by more than 67,000 over the next 18 years (2017-2035) and by more than 175,000 over the entire 50 year forecast period (2017-2067). Sub-areas that showed stronger population growth in the 2000s are generally expected to experience slower rates of population growth during the forecast period, while sub-areas that experienced negative growth rates are expected to experience very slight positive growth rates with the exception of Lyons.

Figure 1. Marion 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>Marion County</i>	284,834	315,335	1.0%	337,773	405,352	513,142	1.0%	0.7%
Aumsville UGB	3,083	3,643	1.7%	4,209	6,141	7,658	2.1%	0.7%
Aurora UGB	724	981	3.1%	1,028	1,321	1,622	1.4%	0.6%
Detroit UGB	262	202	-2.6%	216	227	237	0.3%	0.1%
Donald UGB	608	979	4.9%	994	1,555	2,150	2.5%	1.0%
Gates UGB (Marion)	429	432	0.1%	435	462	489	0.3%	0.2%
Gervais UGB	2,058	2,483	1.9%	2,657	3,346	3,850	1.3%	0.4%
Hubbard UGB	2,502	3,277	2.7%	3,375	4,074	5,195	1.1%	0.8%
Idanha UGB (Marion)	147	77	-6.3%	80	85	96	0.3%	0.4%
Jefferson UGB	2,547	3,174	2.2%	3,318	4,071	5,237	1.1%	0.8%
Lyons UGB (Marion)	100	53	-6.2%	53	53	53	0.0%	0.0%
Mill City UGB (Marion)	315	328	0.4%	309	333	371	0.4%	0.3%
Mount Angel UGB	3,204	3,450	0.7%	3,551	3,847	4,403	0.4%	0.4%
Salem/Keizer UGB (Marion)	183,579	203,995	1.1%	218,689	266,626	353,218	1.1%	0.9%
Scotts Mills UGB	321	361	1.2%	384	465	554	1.1%	0.5%
Silverton UGB	7,987	9,606	1.9%	10,214	13,076	16,889	1.4%	0.8%
St. Paul UGB	354	399	1.2%	401	441	517	0.5%	0.5%
Stayton UGB	6,996	7,892	1.2%	8,138	9,432	11,841	0.8%	0.7%
Sublimity UGB	2,142	2,681	2.3%	2,857	3,316	3,876	0.8%	0.5%
Turner UGB	1,201	1,854	4.4%	2,066	3,439	4,605	2.9%	0.9%
Woodburn UGB	20,934	24,871	1.7%	26,211	34,187	46,262	1.5%	0.9%
Outside UGBs	45,341	44,597	-0.2%	48,587	48,857	44,020	0.0%	-0.3%

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

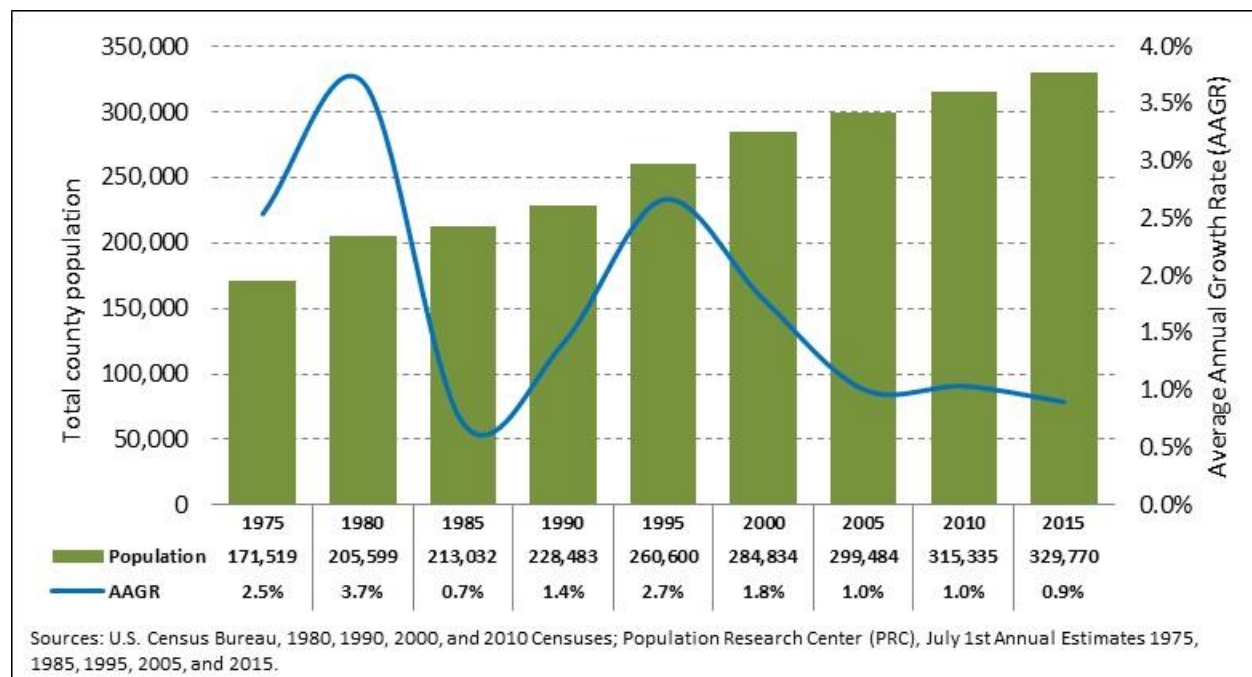
Historical Trends

Different growth patterns occur in different parts of Marion County. Each of Marion 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, housing occupancy](#), 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

Marion County's total population grew from roughly 171,500 in 1975 to about 329,800 in 2015 (Figure 2). During this 40-year period, the county experienced 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 drastically slower population growth rates. During the early 1990s the county's population growth rates again increased, but challenging economic conditions late in the decade yielded declines in that rate. Still, Marion County experienced positive population growth between 2000 and 2015—averaging at about one percent per year.

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



During the 2000s Marion County's average annual population growth rate stood at one percent (Figure 3). At the same time Donald and Turner recorded average annual growth rates of 4.9 and 4.4 percent, respectively. All other sub-areas that experienced positive growth rates, except for Mount Angel and the Marion portions of Gates and Mill City, grew at faster rates than the county as a whole. Detroit, the

Marion portions of Idanha and Lyons, and the area outside UGBs recorded population declines between 2000 and 2010.

Figure 3. Marion 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>Marion County</i>	<i>284,834</i>	<i>315,335</i>	<i>1.0%</i>	<i>100.0%</i>	<i>100.0%</i>
Aumsville UGB	3,083	3,643	1.7%	1.1%	1.2%
Aurora UGB	724	981	3.1%	0.3%	0.3%
Detroit UGB	262	202	-2.6%	0.1%	0.1%
Donald UGB	608	979	4.9%	0.2%	0.3%
Gates UGB (Marion)	429	432	0.1%	0.2%	0.1%
Gervais UGB	2,058	2,483	1.9%	0.7%	0.8%
Hubbard UGB	2,502	3,277	2.7%	0.9%	1.0%
Idanha UGB (Marion)	147	77	-6.3%	0.1%	0.0%
Jefferson UGB	2,547	3,174	2.2%	0.9%	1.0%
Lyons UGB (Marion)	100	53	-6.2%	0.0%	0.0%
Mill City UGB (Marion)	315	328	0.4%	0.1%	0.1%
Mount Angel UGB	3,204	3,450	0.7%	1.1%	1.1%
Salem/Keizer UGB (Marion)	183,579	203,995	1.1%	64.5%	64.7%
Scotts Mills UGB	321	361	1.2%	0.1%	0.1%
Silverton UGB	7,987	9,606	1.9%	2.8%	3.0%
St. Paul UGB	354	399	1.2%	0.1%	0.1%
Stayton UGB	6,996	7,892	1.2%	2.5%	2.5%
Sublimity UGB	2,142	2,681	2.3%	0.8%	0.9%
Turner UGB	1,201	1,854	4.4%	0.4%	0.6%
Woodburn UGB	20,934	24,871	1.7%	7.3%	7.9%
Outside UGBs	45,341	44,597	-0.2%	15.9%	14.1%

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

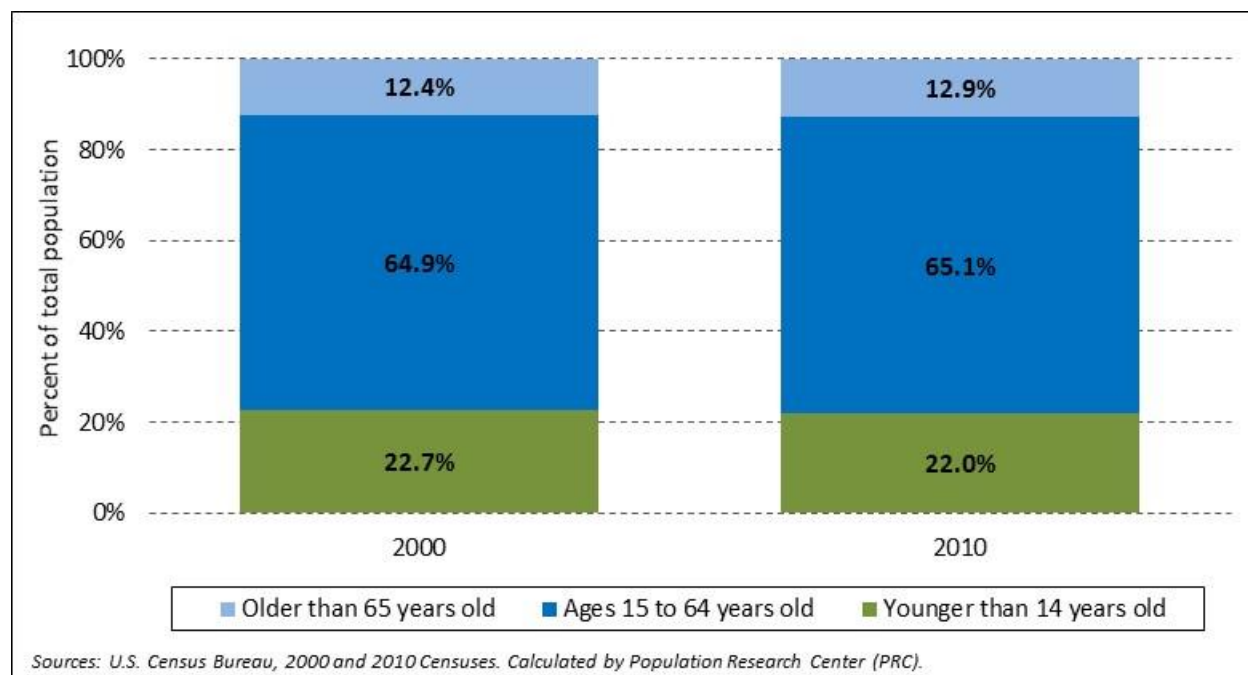
Age Structure of the Population

Marion County's population is aging, but at a much slower pace compared to 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. Indeed, between 2000 and 2010, births decreased while the proportion of the county population 65 and older increased in Marion County (**Figure 4**). The median age increased from 33.7 in 2000 to 35.1 in 2010 and to 36.2 in 2015, an

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.

increase that is smaller than observed statewide but larger than several other counties in the region during the same time frame.²

Figure 4. Marion 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 the total population. A growing minority population affects both the number of births and average household size. The Hispanic population within Marion County increased substantially from 2000 to 2010 (**Figure 5**), while 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.

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

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

Hispanic or Latino and Race	2000		2010		Absolute Change	Relative Change
<i>Total population</i>	284,834	100.0%	315,335	100.0%	30,501	10.7%
Hispanic or Latino	48,714	17.1%	76,594	24.3%	27,880	57.2%
Not Hispanic or Latino	236,120	82.9%	238,741	75.7%	2,621	1.1%
White alone	217,880	76.5%	216,758	68.7%	-1,122	-0.5%
Black or African American alone	2,274	0.8%	2,906	0.9%	632	27.8%
American Indian and Alaska Native alone	3,326	1.2%	3,290	1.0%	-36	-1.1%
Asian alone	4,905	1.7%	5,790	1.8%	885	18.0%
Native Hawaiian and Other Pacific Islander alone	967	0.3%	2,254	0.7%	1,287	133.1%
Some Other Race alone	337	0.1%	411	0.1%	74	22.0%
Two or More Races	6,431	2.3%	7,332	2.3%	901	14.0%

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

Births

Although higher, historical fertility rates for Marion County mirror the decreasing trend of fertility rates in Oregon as a whole (**Figure 6**). At the same time, fertility for women over 30 years of age increased in both Marion County and Oregon (**Figure 7** and **Figure 8**). As **Figure 7** demonstrates, fertility rates for younger women in Marion County are lower in 2010 compared to earlier decades largely because women are having children at older ages. While age specific fertility largely mirrors statewide patterns, the county's total fertility rates remain well above *replacement fertility*, while for Oregon as a whole total fertility continues to fall.

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

	2000	2010
Marion County	2.37	2.22
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. Marion County—Age Specific Fertility Rate (2000 and 2010)

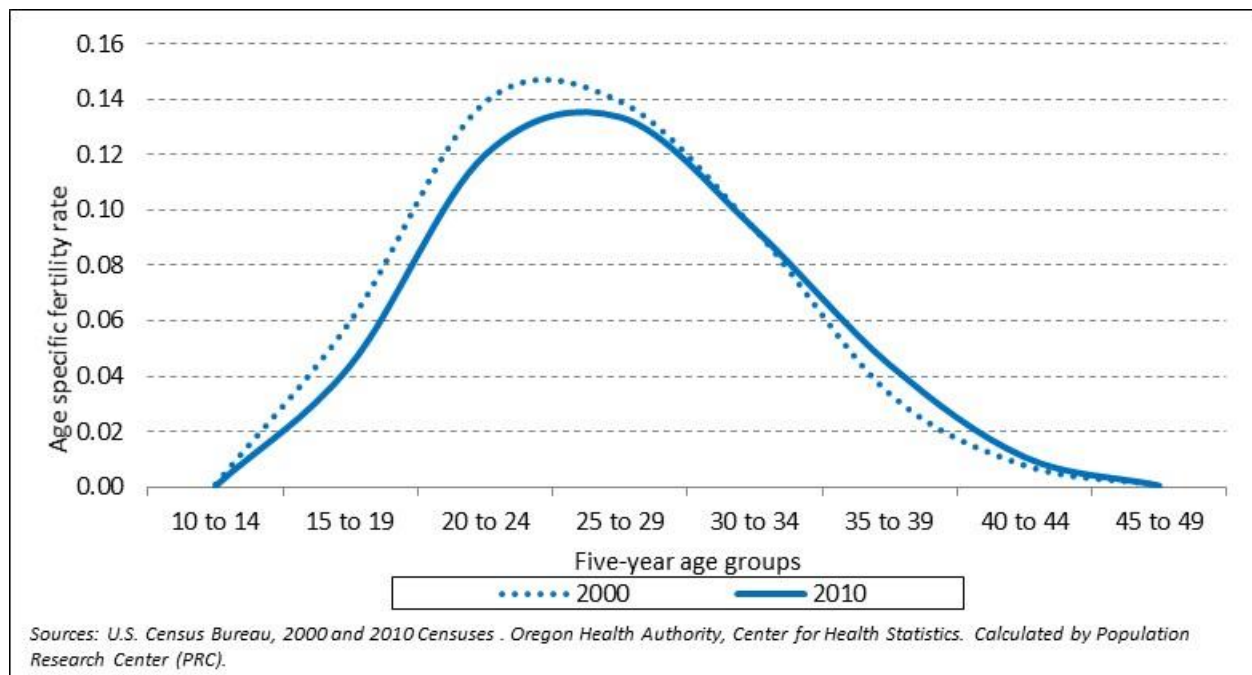


Figure 8. Oregon—Age Specific Fertility Rate (2000 and 2010)

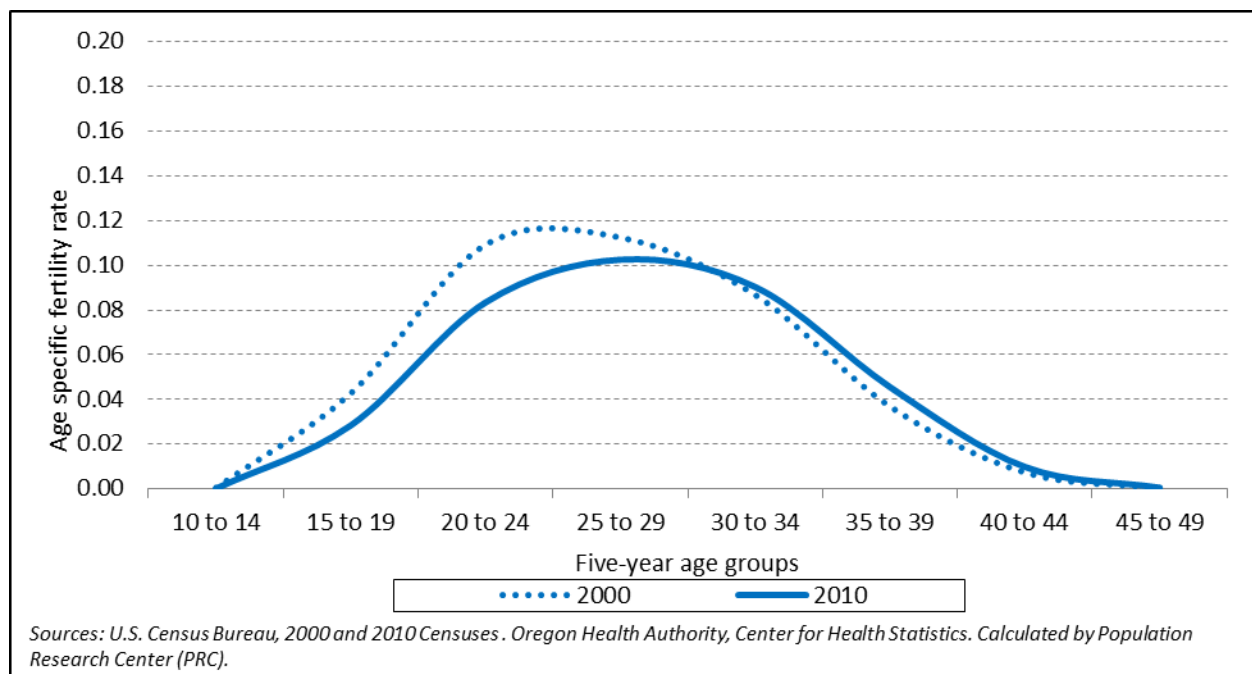


Figure 9 shows the number of births by the area in which the mother resides. Note that the number of births fluctuates from year to year. For example, a sub-area with an increase in births between two years may show a decrease during a different time period. Three of Marion County's most populous sub-

areas saw more births in 2010 than 2000, while the county as a whole, Stayton, all smaller UGBs, and the area outside UGBs recorded fewer births (**Figure 9**).

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

	2000	2010	Absolute Change	Relative Change	Share of County 2000	Share of County 2010
<i>Marion County</i>	4,659	4,626	-33	-0.7%	100.0%	100.0%
Salem/Keizer (Marion)	3,004	3,138	134	4.5%	64.5%	67.8%
Silverton	126	130	4	3.2%	2.7%	2.8%
Stayton	117	102	-15	-12.8%	2.5%	2.2%
Woodburn	432	464	32	7.4%	9.3%	10.0%
Outside UGBs	454	419	-35	-7.7%	9.7%	9.1%
Smaller UGBs	526	373	-153	-29.1%	11.3%	8.1%

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 Marion County's population is aging, life expectancy increased in the 2000s.³ For Marion County in 2000, life expectancy for males was 75 years and for females was 80 years. By 2010, life expectancy had slightly increased for both males and females to 77 and 81 years, respectively. For both Marion 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 (**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. Marion County and Sub-Areas—Total Deaths (2000 and 2010)

	2000	2010	Absolute Change	Relative Change	Share of County 2000	Share of County 2010
Marion County	2,440	2,533	93	3.8%	100.0%	100.0%
Salem/Keizer (Marion)	1,459	1,560	101	6.9%	59.8%	61.6%
Silverton	NA	76	-	-	-	3.0%
Stayton	NA	49	-	-	-	1.9%
Woodburn	222	186	-36	-16.2%	9.1%	7.3%
Outside UGBs	691	332	-359	-52.0%	28.3%	13.1%
Smaller UGBs	68	330	262	385.3%	2.8%	13.0%

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.

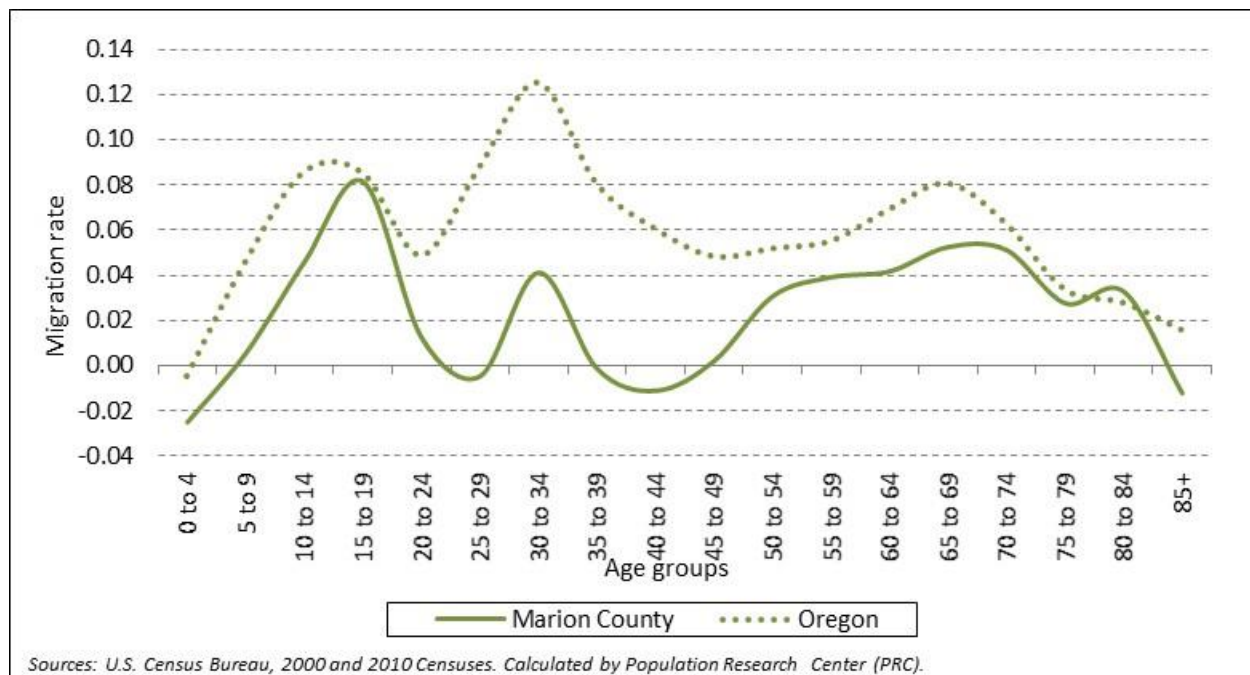
Note 2: All other areas includes all smaller UGBs (those with populations less than 7,000) and the area outside UGBs. Detailed, point level death data were unavailable for 2000, thus PRC was unable to assign deaths to some UGBs.

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

From 2000 to 2010, younger individuals (ages with the highest mobility levels) and elderly migrants moved into the county in search of employment, educational opportunities, housing, and, for the latter group, retirement. At the same time however, young children, post-graduates, and adults in their 40s moved out.

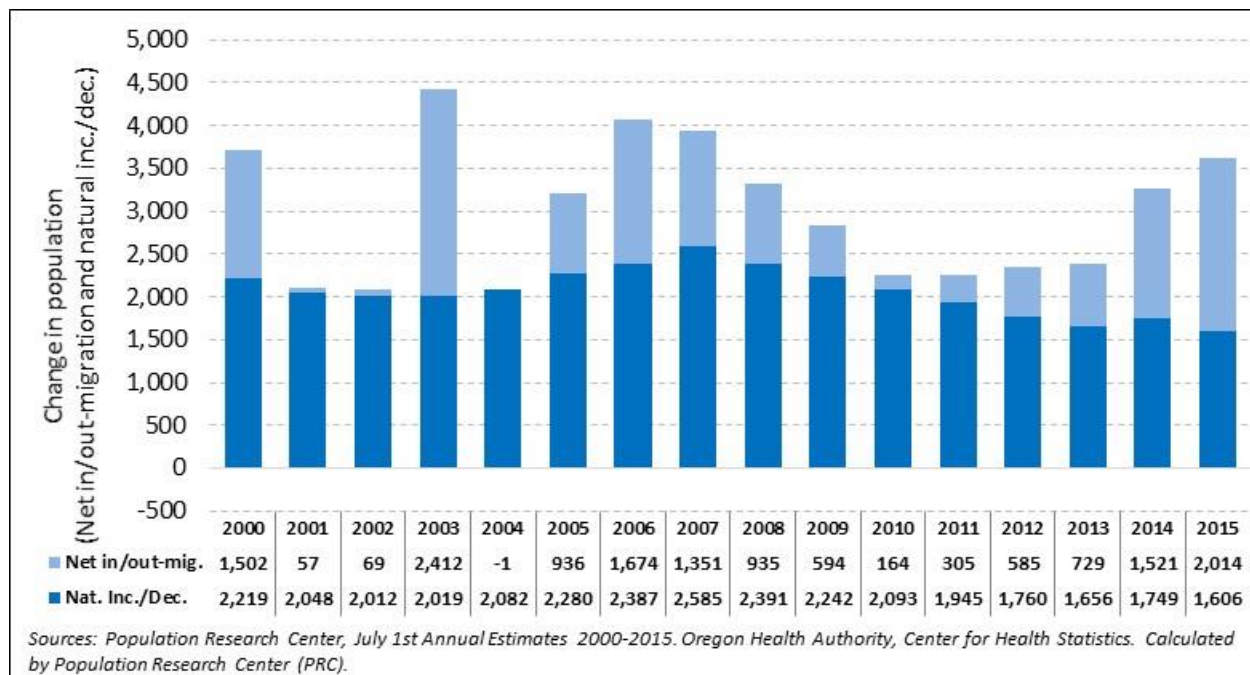
Figure 11. Marion County and Oregon—Age Specific Migration Rates (2000-2010)



Historical Trends in Components of Population Change

In summary, Marion County's positive population growth in the 2000s was the result of steady natural increase and years 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. While net in-migration fluctuated dramatically during the early years of the last decade and slowed in the years following the recession, the number of in-migrants has increased during recent years, contributing to population increase. Even so, historical trends show that natural increase accounted for most of the population growth.

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



Housing and Households

The total number of housing units in Marion County increased rapidly during the middle years of this last decade (2000 to 2010), but this growth slowed with the onset of Great Recession in 2008. Over the entire 2000 to 2010 period, the total number of housing units increased by about twelve percent countywide; this was more than 12,000 new housing units (**Figure 13**). The Marion portion of the Salem-Keizer UGB captured the largest share of growth in total housing units, with Woodburn, areas outside the UGB, Silverton, and Sublimity also seeing large shares of the countywide housing growth. In terms of relative housing growth, Sublimity grew the most during the 2000s; its total housing stock increased by 61 percent (432 housing units) by 2010.

The rates of increase in the number of total housing units in the county, UGBs, and area outside UGBs are similar to the growth rates of their corresponding populations. Housing growth rates may differ slightly 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 the Marion County are relatively similar.

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

	2000	2010	AAGR (2000-2010)	Share of County 2000	Share of County 2010
<i>Marion County</i>	<i>108,174</i>	<i>120,948</i>	<i>1.1%</i>	<i>100.0%</i>	<i>100.0%</i>
Aumsville	1,059	1,263	1.8%	1.0%	1.0%
Aurora	287	373	2.7%	0.3%	0.3%
Detroit	383	368	-0.4%	0.4%	0.3%
Donald	236	372	4.7%	0.2%	0.3%
Gates (Marion)	237	227	-0.4%	0.2%	0.2%
Gervais	496	631	2.4%	0.5%	0.5%
Hubbard	809	1,040	2.5%	0.7%	0.9%
Idanha (Marion)	66	47	-3.3%	0.1%	0.0%
Jefferson	909	1,149	2.4%	0.8%	0.9%
Lyons (Marion)	49	26	-6.1%	0.0%	0.0%
Mill City (Marion)	135	144	0.6%	0.1%	0.1%
Mount Angel	1,149	1,334	1.5%	1.1%	1.1%
Salem/Keizer (Marion)	71,863	79,281	1.0%	66.4%	65.5%
Scotts Mills	110	139	2.4%	0.1%	0.1%
Silverton	3,075	3,824	2.2%	2.8%	3.2%
St. Paul	128	142	1.0%	0.1%	0.1%
Stayton	2,722	3,151	1.5%	2.5%	2.6%
Sublimity	710	1,142	4.9%	0.7%	0.9%
Turner	522	768	3.9%	0.5%	0.6%
Woodburn	7,102	8,529	1.8%	6.6%	7.1%
Outside UGBs	16,127	16,998	0.5%	14.9%	14.1%

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

Note: 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 UGBs where fewer housing units allow for larger changes (in relative terms) in occupancy rates. From 2000 to 2010, the occupancy rate in Marion 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). Multiple sub-areas experienced similar declines in occupancy rates, with the Marion portion of Idanha (-10.4 percent) as well as Detroit (-5 percent) experiencing more extreme declines in the occupancy rate. Conversely, three UGBs, the Marion portions of Mill City and Gates in addition to Donald, recorded increases in occupancy rates of more than five percentage points.

Average household size, or PPH, in Marion County was 2.7 in 2010, the same as in 2000 (Figure 14). Marion 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 across the UGBs, ranging from 2.1 (Marion portion of Gates) to 4.3 (Gervais).

Figure 14. Marion 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>Marion County</i>	2.7	2.7	0.0	94.0%	93.4%	-0.6%
Aumsville	3.1	3.0	-0.1	93.9%	95.6%	1.8%
Aurora	2.7	2.7	0.1	95.1%	96.2%	1.1%
Detroit	2.2	2.1	-0.1	31.1%	26.1%	-5.0%
Donald	3.0	2.8	-0.2	85.6%	93.3%	7.7%
Gates (Marion)	2.3	2.1	-0.2	79.3%	89.9%	10.5%
Gervais	4.3	4.3	-0.1	94.6%	92.2%	-2.3%
Hubbard	3.3	3.3	0.0	94.2%	95.5%	1.3%
Idanha (Marion)	2.6	2.2	-0.4	84.8%	74.5%	-10.4%
Jefferson	3.0	2.9	-0.1	92.4%	94.6%	2.2%
Lyons (Marion)	2.4	2.4	0.0	83.7%	84.6%	0.9%
Mill City (Marion)	2.9	2.7	-0.3	80.0%	85.4%	5.4%
Mount Angel	2.8	2.6	-0.2	94.3%	94.0%	-0.3%
Salem/Keizer (Marion)	2.6	2.6	0.0	94.4%	93.8%	-0.6%
Scotts Mills	2.9	2.7	-0.2	99.1%	95.0%	-4.1%
Silverton	2.7	2.7	-0.1	94.6%	93.8%	-0.7%
St. Paul	2.9	2.9	0.0	96.1%	98.6%	2.5%
Stayton	2.7	2.6	-0.1	95.0%	94.4%	-0.5%
Sublimity	2.7	2.3	-0.3	96.5%	93.1%	-3.4%
Turner	2.4	2.6	0.2	94.1%	92.4%	-1.6%
Woodburn	3.1	3.2	0.1	92.0%	91.1%	-0.8%
Outside UGBs	2.9	2.8	-0.1	94.3%	93.4%	-0.9%

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

Note: 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 Marion 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 Marion County and its larger sub-areas. Marion County sub-areas falling into this category include: the Marion portion of the Salem-Keizer UGB, Silverton, Stayton, and Woodburn.

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. Marion County sub-areas falling into this category include: Aumsville, Aurora, Detroit, Donald, Gervais, Hubbard, Jefferson, Mount Angel, Scotts Mills, St. Paul, Sublimity, Turner, and the Marion portions of Gates, Idanha, and Mill City.

Assumptions for the County and Larger Sub-Areas

During the forecast period the population of Marion County is expected to age more quickly during the first half of the forecast period and then remain relatively stable over the forecast horizon. Fertility rates are expected to slightly decline throughout the forecast period. Total fertility in Marion County is forecast to decrease from 2.09 children per woman in the 2010-15 period to 2.04 children per woman by 2065. Similar patterns of declining total fertility are expected within the county's larger sub-areas.

Changes in mortality rates and life expectancy are more stable compared to fertility and migration. Marion County and its 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 86 in 2060. However, in spite of increasing life expectancy and the corresponding increase in survival rates, Marion 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

⁴ 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.

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 Marion County. A net in-migration of middle-aged individuals and retirees will persist throughout the forecast period. Countywide average annual net in-migration is expected to increase from 1,100 net in-migrants in 2015 to 2,529 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 2,499 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 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 Marion 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 specified by local officials). Finally, for county sub-areas where population growth has been flat or declining, 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 Marion 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 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 through the forecast period.

Marion County’s total population is forecast to grow by 175,369 persons (52 percent) from 2017 to 2067, which translates into a total countywide population of 513,142 in 2067 (**Figure 15**). The population is forecast to grow at the highest rate—just above one percent per year—in the near-term (2017-2025). This anticipated population growth in the near-term is based on three core assumptions: (1) Marion County’s economy will continue to strengthen in the next 10 years; and (2) middle-aged persons bringing their families or having more children, and (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. Over 14,000 more births than deaths are forecast for the 2017 to 2025 period. At the same time more than 22,000 in-migrants are also forecast, combining with natural increase for continued population growth.

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



Marion County’s four largest UGBs — the Marion portion of Salem-Keizer, Woodburn, Silverton, and Stayton—are forecast to experience a combined population growth of more than 60,000 from 2017 to 2035 and roughly 105,000 from 2035 to 2067 (Figure 16). The Marion portion of the Salem-Keizer UGB is

expected to increase by roughly 48,000 persons from 2017 to 2035 (1.1% AAGR), growing from a total population of 218,689 in 2017 to 266,626 in 2035. The Woodburn UGB is forecast to increase at a faster rate (1.5% AAGR), growing from 26,211 persons in 2017 to a population of 34,187 in 2035. The Silverton UGB is forecast to grow at a slightly slower rate than Woodburn (1.4% AAGR), but still faster than Salem-Keizer, growing from 10,214 in 2017 to 13,076 in 2035. Stayton is expected to experience more modest population growth (0.8% AAGR) over the next 18 years. Growth is expected to occur more slowly for the Marion portion of Salem-Keizer, Woodburn, Silverton, and Stayton during the second part of the forecast period. The Marion portion of the Salem-Keizer UGB and Woodburn UGB are expected to grow as a share of the total county population, while the population share for Silverton and Stayton are expected to remain stable.

Population outside UGBs is expected to grow by 270 people from 2017 to 2035 but is expected to decline thereafter, losing roughly 4,800 people from 2035 to 2067. The population of the area outside UGBs is forecast to decline as a share of total countywide population as well, composing 14 percent of the countywide population in 2017 but 9 percent in 2067.

Figure 16. Marion 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
Marion County	337,773	405,352	513,142	1.0%	0.7%	100.0%	100.0%	100.0%
Salem/Keizer UGB (Marion)	218,689	266,626	353,218	1.1%	0.9%	64.7%	65.8%	68.8%
Silverton UGB	10,214	13,076	16,889	1.4%	0.8%	3.0%	3.2%	3.3%
Stayton UGB	8,138	9,432	11,841	0.8%	0.7%	2.4%	2.3%	2.3%
Woodburn UGB	26,211	34,187	46,262	1.5%	0.9%	7.8%	8.4%	9.0%
Smaller UGBs	25,934	33,175	40,912	1.4%	0.7%	7.7%	8.2%	8.0%
Outside UGBs	48,587	48,857	44,020	0.0%	-0.3%	14.4%	12.1%	8.6%

Source: Forecast by Population Research Center (PRC)

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

The Marion portion of the Salem-Keizer UGB, Marion County's largest, and Woodburn are expected to capture the largest share of total countywide population growth during the initial 18 years of the forecast period from 2017 to 2035 (Figure 17). However, the former is expected to capture a larger share of countywide population growth during the final 32 years of the forecast period from 2035 to 2067, while the latter's share is expected to decline slightly. Silverton is expected to capture a smaller share of the county's growth in the second half of the forecast period while Stayton's share is expected to increase slightly over the forecast period.

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

	2017-2035	2035-2067
<i>Marion County</i>	100.0%	100.0%
Salem/Keizer UGB (Marion)	70.9%	74.8%
Silverton UGB	4.2%	3.7%
Stayton UGB	1.9%	2.1%
Woodburn UGB	11.8%	11.1%
Smaller UGBs	10.7%	8.3%
Outside UGBs	0.4%	0.0%

Source: Forecast by Population Research Center (PRC)

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

The smaller UGBs are expected to grow by a combined number of 7,241 persons from 2017 to 2035, with a combined average annual growth rate of 1.4 percent (Figure 16). This growth rate is due to stable growth expected in many of the smaller UGBs (Figure 18). Average annual growth rates for Aumsville, Aurora, Donald, Gervais, Hubbard, Jefferson, Scotts Mills, and Turner are expected to be over one percent for the first half of the forecast period. Similar to the larger UGBs and the county as a whole, population growth rates are forecast to decline during the second half of the forecast period (2035 to 2067). The smaller UGBs are expected to collectively add 7,737 people from 2035 to 2067.

Figure 18. Marion 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>Marion County</i>	337,773	405,352	513,142	1.0%	0.7%	100.0%	100.0%	100.0%
Aumsville UGB	4,209	6,141	7,658	2.1%	0.7%	1.2%	1.5%	1.5%
Aurora UGB	1,028	1,321	1,622	1.4%	0.6%	0.3%	0.3%	0.3%
Detroit UGB	216	227	237	0.3%	0.1%	0.1%	0.1%	0.0%
Donald UGB	994	1,555	2,150	2.5%	1.0%	0.3%	0.4%	0.4%
Gates UGB (Marion)	435	462	489	0.3%	0.2%	0.1%	0.1%	0.1%
Gervais UGB	2,657	3,346	3,850	1.3%	0.4%	0.8%	0.8%	0.8%
Hubbard UGB	3,375	4,074	5,195	1.1%	0.8%	1.0%	1.0%	1.0%
Idanha UGB (Marion)	80	85	96	0.3%	0.4%	0.0%	0.0%	0.0%
Jefferson UGB	3,318	4,071	5,237	1.1%	0.8%	1.0%	1.0%	1.0%
Lyons UGB (Marion)	53	53	53	0.0%	0.0%	0.0%	0.0%	0.0%
Mill City UGB (Marion)	309	333	371	0.4%	0.3%	0.1%	0.1%	0.1%
Mount Angel UGB	3,551	3,847	4,403	0.4%	0.4%	1.1%	0.9%	0.9%
Scotts Mills UGB	384	465	554	1.1%	0.5%	0.1%	0.1%	0.1%
St. Paul UGB	401	441	517	0.5%	0.5%	0.1%	0.1%	0.1%
Sublimity UGB	2,857	3,316	3,876	0.8%	0.5%	0.8%	0.8%	0.8%
Turner UGB	2,066	3,439	4,605	2.9%	0.9%	0.6%	0.8%	0.9%
Larger UGBs	263,252	323,320	428,209	1.1%	0.9%	77.9%	79.8%	83.4%
Outside UGBs	48,587	48,857	44,020	0.0%	-0.3%	14.4%	12.1%	8.6%

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.

Marion County's smaller sub-areas are expected to compose roughly 11 percent of countywide population growth in the first 18 years of the forecast period and about 8 percent in the final 32 years (Figure 17). Individually, all of the smaller UGBs are expected to capture a stable or decreasing share of total growth throughout the forecast period (Figure 19).

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

	2017-2035	2035-2067
<i>Marion County</i>	<i>100.0%</i>	<i>100.0%</i>
Aumsville UGB	2.9%	1.9%
Aurora UGB	0.4%	0.3%
Detroit UGB	0.0%	0.0%
Donald UGB	0.8%	0.6%
Gates UGB (Marion)	0.0%	0.0%
Gervais UGB	1.0%	0.7%
Hubbard UGB	1.0%	1.0%
Idanha UGB (Marion)	0.0%	0.1%
Jefferson UGB	1.1%	1.1%
Lyons UGB (Marion)	0.0%	0.0%
Mill City UGB (Marion)	0.0%	0.0%
Mount Angel UGB	0.4%	0.5%
Scotts Mills UGB	0.1%	0.1%
St. Paul UGB	0.1%	0.1%
Sublimity UGB	0.7%	0.6%
Turner UGB	2.0%	1.4%
Larger UGBs	88.9%	91.6%
Outside UGBs	0.4%	0.0%

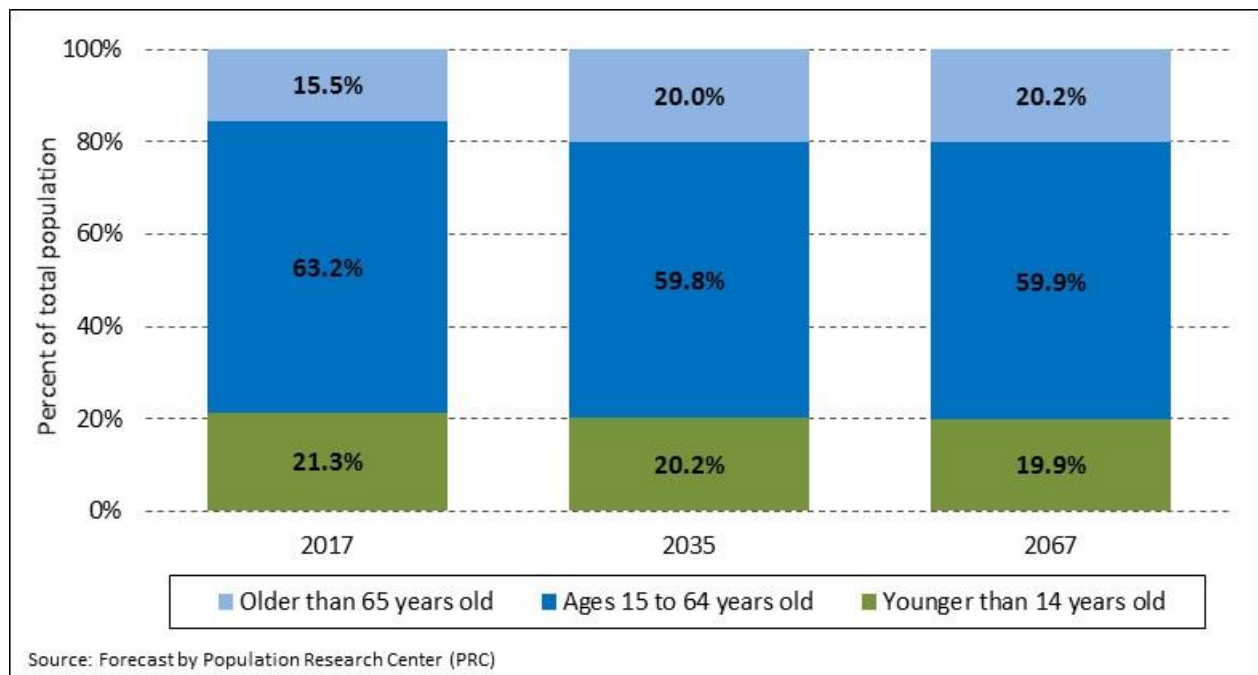
Source: Forecast by Population Research Center (PRC)

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

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 the county population 65 or older is forecast to grow from roughly 15 percent to 20 percent; however the proportion of the population 65 or older is expected to stabilize from 2035 to 2067 (Figure 20). For a more detailed look at the age structure of Marion County's population see the final forecast table published to the forecast program website (<http://www.pdx.edu/prc/opfp>).

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

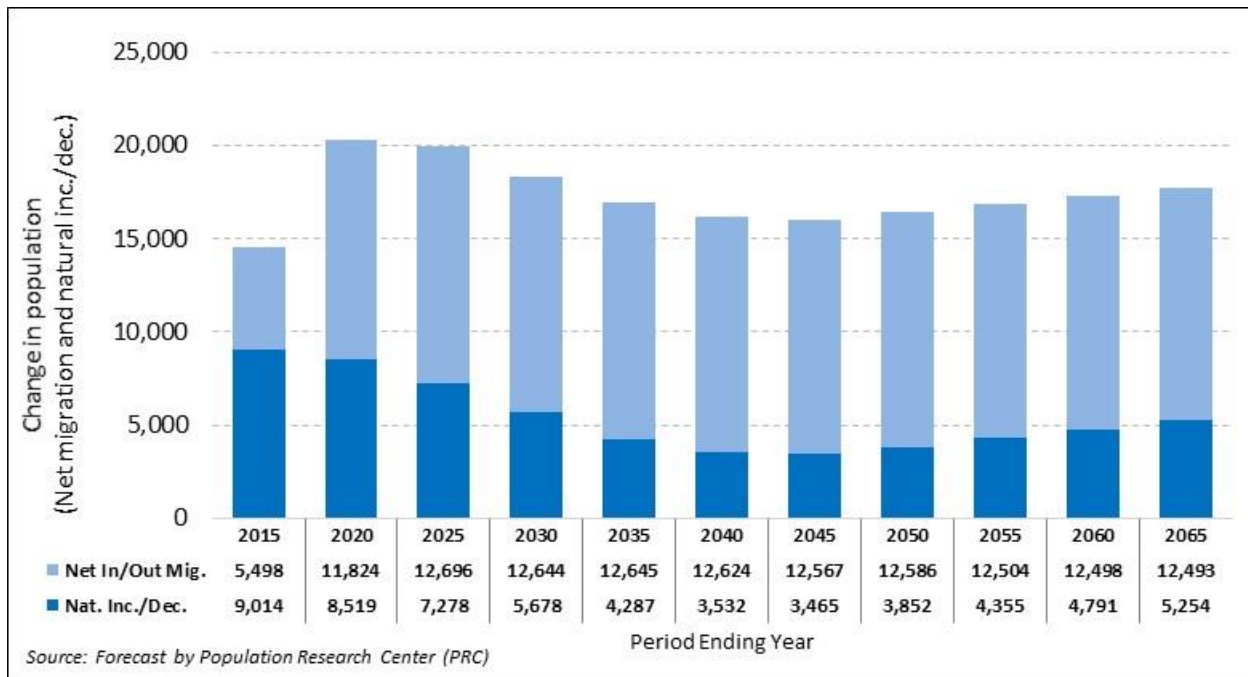


As the countywide population ages in the near-term—contributing to a slow-growing population of women in their years of peak fertility—and more women choose to have fewer children and have them at an older age, the increase in average annual births is expected to slow. This, combined with the rise in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

Net in-migration is forecast to increase rapidly in the near-term and then stabilize over the remainder of the forecast period. The majority of these net in-migrants are expected to be middle-aged individuals and young children under the age of 5.

In summary, a decline in the magnitude of natural increase and steady net in-migration are expected to lead to population growth reaching its peak in 2020 and then slightly tapering through the remainder of the forecast period (**Figure 21**). An aging population is expected to lead to an increase in deaths and a smaller proportion of women in their childbearing years that 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 complement a diminishing natural increase.

Figure 21. Marion 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 boundaries (UGB) and non-UGB area.

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

Housing-Unit Method: A method used to forecast future populations based on changes in housing unit counts, occupancy 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 cities of Aumsville, Aurora, Hubbard, Idanha, Keizer, Mount Angel, St. Paul and Woodburn did not submit survey responses.

Aumsville — Marion 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
						<p>Promos:</p> <p>Hinders:</p>

Aumsville — Marion County—NO SURVEY RESPONSE

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)	N/A
Other information (e.g. planning documents, email correspondence, housing development survey)	N/A

Aurora — Marion 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 from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and	N/A					

Aurora — Marion County—NO SURVEY RESPONSE

the stage in the expansion process)	
Other information (e.g. planning documents, email correspondence, housing development survey)	N/A

Detroit — Marion County—2/14/2017

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
There has been a decline of children in the last ten years due schools being closed and also due to population shift to second home owners.	Occupancy rates are stable. More than half of our home owners are second home owners	A 31 lot single-family residential sub-division is planned on the former high school grounds. No official plans have been submitted to the city.	None	Development of a storage facility has been applied for and expected to be completed in 2017	The water supply of the water system was updated in 2009 and the city plans to upgrade the water distribution system in 2017	Promos: Hinders: Not having a sewer system hinders growth for both residential and commercial use. A Wastewater facility would add potential for commercial and residential growth. A North Santiam Wastewater feasibility and Lands Inventory Study, sponsored by Marion County and Business Oregon Infrastructure Finance Authority (IFA) was completed in January 2017.

Detroit — Marion County—2/14/2017

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)	A study was done in winter of 2013 that was not adopted by the city and was done for commercial and Industrial land only. There is no plan for expansion of the UGB.
Other information (e.g. planning documents, email correspondence, housing development survey)	N/A

Donald — Marion County—11/17/2016

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
Working families and retirees. Majority white, some Latino	Nearly every house in Donald is occupied. We can monitor through utility bills. We are asked nearly daily for rentals. House sales flip quickly	We had a Housing Needs Analysis and an Economic Opportunities Analysis preformed. We learned that to meet the 2034 population projection of 2085 we need 856 dwelling units to accommodate the projected growth - 465 additional housing units (more than double current)		A 240,000 sq ft building that will house Wilco distribution center + Hazelnut Growers of OR processing + in future 3 more employers with 75 expected employees	Need a list of water projects completed, including new well site and sewer improvements. Nearly at capacity for both	Promos: Hinders: The UGB and Annexation lines are almost matched. We need either a developer to pick-up the cost for annexation of land or a grant to explore the possibilities.

Donald — Marion County—11/17/2016

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)	N/A
Other information (e.g. planning documents, email correspondence, housing development survey)	<p>According to PRC background research:</p> <ul style="list-style-type: none">- Donald has a surplus of residential land zoned for SF and a deficit of land for multifamily and mobile homes use.- According to 2015 Comp Plan, there are limited employment opportunities which are not sufficient to fully support the working people of the city.- However, there is sufficient commercial and industrial land available within the Donald urban area to meet the forecast demand.

Gates — Marion 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 from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and	N/A					

Gates — Marion County—NO SURVEY RESPONSE

the stage in the expansion process)	
Other information (e.g. planning documents, email correspondence, housing development survey)	N/A

Gervais — Marion County—10/27/2016

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
Majority of population is hispanic with migrant fluctuation in the summer months. Some russian. Otherwise stable mix of elderly, and families with children.	Occupancy rates are stable. We have seen an increase in residential building permits. They have mostly been older homes that were demolished and replaced with two to four single family homes. In 2014, Gervais had 665 dwelling units and 98% of those were single-family dwellings.	No known development is planned though the pipeline survey says there are 299 units planned for the city of Gervais. No other information was provided.		Dollar General Store - will add approximately 12 jobs in the Spring of 2017	Our infrastructure capacity adequately serves current population. As the city grows, eventually the infrastructure will need to be expanded on.	<p>Promos: The city has approximately 22.5 net residential buildable acres in its urban area (city limits & UGB). Gervais is a bedroom community to Woodburn, and the metro area is close and easily accessible for people who move here wanting a slower pace but still commute to work in the bigger, surrounding cities. There has been talk of adding an interchange off of I-5 that would lead directly into Gervais.</p> <p>Hinders: Gervais currently has a shortage of 74 acres of residential land to meet the estimated population and housing mix in 2034.</p>

Gervais — Marion County—10/27/2016

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)	We just had the EOA, BLI and HNA analysis updated in 2015. Gervais currently has a shortage (as mentioned above) of residential land and a surplus of employment lands. Total employment growth in the urban area is projected to be 95 by the year 2034. Gervais is primarily residential, single-family dwelling with very little economy. Bedroom community to Salem and Woodburn.
Other information (e.g. planning documents, email correspondence, housing development survey)	N/A

Hubbard — Marion 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 from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and	N/A					

Hubbard — Marion County—NO SURVEY RESPONSE

the stage in the expansion process)	
Other information (e.g. planning documents, email correspondence, housing development survey)	N/A

Idanha — Marion 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 from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and	N/A					

Idanha — Marion County—NO SURVEY RESPONSE

the stage in the expansion process)	
Other information (e.g. planning documents, email correspondence, housing development survey)	N/A

Jefferson — Marion County—10/6/2016

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
No changes observed	Appears to be a lack of market value houses and rentals properties	Recently annexed 14.79 acres of R1 (Residential Low Density) but owner has no plans to develop. Local manufactured home subdivision only has two lots left to place homes on		Possible national retail chain	Sewer plant is only 5 years old. City is saving for a new water plant; construction expected to begin in 3 - 5 years	Promos: Hinders: Lack of housing
Highlights or summary from planning documents of influences on or anticipation of population and housing growth	N/A					

Jefferson — Marion County—10/6/2016

(including any plans for UGB expansion and the stage in the expansion process)	
Other information (e.g. planning documents, email correspondence, housing development survey)	N/A

Lyons — Marion County—1/20/2017

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
Population composition hasn't changed.	Residential construction has increased with seven new homes in 2016. Real estate sales have also picked up.	Construction 5 SFR units are underway. Square footage ranges from 2200 sq ft to 3900 sq ft. Prices range from \$99,000 to \$347,000.	None	One business is adding a new plant which isn't within the city limits. It may encourage housing development in Lyons.	Limited infrastructure.	Promos: Hinders: Lack of a sewer system hinders our growth.
Highlights or summary from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and	The planning commission recently approved a partition application which divides one parcel into three separate parcels. Currently, we have a development parcel that is for sale with the potential of being subdivided into 12 lots.					

Lyons — Marion County—1/20/2017

the stage in the expansion process)	
Other information (e.g. planning documents, email correspondence, housing development survey)	N/A

Mill City — Marion 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
Large section of retirees. More families with school age children moving to area. High percentage of Hispanic population.	Large portion of housing is old. Home sales have increased in last 12 months.	Potential for 50+ housing development within 5 years, property currently located outside UGB so annexation must first be done.	N/A	Recently Oregon Connections Academy (ORCA) moved to Mill City, Subway opened, Dollar General looking to open in 2017, 9 room hotel, restaurant, shopping complex coming in 2018.	Infrastructure capacity should be able to accommodate up to half (+/-) of the anticipated housing. However, large development or high use (restaurant) development would cause concern with sewer. Water and sewer both had upgrades within 10 years. Repairs needed on both and streets.	Promos: Hinders: Lack of industrial lands within city limits hinders growth. Rural location with little to no public transportation to needs (hospital, colleges, groceries, etc) hinders growth.

Mill City — Marion County—11/1/2016

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)	N/A
Other information (e.g. planning documents, email correspondence, housing development survey)	<p>According to PRC background research:</p> <ul style="list-style-type: none">- The Comp Plan and BLI report in 2015 concluded that Mill City has adequate supply of buildable land inside the Mill City Urban Growth Boundary to serve the needs of the community during the 20-year planning period from 2014 to 2035.

Keizer — Marion 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 from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and	N/A					

Keizer — Marion County—NO SURVEY RESPONSE

the stage in the expansion process)	
Other information (e.g. planning documents, email correspondence, housing development survey)	N/A

Mt. Angel — Marion 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 from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and	N/A					

Mt. Angel — Marion County—NO SURVEY RESPONSE

the stage in the expansion process)	
Other information (e.g. planning documents, email correspondence, housing development survey)	N/A

Salem — Marion County—11/2/2016

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
Relatively young population (In 2010 the median age was 35, compared to 38 for Oregon). Salem is also growing older (24% 60 and older projected by 2035). Large share of single person households (29% in 2010, compared to 27% for Oregon). More families with children (34% in 2012, compared to 27% for Oregon). Hispanic/Latino population has grown (15% in 2000, 20% in 2010).	New single family residential subdivision and multi-family apartment development is generally picking up, as shown in housing development survey. Projected need for more multiple family units over the next 20 years. City has started a work plan to address the projected future need for addition multi-family units	738 SFR units in the pipeline of which 368 are under construction, 144 have been approved and 226 are under review. 868 MF units in the pipeline of which 279 units are under construction, 381 have been approved and 208 are under review.		- Henningsen Cold Storage: 5 employees (phase 1); additional 3 phases planned with an additional estimated 20 employees - Local brewery expansion: additional 5-10 employees - Open Source Dental (they are locating on Kuebler Boulevard) - they went through site plan review; don't know the	Many undeveloped areas lack adequate water and/or sewer infrastructure, but SDC funding is available for growth-related infrastructure. 5-year CIP includes "Pump station upgrades to serve new employment center" which is indirectly related to	Promos: Salem's industrial land base is unique within the Willamette Valley. Salem has about 900 acres of high value industrial land, in areas such as the Mill Creek Corporate Center. Salem also has a surplus of single family residential land. Hinders: Projected deficit of 271 acres of land designated for commercial uses over next 20-years. Adopted EOA includes recommendations to address this deficit. Projected deficit of approx.. 207 acres (2,900 units) of multiple family land over the next 20 years. The City has a work plan in place to address this projected

Salem — Marion County—11/2/2016

	through exploring possibility of allowing accessory dwelling units and additional density (duplex and triplexes) in some single family residential areas.			<p>employee estimates</p> <ul style="list-style-type: none"> - Spec buildings at Mill Creek Corporate Center to accommodate new/expanding businesses (100,000 SF construction to start spring 2017) - estimate of 50 jobs for end of 2017 - early 2018? - Two local food processing companies - expansions planned in 2017 - estimate additional 25 jobs 	population growth.	need for more multiple family dwelling units, as described above.
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Salem — Marion County—11/2/2016

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>The Salem portion of the shared Salem-Keizer UGB is expected to grow area is projected to grow from 210,035 in 2015 to 269,274 in 2035 (Salem HNA, 2014). Our recent HNA and EOA conclude that no UGB expansion is needed. HNA identifies a projected deficit of 2,900 multifamily units (about 207 acres) over the next 20 years. The City is addressing this projected deficit with a work plan, as described above. Currently important industries in Salem are: Food and Beverage Manufacturing, Medical Services, and Government Services. Employment in medical services will grow with population growth to the extent that Salem continues to offer medical services not available in surrounding areas. Salem will continue to be a center for government jobs, especially for jobs in State Government. Salem's competitive advantages in attracting new employers include: location on I-5 and in close proximity to other cities and resources, presence of state government, access to highly skilled workers, and high quality of life. Salem is targeting the following industries for future growth, based on research about a wide range of potential target industries that might be appropriate for Salem, considering our competitive advantages: Technology manufacturing, Equipment manufacturing, Specialty metal manufacturing, Specialty food and beverage manufacturing, and Chemical manufacturing.</p>
Other information (e.g. planning documents, email correspondence, housing development survey)	<p>N/A</p>

Scotts Mills — Marion County—01/31/2017

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
Minimal population increase	There were 3 new single family homes built in 2016, 2 are completed and 1 is still in process	No Housing Development scheduled	None planned	None planned	There are plans to replace water lines with larger ones to help water flow	Promos: Hinders: Population growth is hindered by size of city limits
Highlights or summary from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and	N/A					

Scotts Mills — Marion County—01/31/2017

the stage in the expansion process)	
Other information (e.g. planning documents, email correspondence, housing development survey)	N/A

Silverton — Marion County—11/3/2016

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
Not a lot of variation over the years. 92% white with a median age of 35.	Vast majority of new housing is single family, 3-4 bedrooms.	93 unit apartments, est. comp. 2017/18. 20 unit farm worker housing est. comp 2017. 40 lot subdivision & 8 lot subdivision est. comp 2016. 76 & 10 lot subdivision est. comp 2018.		No large scale on the horizon. Industrial park has been filling up since 2012, which added about 250 jobs.	Sewer plant nearing capacity, have projects budgeted to increase capacity.	Silverton likes its small town feel and will never promote growth. Council passed a resolution to not consider annexations until Corvallis legal challenge to SB1573 has been concluded. Promos: Hinders:

Silverton — Marion County—11/3/2016

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)	They have adequate land in UGB.
Other information (e.g. planning documents, email correspondence, housing development survey)	<p>According to PRC background research:</p> <ul style="list-style-type: none">- The upper-end of the employment growth and land need scenario assumes 11 acres of net new industrial vacant land demand, which is below the estimated vacant industrial land supply of 84.7 acres. Hence, Silverton can easily accommodate the high industrial job growth scenario without expanding its Urban Growth Boundary.- Silverton Enterprise Zone is a rural zone sponsored by the city. It was designated in 2013 and terminates in 2023.

St. Paul — Marion 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
						<p>Promos:</p> <p>Hinders:</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)	N/A					

St. Paul — Marion County—NO SURVEY RESPONSE

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

N/A

Stayton — Marion County—1/22/2017

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
Stayton seems to have a high proportion of families; average household size has not decreased as much in Stayton as national or state averages; percentage of Hispanic families appears to be holding steady	Housing growth has been slow in recent decade; no multi-family development since 2002	Three housing developments: Wildlife Meadows with 40 single family units and 4 duplexes (8-units) currently under construction and should be done by 2020. Hayden Homes with 50 single family units, construction expected to start late summer 2017. Downtown Fourplex with 4-unit townhouse style apartments, approved and expected to start construction this summer.	None known	None known	Sewer and water have capacity for growth; City has constructed improvements to accommodate growth and has additional improvements planned	Promos: available utility capacity; location relative to Salem Hinders: lack of available land in city limits; perception of difficulty to annex land

Stayton — Marion County—1/22/2017

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)	No UGB expansion needed for housing for several decades
Other information (e.g. planning documents, email correspondence, housing development survey)	N/A

Sublimity — Marion 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
The City of Sublimity has many long-established families (> 100 years) who are residents here. There is, though, a measurable influx of younger couples and families.		<p>We have a current development, the Hassler Farms Subdivision, with about 100 single family homes (a few duplexes) planned over the next couple of years in three phases.</p> <p>There is other buildable land, with about 40 acres presumably going to be eligible for development within the next 2-3 years.</p>	Probably some expansion of our Marian Estates (senior health care and assisted living)	The City has just embarked on its first strategic planning, and as part of that effort the philosophy towards the City's 'stance' towards future employers will likely be determined.	Though there is considerable acreage available for growth within the City limits, the issue of water rights is paramount in all of our future planning.	<p>Promos:</p> <p>Hinders: As noted, the availability of water is the key factor. The desire to remain "as is" among some residents and growth, though planned and executed deliberately and purposefully will be key to Sublimity's future.</p>

Sublimity — Marion County—11/1/2016

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)	No immediate plans for UGB expansion; The Comprehensive Plan, dated 1997, has never been approved by the state.
Other information (e.g. planning documents, email correspondence, housing development survey)	<p>According to PRC background research:</p> <ul style="list-style-type: none">- Sublimity is primarily a residential commuter town that depends on employment for the most part in Salem or Stayton. This can be attributed to the lack of local employment opportunities and the city's desire to remain more of a residential town with a rural atmosphere.

Turner — Marion 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
Less elderly population as community members die; more Hispanic population with younger and larger families	Vacancy rate is almost zero. Houses are in high demand, old foreclosures are gone, low supply of apartments make them very sought after	Crawford Crossing: 295 single family approved and underway and 130 multifamily units approved and underway. Construction starting 2018.	None	None	Excellent. 20 year capacity for water/sewer/streets. Schools will become pressure point for adding classrooms	Promos: Approved development with 70 acre lake and 40 acre park. 30 percent of Turner Elementary students are from Salem showing desire to 'get into' district. Hinders:

Turner — Marion County—NO SURVEY RESPONSE

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)	No data generated from our UGB work yet.
Other information (e.g. planning documents, email correspondence, housing development survey)	N/A

Woodburn — Marion 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 from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and	N/A					

Woodburn — Marion County—NO SURVEY RESPONSE

the stage in the expansion process)	
Other information (e.g. planning documents, email correspondence, housing development survey)	N/A

Unincorporated Area — Marion County— 10/7/2016

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
		Approximately 300 dwellings approved to be constructed in rural Marion County under Measure 49 waivers. Generally, occupancy of those homes is relatively low, around 2 pph. Total capacity: 600 persons.				<p>Promos:</p> <p>Hinders:</p>

Unincorporated Area — Marion County— 10/7/2016

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)	N/A
Other information (e.g. planning documents, email correspondence, housing development survey)	N/A

Appendix B: Specific Assumptions

Aumsville

The 5-year average annual housing unit growth rate is assumed to decline throughout the forecast period. The occupancy rate is assumed to be steady at 94.8 percent throughout the 50 year horizon. PPH is assumed to be stable at 3.06 over the forecast period. Group quarters population is assumed to remain at 5.

Aurora

The 5-year average annual housing unit growth rate is assumed to decline throughout the forecast period. The occupancy rate is assumed to be steady at 96.2 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.73 over the forecast period. There is no group quarters population in Aurora.

Detroit

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 26.1 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.15 over the forecast period. There is no group quarters population in Detroit.

Donald

The 5-year average annual housing unit growth rate is assumed to rapidly increase during the first 10 years and then decline thereafter. The occupancy rate is assumed to be steady at 93.3 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.82 over the forecast period. There is no group quarters population in Donald.

Gates

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 84.6 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.20 over the forecast period. There is no group quarters population in Gates.

Gervais

The 5-year average annual housing unit growth rate is assumed to decline throughout the forecast period. The occupancy rate is assumed to be steady at 92.2 percent throughout the 50 year horizon. PPH is assumed to steadily decrease from 4.26 to 3.06 throughout the forecast period. Group quarters population is assumed to remain at 36.

Hubbard

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 95.5 percent throughout the 50 year horizon. PPH is assumed to be stable at 3.29 over the forecast period. There is no group quarters population in Hubbard.

Idanha

The 5-year average annual housing unit growth rate is assumed to remain stable at 0.20 percent throughout the forecast period. The occupancy rate is assumed to be steady at 79.7 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.41 over the forecast period. There is no group quarters population in Idanha.

Jefferson

The 5-year average annual housing unit growth rate is assumed to decline throughout the forecast period. The occupancy rate is assumed to be steady at 94.6 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.92 over the forecast period. Group quarters population is assumed to remain at 5.

Lyons

The 5-year average annual housing unit growth rate is assumed to decline from 8 percent to zero percent during the first 10 years and then remain at zero percent thereafter. The occupancy rate is assumed to be steady at 84.1 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.42 over the forecast period. There is no group quarters population in Lyons.

Mill City

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 82.7 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.79 over the forecast period. There is no group quarters population in Mill City.

Mount Angel

The 5-year average annual housing unit growth rate is assumed to increase during the first 10 years and then decline thereafter. The occupancy rate is assumed to be steady at 94.2 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.59 over the forecast period. Group quarters population is assumed to remain at 305.

Salem-Keizer

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 deviate from historical county patterns, with the sub-area experiencing a net in-migration of 20-29 year olds.

Scotts Mill

The 5-year average annual housing unit growth rate is assumed to decline throughout the forecast period. The occupancy rate is assumed to be steady at 95 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.80 over the forecast period. There is no group quarters population in Scotts Mill.

Silverton

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.

St. Paul

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 97.3 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.86 over the forecast period. There is no group quarters population in St. Paul.

Stayton

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 deviate from historical county patterns, with the sub-area experiencing a net out-migration of 20-29 year olds and higher net in-migration rates for retirees.

Sublimity

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 93.1 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.33 over the forecast period. Group quarters population is assumed to remain at 283.

Turner

The 5-year average annual housing unit growth rate is assumed to decline throughout the forecast period. The occupancy rate is assumed to be steady at 92.4 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.61 over the forecast period. Group quarters population is assumed to remain at 31.

Woodburn

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, but with higher rates for retirees.

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 93.8 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.83 over the forecast period. Group quarters population is assumed to remain at 698.

Appendix C: Detailed Population Forecast Results

Figure 22. Marion 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	24,691	25,352	26,197	26,969	27,816	28,816	29,909	31,003	32,054	33,109	34,228	34,704
05-09	23,891	24,434	25,568	26,399	27,186	28,059	29,082	30,197	31,303	32,373	33,452	33,907
10-14	23,384	23,915	24,862	25,996	26,850	27,669	28,573	29,627	30,764	31,900	33,005	33,447
15-19	24,007	24,271	25,231	26,211	27,415	28,337	29,217	30,184	31,300	32,512	33,727	34,197
20-24	22,550	23,062	23,521	24,435	25,395	26,584	27,495	28,365	29,308	30,405	31,599	32,075
25-29	22,780	23,029	23,943	24,404	25,363	26,382	27,635	28,597	29,506	30,500	31,658	32,158
30-34	22,140	22,839	23,290	24,200	24,675	25,666	26,714	27,998	28,977	29,911	30,935	31,408
35-39	21,200	21,626	22,818	23,254	24,175	24,671	25,679	26,747	28,038	29,033	29,987	30,402
40-44	20,767	21,541	22,308	23,530	23,994	24,970	25,503	26,563	27,678	29,032	30,083	30,485
45-49	20,489	21,097	22,468	23,267	24,568	25,082	26,128	26,708	27,833	29,026	30,473	30,922
50-54	20,268	20,250	21,293	22,655	23,469	24,800	25,324	26,384	26,962	28,097	29,307	29,886
55-59	20,094	20,175	20,174	21,201	22,565	23,395	24,739	25,272	26,331	26,916	28,062	28,546
60-64	19,054	19,778	19,943	19,939	20,973	22,349	23,197	24,553	25,093	26,164	26,768	27,228
65-69	16,306	17,739	18,919	19,078	19,111	20,154	21,518	22,379	23,729	24,287	25,366	25,616
70-74	13,300	15,253	17,442	18,438	18,448	18,344	19,200	20,338	20,978	22,064	22,398	22,716
75-79	9,613	11,445	14,313	16,258	17,078	16,985	16,789	17,466	18,377	18,834	19,682	19,748
80-84	6,698	7,546	10,033	12,448	14,041	14,641	14,451	14,175	14,626	15,261	15,509	15,731
85+	6,535	6,771	7,778	9,740	12,230	14,603	16,387	17,419	17,981	18,701	19,632	19,965
Total	337,773	350,125	370,099	388,420	405,352	421,508	437,540	453,978	470,837	488,126	505,872	513,142

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

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

Area / Year	2017	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2067
Marion County	337,773	350,125	370,099	388,420	405,352	421,508	437,540	453,978	470,837	488,126	505,872	513,142
Aumsville UGB	4,209	4,750	5,253	5,731	6,141	6,501	6,768	7,001	7,197	7,390	7,582	7,658
Aurora UGB	1,028	1,080	1,168	1,248	1,321	1,387	1,445	1,496	1,538	1,580	1,613	1,622
Detroit UGB	216	218	222	225	227	229	231	232	234	235	237	237
Donald UGB	994	1,011	1,172	1,355	1,555	1,705	1,820	1,922	2,007	2,072	2,128	2,150
Gates UGB (Marion)	435	441	449	456	462	467	472	476	481	484	488	489
Gervais UGB	2,657	2,781	2,996	3,175	3,346	3,494	3,618	3,716	3,789	3,834	3,853	3,850
Hubbard UGB	3,375	3,527	3,711	3,893	4,074	4,256	4,440	4,626	4,791	4,958	5,127	5,195
Idanha UGB (Marion)	80	81	83	84	85	87	88	90	92	93	95	96
Jefferson UGB	3,318	3,446	3,664	3,866	4,071	4,279	4,470	4,641	4,814	4,988	5,165	5,237
Lyons UGB (Marion)	53	53	53	53	53	53	53	53	53	53	53	53
Mill City UGB (Marion)	309	313	319	326	333	339	345	351	357	363	369	371
Mount Angel UGB	3,551	3,570	3,665	3,757	3,847	3,935	4,023	4,110	4,196	4,282	4,369	4,403
Salem/Keizer UGB (Marion)	218,689	226,495	239,794	253,349	266,626	279,724	292,908	306,297	319,963	333,816	347,730	353,218
Scotts Mills UGB	384	402	427	448	465	480	494	507	521	535	548	554
Silverton UGB	10,214	10,701	11,545	12,341	13,076	13,759	14,406	15,032	15,631	16,193	16,704	16,889
St. Paul UGB	401	409	420	431	441	452	463	475	487	499	512	517
Stayton UGB	8,138	8,330	8,696	9,065	9,432	9,798	10,174	10,552	10,936	11,318	11,695	11,841
Sublimity UGB	2,857	2,930	3,060	3,193	3,316	3,430	3,534	3,628	3,714	3,789	3,854	3,876
Turner UGB	2,066	2,355	2,925	3,214	3,439	3,655	3,859	4,050	4,225	4,382	4,541	4,605
Woodburn UGB	26,211	27,399	29,608	31,923	34,187	36,322	38,330	40,246	42,077	43,839	45,574	46,262
Outside UGB Area	48,587	49,833	50,870	50,289	48,857	47,158	45,599	44,476	43,737	43,422	43,638	44,020

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