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

Portland State University. Population Research Center

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# Coordinated Population Forecast



**2017**

Through

**2067**

## Yamhill County

Urban Growth  
Boundaries (UGB)  
& Area Outside UGBs



Population Research Center  
PORTLAND STATE UNIVERSITY

Photo Credit McGuire Reservoir along Meadow Lake Road in the Coast Range mountains.  
(Photo No. yamDA0127). Gary Halvorson, Oregon State Archives <http://arcweb.sos.state.or.us/pages/records/local/county/scenic/yamhill/85.html>

**Coordinated Population Forecast for Yamhill 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 (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.

Yamhill County's total population grew rapidly during the 2000s, with average annual growth rates above one and a half percent between 2000 and 2010 (**Figure 1**); however, most of its sub-areas experienced more rapid population growth during the 2000s. With the exception of Amity, Sheridan, and Willamina, all other sub-areas grew at a faster rate than the county.

Yamhill 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 have 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 net in-migration outweighed natural increase during the early and middle years of the last decade, the gap between these two numbers has narrowed more recently, slowing population growth at the turn of the decade. In more recent years (2014 and 2015) net in-migration has increased, bringing with it population growth (**Figure 12**).

## Forecast

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

Even so, Yamhill County's total population is forecast to increase by more than 28,500 over the next 18 years (2017-2035) and by more than 70,000 over the entire 50 year forecast period (2017-2067). Sub-areas that showed strong population growth in the 2000s are expected to experience similar rates of population growth during the forecast period.

**Figure 1. Yamhill 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>Yamhill County</i>	84,992	99,193	1.6%	106,555	135,096	177,170	1.3%	0.9%
Amity UGB	1,481	1,623	0.9%	1,642	1,910	2,276	0.8%	0.5%
Carlton UGB	1,514	2,007	2.9%	2,229	3,013	3,998	1.7%	0.9%
Dayton UGB	2,244	2,708	1.9%	2,837	3,200	3,761	0.7%	0.5%
Dundee UGB	2,672	3,162	1.7%	3,243	4,570	6,697	1.9%	1.2%
Gaston UGB (Yamhill)	110	154	3.4%	157	159	161	0.1%	0.0%
Lafayette UGB	2,586	3,742	3.8%	4,083	5,717	6,937	1.9%	0.6%
McMinnville UGB	26,709	32,527	2.0%	34,293	44,122	62,804	1.4%	1.1%
Newberg UGB	18,558	22,572	2.0%	24,296	34,021	52,135	1.9%	1.3%
Sheridan UGB	5,581	6,210	1.1%	6,340	6,893	7,560	0.5%	0.3%
Willamina UGB (Yamhill)	1,128	1,180	0.5%	1,227	1,272	1,360	0.2%	0.2%
Yamhill UGB	805	1,024	2.4%	1,077	1,338	1,671	1.2%	0.7%
Outside UGBs	21,604	22,284	0.3%	25,132	28,880	27,812	0.8%	-0.1%

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

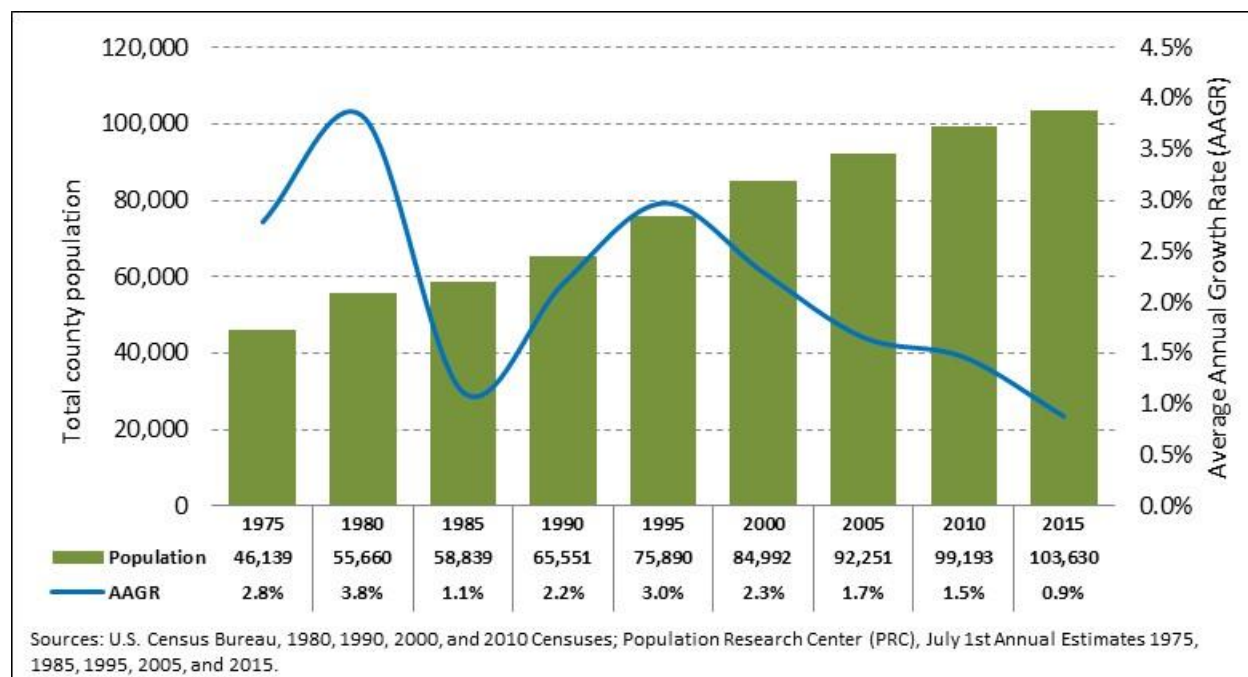
## Historical Trends

Different growth patterns occur in different parts of Yamhill County. Each of Yamhill 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

Yamhill County's total population more than doubled between 1975 and 2015—from roughly 46,100 in 1975 to about 103,500 in 2015 (Figure 2). During this 40-year period, the county realized the highest growth rates just prior to the 1980s, which coincided with a period of relative economic prosperity. During the early 1980s however, challenging economic conditions, both nationally and within the county, led to population decline. Again, during the early 1990s population growth rates increased, but challenging economic conditions building up to the 2000s and Great Recession yielded slower rates of population growth. Even so, Yamhill County's experienced positive population growth throughout the 40-year period.

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



During the 2000s, Yamhill County's average annual population growth rate stood at 1.6 percent (**Figure 3**). At the same time Lafayette, Carlton and Yamhill recorded average annual growth rates of 3.8, 2.9 and 2.4 percent, respectively. In fact, all sub-areas except for Amity, Sheridan, the portion of Willamina

within Yamhill County, and the area outside UGBs had faster growth rates relative to the county as a whole.

**Figure 3. Yamhill County and Sub-areas— Total Population and Average Annual Growth Rate (AAGR) (2000 and 2010)<sup>1</sup>**

	2000	2010	AAGR (2000-2010)	Share of County 2000	Share of County 2010
<i>Yamhill County</i>	84,992	99,193	1.6%	100.0%	100.0%
Amity UGB	1,481	1,623	0.9%	1.7%	1.6%
Carlton UGB	1,514	2,007	2.9%	1.8%	2.0%
Dayton UGB	2,244	2,708	1.9%	2.6%	2.7%
Dundee UGB	2,672	3,162	1.7%	3.1%	3.2%
Gaston UGB (Yamhill)	110	154	3.4%	0.1%	0.2%
Lafayette UGB	2,586	3,742	3.8%	3.0%	3.8%
McMinnville UGB	26,709	32,527	2.0%	31.4%	32.8%
Newberg UGB	18,558	22,572	2.0%	21.8%	22.8%
Sheridan UGB	5,581	6,210	1.1%	6.6%	6.3%
Willamina UGB (Yamhill)	1,128	1,180	0.5%	1.3%	1.2%
Yamhill UGB	805	1,024	2.4%	0.9%	1.0%
Outside UGBs	21,604	22,284	0.3%	25.4%	22.5%

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

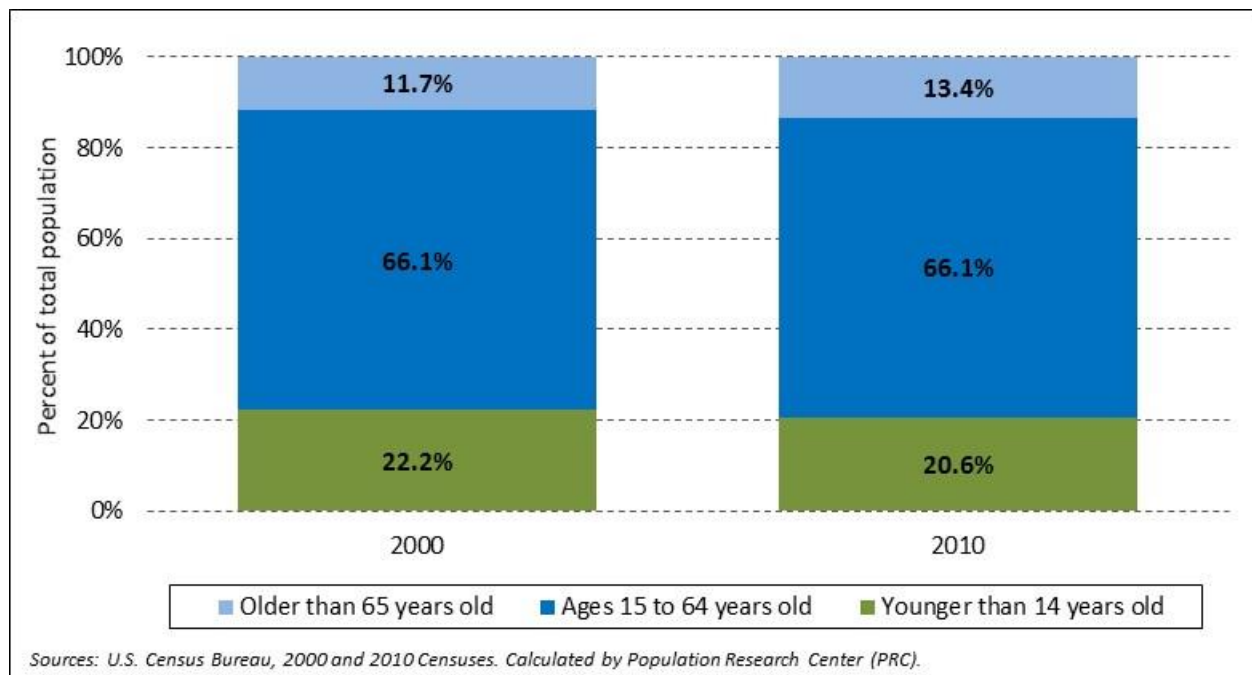
## Age Structure of the Population

Yamhill County's population is aging at a pace similar to other areas across Oregon. An aging population significantly influences the number of deaths but also yields a smaller proportion of women in their childbearing years, which may result in a decline in births. For Yamhill County this has not been true. Births increased, in spite of the slight rise in the proportion of county population 65 or older between 2000 and 2010 (**Figure 4**). Further underscoring Yamhill County's modest trend in aging, the median age went from 34.1 in 2000 to 36.8 in 2010 and 37.5 in 2015, an increase that is only slightly higher than that observed statewide and other Region 3 counties over the same time period.<sup>2</sup>

<sup>1</sup> 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.

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

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



## Race and Ethnicity

While the statewide population is aging, another demographic shift is occurring across Oregon—minority populations are growing as a share of total population. A growing minority population affects both the number of births and average household size. The Hispanic population within Yamhill County increased significantly, going from a 10.6 percent share of Yamhill’s total population in 2000 to almost 15 percent in 2010 (Figure 5). The White, non-Hispanic population also increased, however, their share of Yamhill’s total population decreased from a little over 89 percent to 85 percent between 2000 and 2010. 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. Yamhill County—Hispanic or Latino and Race (2000 and 2010)**

Hispanic or Latino and Race	2000		2010		Absolute Change	Relative Change
<i>Total population</i>	<i>84,992</i>	<i>100.0%</i>	<i>99,193</i>	<i>100.0%</i>	<i>14,201</i>	<i>16.7%</i>
Hispanic or Latino	9,017	10.6%	14,592	14.7%	5,575	61.8%
Not Hispanic or Latino	75,975	89.4%	84,601	85.3%	8,626	11.4%
White alone	71,684	84.3%	78,448	79.1%	6,764	9.4%
Black or African American alone	592	0.7%	784	0.8%	192	32.4%
American Indian and Alaska Native alone	1,134	1.3%	1,272	1.3%	138	12.2%
Asian alone	889	1.0%	1,418	1.4%	529	59.5%
Native Hawaiian and Other Pacific Islander alone	91	0.1%	163	0.2%	72	79.1%
Some Other Race alone	76	0.1%	143	0.1%	67	88.2%
Two or More Races	1,509	1.8%	2,373	2.4%	864	57.3%

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

## **Births**

Historical fertility rates for Yamhill County generally 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 remained the same for Yamhill County while rates for women under 30 years of age declined (**Figure 7** and **Figure 8**). As **Figure 7** and **Figure 8** demonstrate, fertility rates for younger women in Yamhill County and Oregon are lower in 2010 compared to earlier decades, explaining why total fertility rates have dropped in the county as a whole. Both Yamhill County and Oregon as a whole have fertility rates below replacement level fertility, though the county experienced a steeper drop than the state.

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

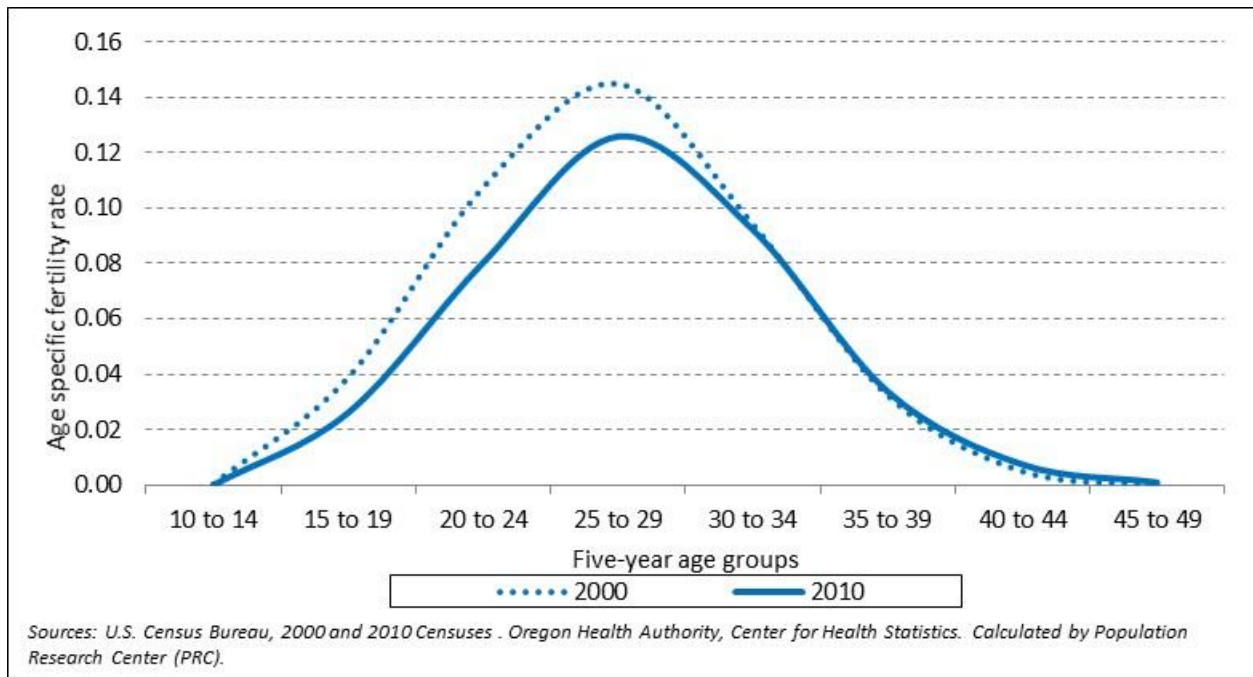
	2000	2010
<b>Yamhill County</b>	2.12	1.83
<b>Oregon</b>	1.98	1.80

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

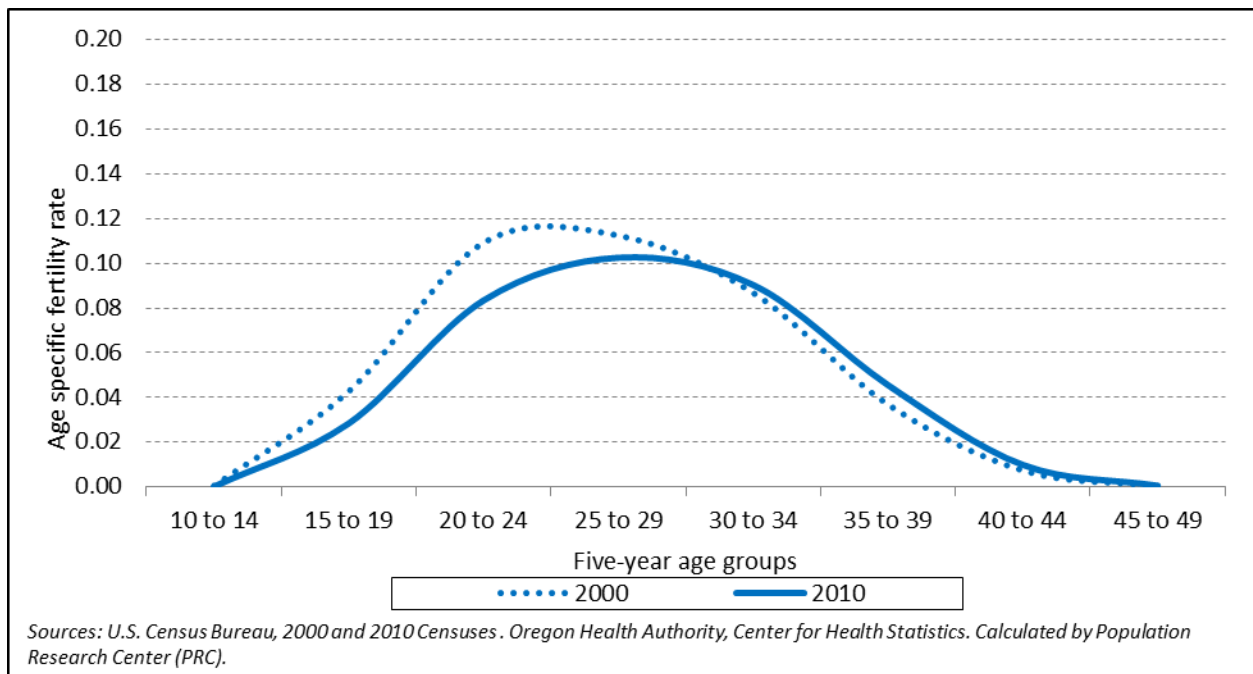
*Oregon Health Authority, Center for Health Statistics.*

*Calculated by Population Research Center (PRC).*

**Figure 7. Yamhill 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 could easily show a decrease for a different time period. The county and all of its sub-areas, except Newberg, recorded fewer births in 2010 than in 2000 (**Figure 9**).

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

	2000	2010	Absolute Change	Relative Change	Share of County 2000	Share of County 2010
<i>Yamhill County</i>	1238	1155	-83	-6.7%	100.0%	100.0%
McMinnville	418	406	-12	-2.9%	33.8%	35.2%
Newberg	287	303	16	5.6%	23.2%	26.2%
Outside UGBs	193	167	-26	-13.5%	15.6%	14.5%
Smaller UGBs	340	279	-61	-17.9%	27.5%	24.2%

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

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

## Deaths

Though Yamhill County's population is aging, life expectancy slightly increased in the 2000s.<sup>3</sup> For Yamhill County in 2000, life expectancy for males was 77 years and for females was 81 years. By 2010, life expectancy slightly increased for both males and females to 78 and 82 years, respectively. For both the 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 the county population increased (**Figure 10**).

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

	2000	2010	Absolute Change	Relative Change	Share of County 2000	Share of County 2010
<i>Yamhill County</i>	614	735	121	19.7%	100.0%	100.0%
McMinnville	204	304	100	49.0%	33.2%	41.4%
Newberg	168	170	2	1.2%	27.4%	23.1%
Outside UGBs	224	177	-47	-21.0%	36.5%	24.1%
Smaller UGBs	18	84	66	366.7%	2.9%	11.4%

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

Note: 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

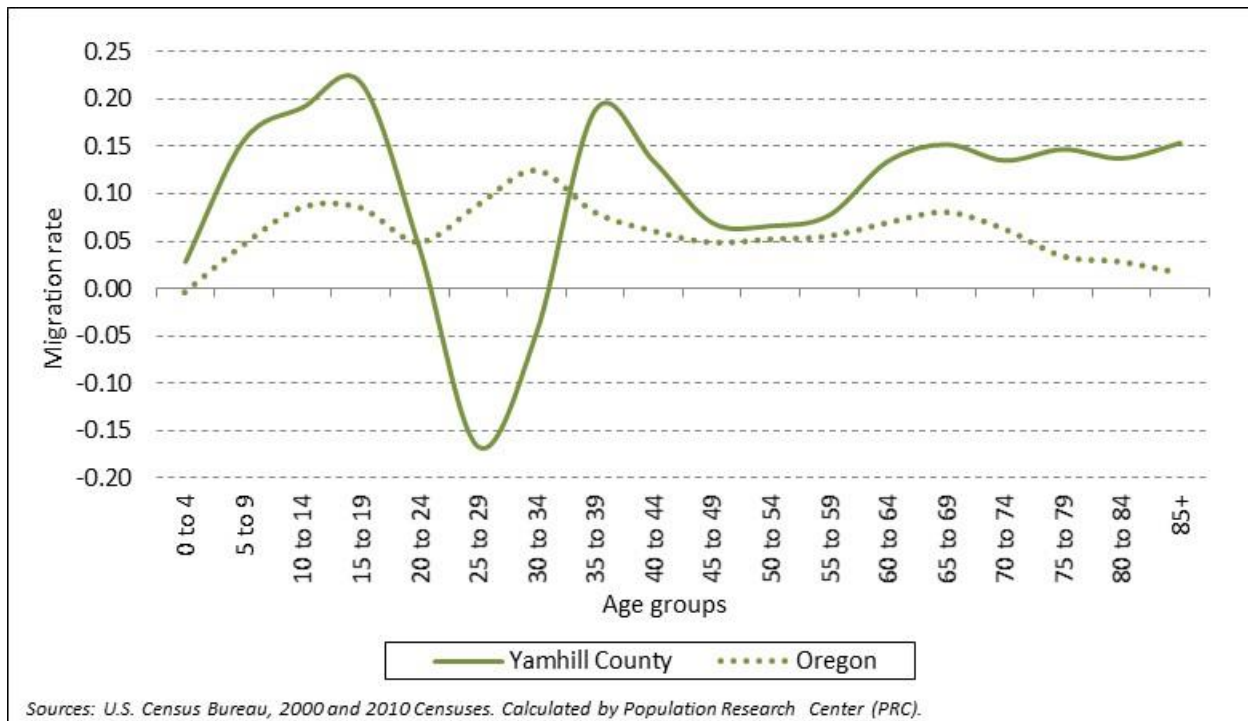
The propensity to migrate is strongly linked to age and stage of life. As such, age-specific migration rates are critically important for assessing these patterns across five-year age cohorts. **Figure 11** shows the

<sup>3</sup> 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.

historical age-specific migration rates by five-year age group, both for Yamhill County and for 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) moved out of the county. This out-migration of young adults is a trend typical of most Oregon counties. At the same time however, the county attracted a substantial number of retirees and middle aged migrants, accompanied by their children, in search of housing and employment.

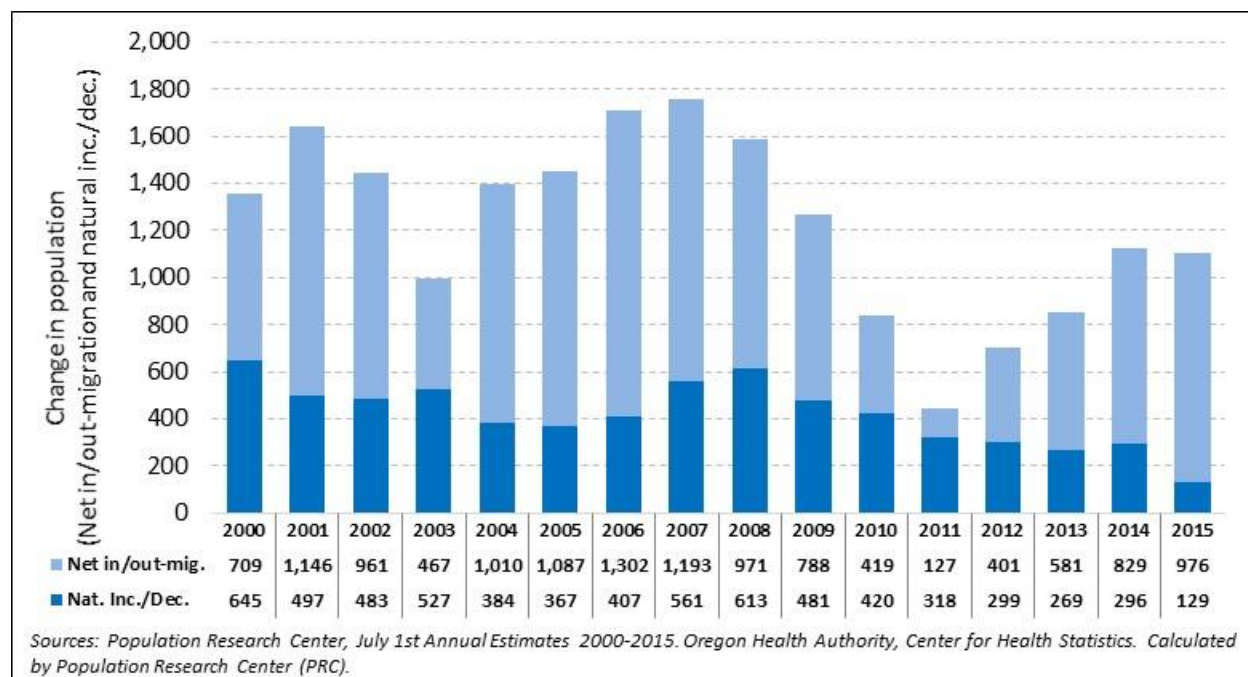
**Figure 11. Yamhill County and Oregon—Age Specific Migration Rates (2000-2010)**



## Historical Trends in Components of Population Change

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

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



## Housing and Households

The total number of housing units in Yamhill County increased rapidly during the middle years of this last decade (2000 to 2010), but this growth slowed with the onset of the Great Recession in 2008. During the 2000 to 2010 period, the total number of housing units increased by about 22 percent countywide; this was nearly 7,000 new housing units (**Figure 13**). McMinnville and Newberg combined captured the majority of the county's new housing units in the 2000s. In terms of relative housing growth, Lafayette grew the most during the 2000s; its total housing stock increased by 48 percent (427 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 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 Yamhill County are relatively similar.

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

	2000	2010	AAGR (2000-2010)	Share of County 2000	Share of County 2010
<i>Yamhill County</i>	30,270	37,110	2.1%	100.0%	100.0%
Amity	497	576	1.5%	1.6%	1.6%
Carlton	578	769	2.9%	1.9%	2.1%
Dayton	699	904	2.6%	2.3%	2.4%
Dundee	974	1,175	1.9%	3.2%	3.2%
Gaston (Yamhill)	47	58	2.1%	0.2%	0.2%
Lafayette	888	1,315	4.0%	2.9%	3.5%
McMinnville	9,913	12,526	2.4%	32.7%	33.8%
Newberg	6,616	8,444	2.5%	21.9%	22.8%
Sheridan	1,392	1,699	2.0%	4.6%	4.6%
Willamina (Yamhill)	438	439	0.0%	1.4%	1.2%
Yamhill	268	375	3.4%	0.9%	1.0%
Outside UGBs	7,960	8,830	1.0%	26.3%	23.8%

*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) to occupancy rates. From 2000 to 2010 the occupancy rate in Yamhill 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**). Most sub-areas experienced similar declines in occupancy rates, while only the Yamhill County portion of Gaston recorded an increase during the 2000s.

Average household size, or persons per household (PPH), in Yamhill County was 2.7 in 2010, a slight drop from 2000 (**Figure 14**). Yamhill 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 12 UGBs, with all of them falling between two and three PPH.

**Figure 14. Yamhill 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>Yamhill County</i>	2.8	2.7	-0.1	94.9%	93.6%	-1.3%
Amity	3.1	3.0	-0.1	95.2%	93.8%	-1.4%
Carlton	2.8	2.9	0.1	93.4%	91.3%	-2.1%
Dayton	3.3	3.2	-0.1	97.3%	94.6%	-2.7%
Dundee	2.8	2.8	-0.1	96.8%	96.7%	-0.1%
Gaston (Yamhill)	2.8	2.7	0.0	85.1%	98.3%	13.2%
Lafayette	3.1	3.1	0.0	94.7%	91.9%	-2.8%
McMinnville	2.7	2.6	0.0	95.3%	94.2%	-1.0%
Newberg	2.8	2.7	-0.1	94.8%	93.7%	-1.2%
Sheridan	2.8	2.8	0.0	92.7%	92.4%	-0.3%
Willamina (Yamhill)	2.8	3.0	0.2	92.5%	90.0%	-2.5%
Yamhill	3.1	2.9	-0.3	95.9%	94.1%	-1.8%
Outside UGBs	2.8	2.7	-0.2	94.8%	92.8%	-2.0%

*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 Yamhill County's overall population forecast and for each of its larger sub-areas.<sup>4</sup> The assumptions are derived from observations based on life events, as well as trends unique to Yamhill County and its larger sub-areas. Yamhill County sub-areas falling into this category include McMinnville and Newberg.

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. Yamhill County sub-areas falling into this category include Amity, Carlton, Dayton, Dundee, Lafayette, Sheridan, Yamhill (city), and the Yamhill County portions of Gaston and Willamina.

### Assumptions for the County and Larger Sub-Areas

During the forecast period, the population in Yamhill County is expected to age more quickly during the first half of the forecast period, then remain relatively stable over the forecast horizon. Fertility rates are expected to remain stable throughout the forecast period. Total fertility in Yamhill County was 1.76 children per woman during the 2010-15 period, and we forecast a slight uptick to 1.78 children per woman for the duration of the forecast. TFR for the county's larger sub-areas are expected to be relatively stable as well.

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 87 in 2060. However, in spite of increasing life expectancy and the corresponding increase in survival rates, Yamhill 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 populations age.

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

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<sup>4</sup> 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 Yamhill County. Net out-migration of younger persons and net in-migration of retirees, middle-aged individuals, and their children will persist throughout the forecast period. Countywide average annual net in-migration is expected to increase from 600 net in-migrants in 2015 to roughly 1,700 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 1,750 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 Yamhill County and its sub-areas.

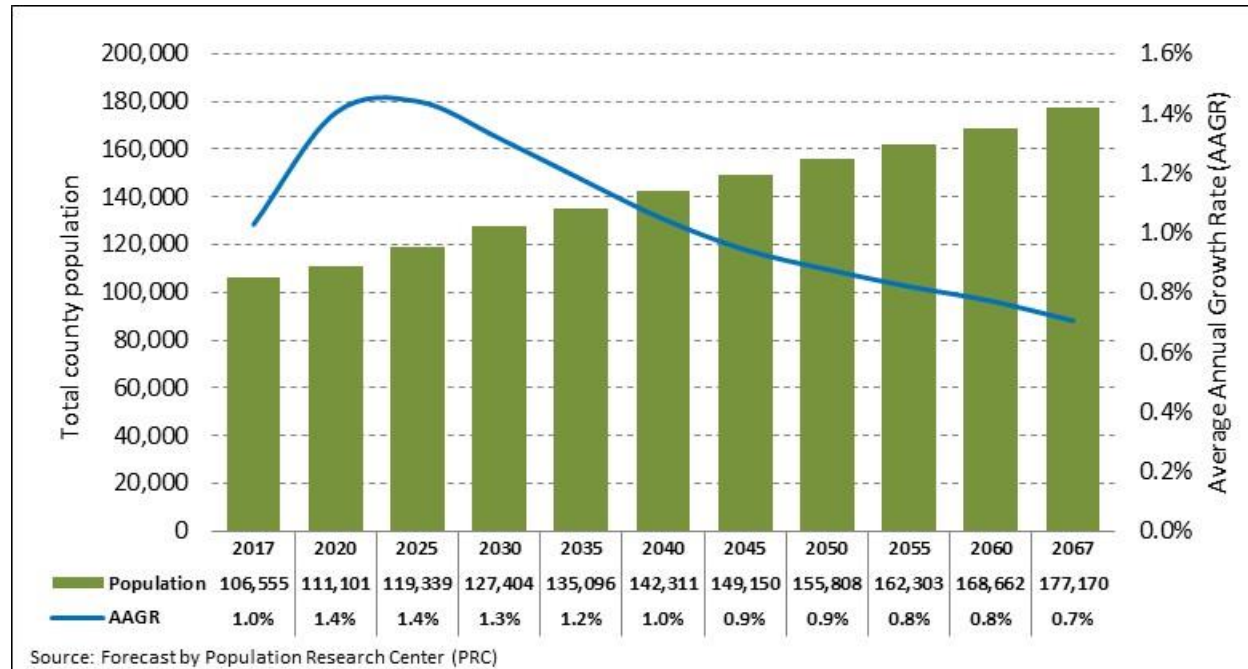
In addition, for sub-areas experiencing population growth we assume a higher growth rate in the near-term, with growth stabilizing over the remainder of the forecast period. If planned housing units were reported in the surveys, then we account for them being constructed over the next 5-15 years or as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

Yamhill County’s total population is forecast to grow by a little more than 70,000 persons from 2017 to 2067, which translates into a total countywide population of 177,170 in 2067 (**Figure 15**). The population is forecast to grow at the highest rate—just below 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) Yamhill County’s economy will continue to strengthen in the next 10 years; (2) middle-aged persons will continue migrating into the county—bringing their families or having more children; and (3) empty nesters and retirees will continue migrating into the county, thus increasing deaths. The largest component of growth in this initial period is net in-migration. Over 1,300 more births than deaths are forecast for the 2017 to 2025 period. At the same time roughly 13,000 net in-migrants are also forecast, combining with a diminishing natural increase for continued population growth.

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



Yamhill County’s two largest UGBs—McMinnville and Newberg—are forecast to experience a combined population growth of nearly 20,000 from 2017 to 2035 and nearly 37,000 from 2035 to 2067 (**Figure 16**). McMinnville is expected to increase by 9,829 persons from 2017 to 2035 (1.4% AAGR), growing from a



total population of 34,293 in 2017 to 44,122 in 2035. Newberg’s population is expected to increase at a slightly faster rate (1.9% AAGR), growing from 24,296 persons in 2017 to 34,021 in 2035. McMinnville and Newberg are forecast to grow more slowly during the second part of the forecast period at 1.1 and 1.3 percent, respectively. We expect both sub-areas to capture increasing shares of the county’s total population.

Population outside UGBs is expected to grow by more than 3,700 people from 2017 to 2035, but is expected to decline during the second half of the forecast period, losing roughly 1,000 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 21 percent of the countywide population in 2017 and less than 19 percent in 2067.

**Figure 16. Yamhill 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>Yamhill County</i>	106,555	135,096	177,170	1.3%	0.9%	100.0%	100.0%	100.0%
McMinnville UGB	34,293	44,122	62,804	1.4%	1.1%	32.2%	32.7%	35.4%
Newberg UGB	24,296	34,021	52,135	1.9%	1.3%	22.8%	25.2%	29.4%
Outside UGBs	25,132	28,880	27,812	0.8%	-0.1%	23.6%	21.4%	15.7%
Smaller UGBs	22,834	28,073	34,419	1.2%	0.6%	21.4%	20.8%	19.4%

*Source: Forecast by Population Research Center (PRC)*

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

McMinnville and Newberg combined are expected to capture the majority of total countywide population growth throughout the forecast period (**Figure 17**). Additionally, the share of the county’s growth is expected to increase for both sub-areas, growing from 68 percent during the first 18 years of the forecast (2017-2035) to 85 percent during the 32 year remainder (2035-2067).

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

	2017-2035	2035-2067
<i>Yamhill County</i>	100.0%	100.0%
McMinnville UGB	34.4%	43.3%
Newberg UGB	34.1%	42.0%
Outside UGBs	13.1%	0.0%
Smaller UGBs	18.4%	14.7%

*Source: Forecast by Population Research Center (PRC)*

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

The remaining smaller UGBs are expected to grow by a combined number of about 5,200 persons from 2017 to 2035, with a combined average annual growth rate of more than one percent (**Figure 16**). This growth rate is due to rapid growth expected in many of the smaller UGBs (**Figure 18**). Carlton, Dundee, Lafayette, and Yamhill (city) sub-areas are expected to grow above one percent annually from 2017 to 2035. Similar to the larger UGBs and the county, population growth rates are forecast to decline for the

second half of the forecast period (2035 to 2067). During that time period we expect the smaller sub-areas to collectively add 6,300 people.

**Figure 18. Yamhill 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>Yamhill County</i>	106,555	135,096	177,170	1.3%	0.9%	100.0%	100.0%	100.0%
Amity UGB	1,642	1,910	2,276	0.8%	0.5%	1.5%	1.4%	1.3%
Carlton UGB	2,229	3,013	3,998	1.7%	0.9%	2.1%	2.2%	2.3%
Dayton UGB	2,837	3,200	3,761	0.7%	0.5%	2.7%	2.4%	2.1%
Dundee UGB	3,243	4,570	6,697	1.9%	1.2%	3.0%	3.4%	3.8%
Gaston UGB (Yamhill)	157	159	161	0.1%	0.0%	0.1%	0.1%	0.1%
Lafayette UGB	4,083	5,717	6,937	1.9%	0.6%	3.8%	4.2%	3.9%
Sheridan UGB	6,340	6,893	7,560	0.5%	0.3%	6.0%	5.1%	4.3%
Willamina UGB (Yamhill)	1,227	1,272	1,360	0.2%	0.2%	1.2%	0.9%	0.8%
Yamhill UGB	1,077	1,338	1,671	1.2%	0.7%	1.0%	1.0%	0.9%
Outside UGBs	25,132	28,880	27,812	0.8%	-0.1%	23.6%	21.4%	15.7%
Larger UGBs	58,589	78,143	114,939	1.6%	1.2%	55.0%	57.8%	64.9%

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.

Yamhill County's smaller sub-areas are expected to compose roughly 18 percent of countywide population growth in the first 18 years of the forecast period and about 15 percent in the final 32 years (Figure 17). Dundee is expected to capture an increasing share of countywide growth, while the shares of the other smaller sub-areas are expected to remain stable or decline (Figure 19).

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

	2017-2035	2035-2067
<i>Yamhill County</i>	100.0%	100.0%
Amity UGB	0.9%	0.8%
Carlton UGB	2.7%	2.3%
Dayton UGB	1.3%	1.3%
Dundee UGB	4.6%	4.9%
Gaston UGB (Yamhill)	0.0%	0.0%
Lafayette UGB	5.7%	2.8%
Sheridan UGB	1.9%	1.5%
Willamina UGB (Yamhill)	0.2%	0.2%
Yamhill UGB	0.9%	0.8%
Outside UGBs	13.1%	0.0%
Larger UGBs	68.5%	85.3%

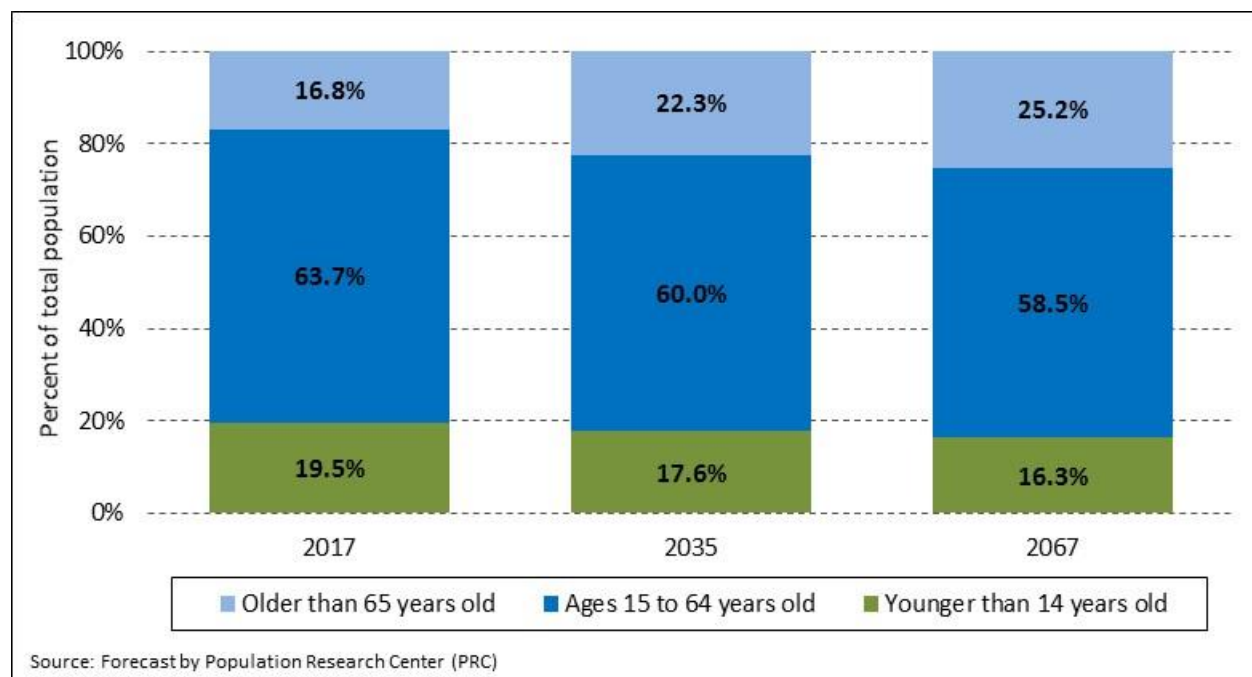
Source: Forecast by Population Research Center (PRC)

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 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 increase slightly to 25 percent from 2035 to 2067 (**Figure 20**). For a more detailed look at the age structure of Yamhill County's population see the final forecast table published to the forecast program website (<http://www.pdx.edu/prc/opfp>).

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

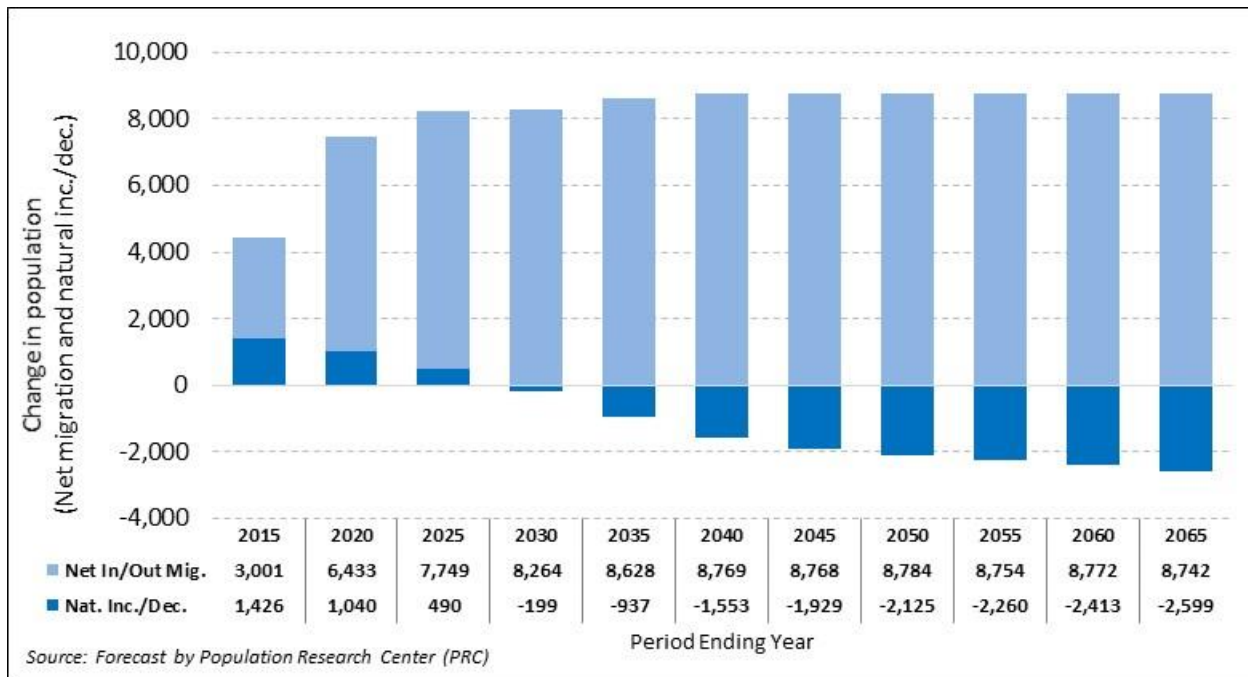


As the countywide population ages in the near-term—contributing to a slow-growing population of women in their years of peak fertility—and more women choose to have children at an older age, the increase in average annual births is expected to slow. This, combined with the rise in the number of deaths, 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 19.

In summary, a declining natural increase and steady net in-migration are expected to lead to population growth reaching its peak in 2025 and 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 also in a smaller proportion of women in their childbearing years, likely resulting in a natural increase to transition to a natural decrease. Net in-migration is expected to remain relatively steady throughout the forecast period and will therefore offset a growing natural decrease.

**Figure 21. Yamhill 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 cities of Amity, Carlton, Dayton, Dundee, Lafayette, Willamina and Yamhill did not submit survey responses.

Amity — Yamhill County— NO 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>

## Amity — Yamhill County— NO 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

**Carlton — Yamhill County— NO 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><b>Promos:</b></p>           <p><b>Hinders:</b></p>
Highlights or summary from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion)	N/A					



**Carlton — Yamhill County— NO RESPONSE**

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

## Dayton — Yamhill County— NO RESPONSE

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

**Dayton — Yamhill County— NO RESPONSE**

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

**Dundee — Yamhill County— NO RESPONSE**

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

**Dundee — Yamhill County— NO RESPONSE**

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

**Gaston — Yamhill County— NO RESPONSE**

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

**Gaston — Yamhill County— NO RESPONSE**

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

**Lafayette — Yamhill County— NO RESPONSE**

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



**Lafayette — Yamhill County— NO RESPONSE**

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

**Mcminnvillle — Yamhill County— 2/27/2017**

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 are 961 SFR/SFA units in the pipeline. Of those 961 planned units, the largest development is the Hillcrest Development expecting 441 detached and 50 attached SFR units.				<p><b>Promos:</b></p> <p><b>Hinders:</b></p>
Highlights or summary from planning documents of influences on or anticipation of population and	N/A					

**Mcminnville — Yamhill County— 2/27/2017**

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

## Newberg — Yamhill 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
George Fox University continues to grow at a healthy rate, with many students now living off campus. Newberg has a large population of seniors, with persons over age 65 making up around 11% of the population. Median age has risen from 30 to	<p>Vacancy rates within the city are extremely low, around 2% for rentals.</p> <p>Housing costs have risen since the end of the Great Recession making it difficult for potential homeowners.</p> <p>Homes in Newberg that in 2010 sold for \$170,000 to \$189,000 are now selling for between</p>	<p>The Springbrook Master Plan area encompasses approximately 450 acres and will accommodate 1,345 dwelling units when completed.</p> <p>Construction is likely to begin within the next 5 years. Approximately 190 large subdivisions</p>	<p>Friendsview Manor, a retirement community, has a master plan to add 175 multi-family units. Phase 1 of this project is currently underway, which will add 38 units to be completed in 2017.</p>	<p>Manufacturing continues to be a strong sector in the local economy. However, Newberg is facing a shortage of industrial land, which may be addressed through a UGB expansion effort that is likely to begin in the latter half of 2017. Healthcare services continue to be a strong sector of the local economy. Providence Newberg Medical Center has plans in development to construct a medical</p>	<p>City has good water and wastewater infrastructure. This should not be a limiting factor except where topographic constraints exist. For example, the area within the UGB along Chehalem Drive cannot currently be annexed and developed until sewer and water mainlines are</p>	<p><b>Promos:</b> The City is actively planning for future growth, including a likely UGB expansion effort in the latter part of 2017. Newberg is completing a Downtown Improvement Plan geared at making downtown Newberg a thriving commercial core post-Bypass when some of the traffic, particularly large truck traffic, has been removed. Newberg has received a TGM grant to update the Riverfront Master Plan, which will look at best uses for the Riverfront area post-Bypass and post-mill. Proximity to</p>

## Newberg — Yamhill County— 11/17/2016

<p>32. The Newberg Hispanic population is approximately 15% of the population, risen from 10% in 2000. Newberg continues to be a family friendly community, attracting families with children. Newberg continues to be predominantly white. Because of Newberg's proximity to the Portland Metro area and other job centers, people continue to move to Newberg while</p>	<p>\$242,000 and \$275,000.</p> <p>A modest 1200 square foot home in Newberg will cost \$280,000 to build and sell today (land \$90,000, City fees \$30,000, build cost \$120,000, realtor fees \$14,000 and profit/overhead \$26,000).</p> <p>Affordable housing continues to be an important issue. There is very little multifamily land to develop. The existing stock of housing for low income families is static and there is a competition between low income families and George Fox University students</p>	<p>have recently been approved, with more properties either having Preapplication meetings about annexation and subdivision or beginning the annexation process. These properties are located in north Newberg and make up the bulk of the UGB area along the northern city limits line between Chehalem Drive and Terrace Drive. A 6 acre property was rezoned for</p>	<p>George Fox University has a 20 year master plan which includes future dormitory housing but the timing is unknown.</p>	<p>office building on their campus and discussions are underway on additional medical office space within the community. The City is in discussions with Veterans Affairs and Oregon Department of Human Services on facilities and services to serve the Newberg community.</p> <p>Newberg has adopted an Economic Development Strategy which focuses on retaining and expanding existing industrial and commercial business along with attracting new commercial and industrial businesses to the community. The City is coordinating recruitment activities with Business Oregon,</p>	<p>extended north from the Hwy 240 pump station – this is a significant infrastructure project that will likely take an LID or a large development funded effort to complete.</p> <p>The Phase 1 Bypass is under construction and slated to be finished in 2017. Newberg has good electricity and natural gas infrastructure. Newberg schools have been expanded and upgraded</p>	<p>the Portland Metropolitan area makes Newberg an attractive location for those desiring to live with a small city ambience but close to big city amenities. It also is attractive to businesses who want to expand without Metro regulations/taxes/traffic.</p> <p>Newberg has high quality of life: good parks, schools, access to the Willamette, a high quality golf course, a great downtown, access to Oregon's Wine Country.</p> <p>Newberg has a supply of ready to go residential land.</p> <p><b>Hinders:</b> Land use laws and appeals have and are likely to continue to thwart economic opportunities. Previous UGB expansion efforts have been met with</p>
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## Newberg — Yamhill County— 11/17/2016

commuting out to jobs in other locations, particularly as housing prices in the Portland Metro area rise higher than the outlying areas.	<p>for affordable housing.</p> <p>The current waiting list for subsidized housing is 2 to 4 years for elderly or handicapped applicants; years longer for others.</p> <p>A Housing Task Force has been formed to address the housing affordability issue within the community. Under discussion are hostels, dormitories, tiny homes, cottages, seniors, farmworker, artist and disabled housing.</p>	<p>high density residential in 2015; this property could accommodate a maximum of 147 dwelling units.</p> <p>About 360 additional SFR units are in the pre-application phase looking for annexations or subdivisions.</p>		<p>Strategic economic Development Corporation and Greater Portland Inc. Examples of new commercial businesses are Black Bear Diner, Starbucks, AT&amp;T, Growler House. Industrial development growth has occurred through employee hires at facilities such as A-dec and A.R.E. Manufacturing.</p> <p>The Chehalem Valley Innovation Accelerator has been established to assist technology based entrepreneurs start businesses. Two tenants are located in the facility.</p> <p>Tourism continues to be a strong sector of the local economy and is supported by the</p>	<p>consistently to meet needs.</p> <p>The City is in the final stages of updating its Transportation System Plan and it is scheduled to be adopted in December 2016. The Newberg-Dundee Bypass is under construction and scheduled to be open in December 2017. The City is in discussions on a Transportation Utility Fee to address the maintenance of our roadway infrastructure.</p>	<p>significant opposition from outside groups.</p> <p>Traffic in downtown Newberg will still be relatively heavy post-Bypass.</p> <p>Newberg lacks affordable housing.</p>
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## Newberg — Yamhill County— 11/17/2016

				<p>Newberg Strategic Tourism Plan adopted in June 2016 to expand tourism opportunities and investments.</p> <p>With closure of the WestRock mill site the City will be updating its Riverfront Master Plan to address redevelopment of the site for industrial development as well as mixed use development.</p> <p>Garmor is advancing its plans to develop a major retail complex on Highway 99W across from Providence Newberg Medical Center.</p> <p>The Newberg Downton Improvement Plan is in its final stages of adoption to enhance the downtown area with</p>		
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## Newberg — Yamhill County— 11/17/2016

				<p>new development opportunities.</p> <p>George Fox University has prepared a new master plan for expansion of academic facilities for the next 20 years which includes education buildings, dormitories, activity center and parking in response to its growing student population.</p>		
<p><b>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</b></p>	<p>Newberg attempted a UGB expansion for industrial land from 2009-2015; this was ultimately unsuccessful. We are currently doing a “UGB pre-work” planning project via a DLCD grant that will include a BLI. This is in anticipation of a future UGB amendment application, potentially using the new streamlined OAR 660 Division 38, once we are eligible. We are not currently doing any forecasting work until we have our updated population forecast, in accordance with the new state laws.</p> <p>Newberg also recently received a TGM grant to update the Riverfront Master Plan, which is anticipated to be a future growth area. The Riverfront area is already within the UGB, but land uses may change somewhat with the new update, particularly as relates to the now closed WestRock mill site (former paper mill site – 200+ acres).</p>					



## Newberg — Yamhill County— 11/17/2016

expansion process)	
Other information (e.g. planning documents, email correspondence , housing development survey)	<p><b>According to PRC background research:</b></p> <ul style="list-style-type: none"><li>- The future land needs were predicted on a population projection produced in 2004. That forecast estimated a 2035 population of over 48,000, which is 10,000 more than the 2012 forecast produced by PRC. A comparison of commercial and industrial land needs to supply resulted in the conclusion that there was a deficit in both land uses at the time. The City subsequently initiated the process of expanding its UGB but after nearly 10 years of negotiations, the City Council voted to withdraw the application.</li><li>- Findings from buildable and analysis in 2005 shows that the City had a deficit of residential land to meet needs through 2025 in all residential categories.</li><li>- The Newberg Enterprise Zone is also a rural zone that was designated in 2014 and terminates in 2024. It is sponsored by the City of Newberg.</li></ul>

## Sheridan — Yamhill County— 2/27/2017

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
Sheridan does not seem to have as high a percentage of Hispanic people as the cities in northern Yamhill County.	There does not seem to be a lot of “executive” housing.	The owner/developer of an 11.8 acre site contacted the city late 2016 about a manufactured home park. The site has wetland issues (no wetland determination yet) and a drainage ditch that will reduce the buildable acres by an unknown amount. He’s doing prelim things. No application as of yet.	None known	Forest River Co. (FRC) owns the 24 acre Liberty Homes site with 112,000 and 104,000 sq. ft. buildings. FRC will move most of their Dallas, OR operations to Sheridan and begin production on or about 7/1/17 with 100 – 200 employees.	Sewer, water, storm drainage and streets are adequate to accommodate growth.	<p><b>Promos:</b> The FRC will be a boost to the demand for housing</p> <p><b>Hinders:</b> There are no built subdivisions with vacant lots for houses. Residential development will be on an infill basis until a subdivision is approved, but no subdivision is on the horizon.</p>

## Sheridan — Yamhill County— 2/27/2017

<b>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)</b>	No plan now for UGB expansion, but FRC's employment could spur the city to add a 30-ac property that is an Exception Area (1 <sup>st</sup> priority to add to the UGB per ORS 197).
<b>Other information (e.g. planning documents, email correspondence, housing development survey)</b>	N/A

**Willamina — Yamhill County— NO RESPONSE**

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

**Willamina — Yamhill County— NO RESPONSE**

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

**Yamhill — Yamhill County— NO RESPONSE**

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

**Yamhill — Yamhill County— NO RESPONSE**

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

## **Appendix B: Specific Assumptions**

### **Amity**

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 93.8 percent throughout the 50 year horizon. PPH is assumed to be stable at 3.01 over the forecast period. There is no group quarters population in Amity.

### **Carlton**

The 5-year average annual housing unit growth rate is assumed to rapidly increase to 2.02 percent during the first 10 years and then decline thereafter. The occupancy rate is assumed to be steady at 92.4 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.83 over the forecast period. There is no group quarters population in Carlton.

### **Dayton**

The 5-year average annual housing unit growth rate is assumed to slowly 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 gradually decline from 3.17 to 3.07 during the entire forecast period. There is no group quarters population in Dayton.

### **Dundee**

The 5-year average annual housing unit growth rate is assumed to increase to 2.05 percent during the first 10 years and then decline thereafter. The occupancy rate is assumed to be steady at 96.7 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.78 over the forecast period. Group quarters population is assumed to remain at 8.

### **Gaston**

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 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.66 over the forecast period. There is no group quarters population in Gaston.

### **Lafayette**

The 5-year average annual housing unit growth rate is assumed to decline throughout the forecast period. The occupancy rate is assumed to increase from 91.9 to 93.3 percent in the first 5 years of the forecast period and then remain stable thereafter. PPH is assumed to be stable at 3.10 over the forecast period. There is no group quarters population in Lafayette.



### **McMinnville**

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.

### **Newberg**

Total fertility rates are assumed to be stable throughout 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.

### **Sheridan**

The 5-year average annual housing unit growth rate is assumed to increase to 0.88 percent during the first 10 years and then decline thereafter. The occupancy rate is assumed be steady at 92.4 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.77 over the forecast period. Group quarters population is assumed to remain at 2023.

### **Willamina**

The 5-year average annual housing unit growth rate is assumed to increase from 0.08 percent to 0.24 percent during the first 10 years and then slowly decline thereafter. The occupancy rate is assumed be steady at 90 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.96 over the forecast period. Group quarters population is assumed to remain at 11.

### **Yamhill City**

The 5-year average annual housing unit growth rate is assumed to increase from 0.67 percent to 1.24 percent during the first 10 years and then decline thereafter. The occupancy rate is assumed be steady at 94.1 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.88 over the forecast period. Group quarters population is assumed to remain at 9.

### **Outside UGBs**

The 5-year average annual housing unit growth rate is assumed to increase to 0.72 percent during the first 10 years and then decline thereafter. The occupancy rate is assumed be steady at 92.8 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.67 over the forecast period. Group quarters population is assumed to remain at 369.

## Appendix C: Detailed Population Forecast Results

Figure 22. Yamhill 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	6,582	6,674	6,978	7,241	7,483	7,727	7,982	8,248	8,506	8,750	8,980	9,072
05-09	6,958	7,147	7,378	7,713	8,004	8,263	8,517	8,784	9,062	9,335	9,591	9,689
10-14	7,190	7,335	7,736	7,985	8,348	8,652	8,915	9,173	9,445	9,731	10,012	10,118
15-19	7,889	7,983	8,320	8,775	9,056	9,456	9,782	10,061	10,334	10,627	10,934	11,056
20-24	7,139	7,325	7,544	7,862	8,291	8,545	8,902	9,191	9,434	9,676	9,935	10,045
25-29	6,341	6,564	6,918	7,133	7,433	7,833	8,055	8,375	8,628	8,844	9,057	9,149
30-34	6,345	6,514	6,963	7,339	7,565	7,875	8,284	8,504	8,828	9,085	9,301	9,388
35-39	6,779	7,027	7,404	7,916	8,345	8,596	8,934	9,385	9,622	9,979	10,260	10,355
40-44	6,865	7,133	7,640	8,048	8,606	9,065	9,316	9,669	10,138	10,384	10,759	10,878
45-49	6,698	6,877	7,401	7,931	8,358	8,932	9,395	9,642	9,995	10,472	10,718	10,871
50-54	6,711	6,774	7,149	7,700	8,256	8,693	9,280	9,751	9,993	10,352	10,837	10,938
55-59	6,651	6,670	6,843	7,229	7,796	8,356	8,790	9,375	9,844	10,084	10,444	10,638
60-64	6,481	6,676	6,777	6,961	7,365	7,944	8,511	8,948	9,541	10,019	10,265	10,412
65-69	5,732	6,350	6,738	6,846	7,038	7,446	8,027	8,592	9,025	9,621	10,100	10,198
70-74	4,311	5,059	6,066	6,448	6,563	6,750	7,145	7,705	8,248	8,667	9,245	9,431
75-79	3,283	3,864	5,014	5,975	6,311	6,373	6,499	6,823	7,298	7,748	8,071	8,256
80-84	2,223	2,592	3,388	4,380	5,200	5,465	5,487	5,564	5,806	6,175	6,519	6,613
85+	2,377	2,534	3,083	3,923	5,079	6,339	7,331	8,019	8,555	9,114	9,777	10,061
<b>Total</b>	<b>106,555</b>	<b>111,101</b>	<b>119,339</b>	<b>127,404</b>	<b>135,096</b>	<b>142,311</b>	<b>149,150</b>	<b>155,808</b>	<b>162,303</b>	<b>168,662</b>	<b>174,806</b>	<b>177,170</b>

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

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

Area / Year	2017	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2067
Yamhill County	106,555	111,101	119,339	127,404	135,096	142,311	149,150	155,808	162,303	168,662	174,806	177,170
Amity UGB	1,642	1,691	1,769	1,840	1,910	1,975	2,038	2,096	2,154	2,206	2,257	2,276
Carlton UGB	2,229	2,340	2,586	2,813	3,013	3,204	3,384	3,551	3,704	3,841	3,959	3,998
Dayton UGB	2,837	2,914	3,004	3,108	3,200	3,290	3,376	3,461	3,545	3,628	3,723	3,761
Dundee UGB	3,243	3,408	3,772	4,158	4,570	4,936	5,296	5,645	5,979	6,296	6,590	6,697
Gaston UGB (Yamhill)	157	157	158	158	159	159	159	160	160	160	161	161
Lafayette UGB	4,083	4,436	4,958	5,375	5,717	5,970	6,187	6,367	6,540	6,709	6,872	6,937
McMinnville UGB	34,293	35,709	38,437	41,255	44,122	46,956	49,728	52,541	55,428	58,449	61,557	62,803
Newberg UGB	24,296	25,889	28,602	31,336	34,021	36,709	39,393	42,101	44,984	47,966	50,957	52,135
Sheridan UGB	6,340	6,401	6,598	6,754	6,893	7,016	7,122	7,225	7,326	7,424	7,521	7,560
Willamina UGB (Yamhill)	1,227	1,230	1,245	1,259	1,272	1,287	1,302	1,315	1,328	1,341	1,355	1,360
Yamhill UGB	1,077	1,099	1,184	1,264	1,338	1,406	1,467	1,514	1,560	1,606	1,652	1,671
Outside UGB Area	25,132	25,827	27,027	28,084	28,880	29,403	29,698	29,831	29,594	29,037	28,203	27,812

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