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Coordinated Population Forecast for Douglas County, its Urban Growth Boundaries (UGB), and Area Outside UGBs 2018-2068

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Coordinated Population Forecast

2018

Through

2068

Douglas County

Urban Growth Boundaries (UGB) & Area Outside UGBs

Population Research Center
PORTLAND STATE UNIVERSITY

Photo Credit: The North Umpqua River in the Cascade Mountains. Gary Halvorson, Oregon State Archives.

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Prepared by

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How to Read this Report

This report should be read with reference to the documents listed below—downloadable on the Forecast Program website (http://www.pdx.edu/prc/opfp).

Specifically, the reader should refer to the following documents:

- *Methods and Data for Developing Coordinated Population Forecasts*—Provides a detailed description and discussion of the 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 (2018-2068).

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Modified Methodology

The Population Research Center, in consultation with DLCD, has identified cost savings associated with a modified methodology for the latter half of the 50-year forecast period (years 26 to 50). Based on feedback we have received, a 25-year forecast fulfills most requirements for local planning purposes and, in an effort to improve the cost effectiveness of the program; we will place more focus on years 1 through 25. Additionally, the cost savings from this move will allow DLCD to utilize additional resources for local government grants. To clarify, we use forecast methods to produce sub-area and county populations for the first 25 years and a modified projection method for the remaining 25 years. The description of our forecast methodology can be accessed through the forecast program website (www.pdx.edu/prc/opfp), while the summary of our modified projection method is below.

For years 26-50, PRC projects the county population using the annual growth rate from the 24th-25th year. For example, if we forecast a county to grow .4% between the 24th and 25th year of the forecast, we would project the county population thereafter using a .4% AAGR. To allocate the projected county population to its sub-areas, we extrapolate the change in sub-area shares of county population observed in years 1-25 and apply them to the projected county population.

Comparison to Cycle 1 (2015-17)

To keep up to date with local trends and shifting demands, OPFP regularly updates coordinated population forecasts for Oregon's areas. Beyond the modification to our methodology and additional forecast region (from three regions to four), there are differences between the 2018 updated forecast for Douglas County and the 2015 version. Last round's forecast expected faster growth for the county as it recovered from the recession, but it has been slower than anticipated. Consequently, we expect slower growth in the early period (2018-25), which results in a more conservative forecast overall for the 25 year horizon (2018-2043). Specifically, we expect the county will continue to bring in retirees resulting in more deaths and slower growth. These county-level differences translate to the sub-areas, though our expectations of future sub-area shares of county population are generally consistent with last round. The full breakdown of differences by county and sub-area is stored here: www.pdx.edu/prc/cycle-2-region-1-documents.

Executive Summary

Historical

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

Douglas County's total population grew steadily in the 2000s, with an average annual growth rate of .7% (**Figure 1**); however, some of its sub-areas experienced faster population growth. Canyonville experienced the fastest growth of any UGB, with an average annual growth rate of 3 percent. Only two UGBs, Oakland and Reedsport, saw a slight population decline.

Douglas County's positive population growth in the 2000s was largely the result of sporadic net in-migration. 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 having children at older ages, has led to births stagnating in recent years. A larger number of deaths relative to births caused natural decrease (more deaths than births) in every year from 2000 to 2016. While net in-migration substantially outweighed natural decrease during the 2000 to 2010 period, in recent years (2011-16) the growing number of deaths have curbed net in-migration, leading to steady population growth (**Figure 12**).

Forecast

Total population in Douglas County, as a whole as well as within its sub-areas, will likely grow at a faster pace in the near-term (2018 to 2043) compared to the long-term (**Figure 1**). The tapering of growth rates is largely driven by a growing natural decrease that will cut into population growth from net in-migration. Douglas County's total population is forecast to increase by nearly 15,000 over the next 25 years (2018-2043) and by nearly 29,000 over the entire 50-year period (2018-2068).

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

	Historical			Forecast					
	2000	2010	AAGR (2000-2010)	2018	2043	2068	AAGR (2010-2018)	AAGR (2018-2043)	AAGR (2043-2068)
Douglas County	**100,399**	**107,667**	***0.7%***	**112,348**	**126,782**	**141,064**	***0.5%***	***0.5%***	***0.2%***
Canyonville	1,498	2,007	*3.0%*	2,037	2,523	3,150	*0.2%*	*0.9%*	*0.9%*
Drain	1,204	1,352	*1.2%*	1,361	1,487	1,619	*0.1%*	*0.4%*	*0.3%*
Elkton	169	195	*1.4%*	218	269	324	*1.3%*	*0.9%*	*0.7%*
Glendale	946	979	*0.3%*	987	1,045	1,081	*0.1%*	*0.2%*	*0.1%*
Myrtle Creek	6,998	7,478	*0.7%*	7,791	9,642	11,576	*0.5%*	*0.9%*	*0.7%*
Oakland	1,117	1,097	*-0.2%*	1,128	1,271	1,413	*0.3%*	*0.5%*	*0.4%*
Reedsport	4,437	4,244	*-0.4%*	4,207	4,226	4,190	*-0.1%*	*0.0%*	*0.0%*
Riddle	1,030	1,182	*1.4%*	1,193	1,267	1,333	*0.1%*	*0.2%*	*0.2%*
Roseburg	26,599	28,344	*0.6%*	30,092	37,147	45,575	*0.7%*	*0.8%*	*0.8%*
Sutherlin	7,003	8,138	*1.5%*	8,465	10,390	12,697	*0.5%*	*0.8%*	*0.8%*
Winston	4,907	5,571	*1.3%*	5,721	8,015	10,496	*0.3%*	*1.4%*	*1.1%*
Yoncalla	1,082	1,085	*0.0%*	1,108	1,193	1,272	*0.3%*	*0.3%*	*0.3%*
Outside UGBs	43,409	45,995	*0.6%*	48,040	48,306	46,336	*0.5%*	*0.0%*	*-0.2%*

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

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

14-Year Population Forecast

In accordance with House Bill 2254, which streamlined the UGB process based on long-term housing and employment needs, **Figure 2** provides a 14-year population forecast (2018-2032) for the County and its sub-areas. Populations at the 14th year of the forecast were interpolated using the average annual growth rate between the 2030-2035 period. The population interpolation template is stored here: www.pdx.edu/prc/cycle-2-region-1-documents.

Figure 2. Douglas County and Sub-Areas—14-Year Population Forecast

	2018	2032	14-Year Change	AAGR (2018-2032)
Douglas County	**112,348**	**120,426**	**8,078**	***0.5%***
Canyonville	2,037	2,257	221	*0.7%*
Drain	1,361	1,426	66	*0.3%*
Elkton	218	251	34	*1.0%*
Glendale	987	1,025	38	*0.3%*
Myrtle Creek	7,791	8,920	1,129	*1.0%*
Oakland	1,128	1,222	94	*0.6%*
Reedsport	4,207	4,188	-19	*0.0%*
Riddle	1,193	1,233	40	*0.2%*
Roseburg	30,092	33,317	3,225	*0.7%*
Sutherlin	8,465	9,337	872	*0.7%*
Winston	5,721	7,101	1,381	*1.6%*
Yoncalla	1,108	1,162	53	*0.3%*
Outside UGBs	48,040	48,985	945	*0.1%*

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

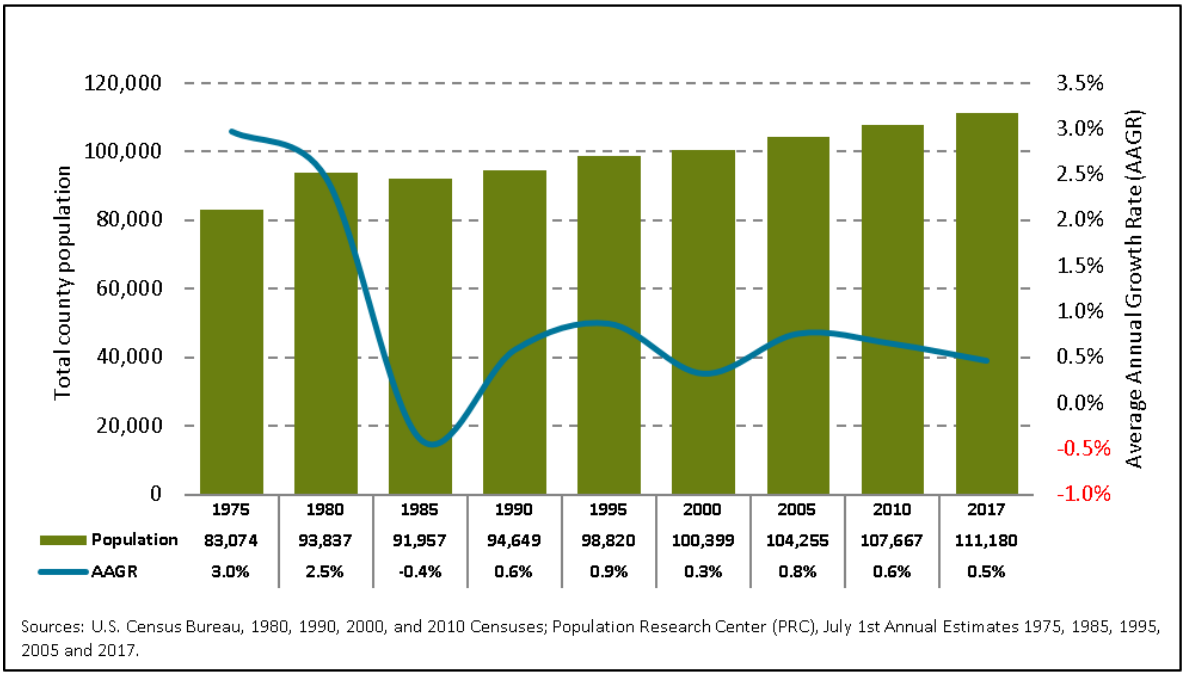
Historical Trends

Different growth patterns occur in different parts of Douglas County. Each of Douglas County's sub-areas were examined for any significant demographic characteristics or changes in population or housing growth that might influence their individual forecasts. Factors analyzed include age composition of the population, race and ethnicity, births, deaths, migration, the number of housing units, occupancy rate, and persons per household (PPH). It should be noted that population trends of individual sub-areas often differ from those of the county as a whole. However, population growth rates for the county are collectively influenced by local trends within its sub-areas.

Population

Douglas County's total population grew from roughly 83,000 in 1975 to about 111,000 in 2017 (**Figure 3**). 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 negative population growth rates. During the early 1990s population growth rates again increased but challenging economic conditions late in the decade again yielded slower growth. Douglas County experienced positive population growth between 2000 and 2017—averaging around half a percent per year.

Figure 3. Douglas County—Total Population by Five-year Intervals (1975-2017)



Sources: U.S. Census Bureau, 1980, 1990, 2000, and 2010 Censuses; Population Research Center (PRC), July 1st Annual Estimates 1975, 1985, 1995, 2005 and 2017.

During the 2000s, Douglas County's average annual population growth rate stood at 0.7 percent (**Figure 4**). Canyonville experienced rapid growth, recording an average annual growth rate of 3.0 percent, while several other sub-areas—including Drain, Elkton, Riddle, Sutherlin, and Winston—experienced growth rates close to 1.5 percent. Only two sub-areas, Oakland and Reedsport, experienced a slight population decline.

Figure 4. Douglas 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	Change (2000-2010)
Douglas County	*100,399*	*107,667*	*0.7%*	*100.0%*	*100.0%*	*-0.0%*
Canyonville	*1,498*	*2,007*	3.0%	1.5%	1.9%	0.4%
Drain	*1,204*	*1,352*	1.2%	1.2%	1.3%	0.1%
Elkton	*169*	*195*	1.4%	0.2%	0.2%	0.0%
Glendale	*946*	*979*	0.3%	0.9%	0.9%	0.0%
Myrtle Creek	*6,998*	*7,478*	0.7%	7.0%	6.9%	0.0%
Oakland	*1,117*	*1,097*	-0.2%	1.1%	1.0%	-0.1%
Reedsport	*4,437*	*4,244*	-0.4%	4.4%	3.9%	-0.5%
Riddle	*1,030*	*1,182*	1.4%	1.0%	1.1%	0.1%
Roseburg	*26,599*	*28,344*	0.6%	26.5%	26.3%	-0.2%
Sutherlin	*7,003*	*8,138*	1.5%	7.0%	7.6%	0.6%
Winston	*4,907*	*5,571*	1.3%	4.9%	5.2%	0.3%
Yoncalla	*1,082*	*1,085*	0.0%	1.1%	1.0%	-0.1%
Outside UGBs	*43,409*	*45,995*	0.6%	43.2%	42.7%	-0.5%

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

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

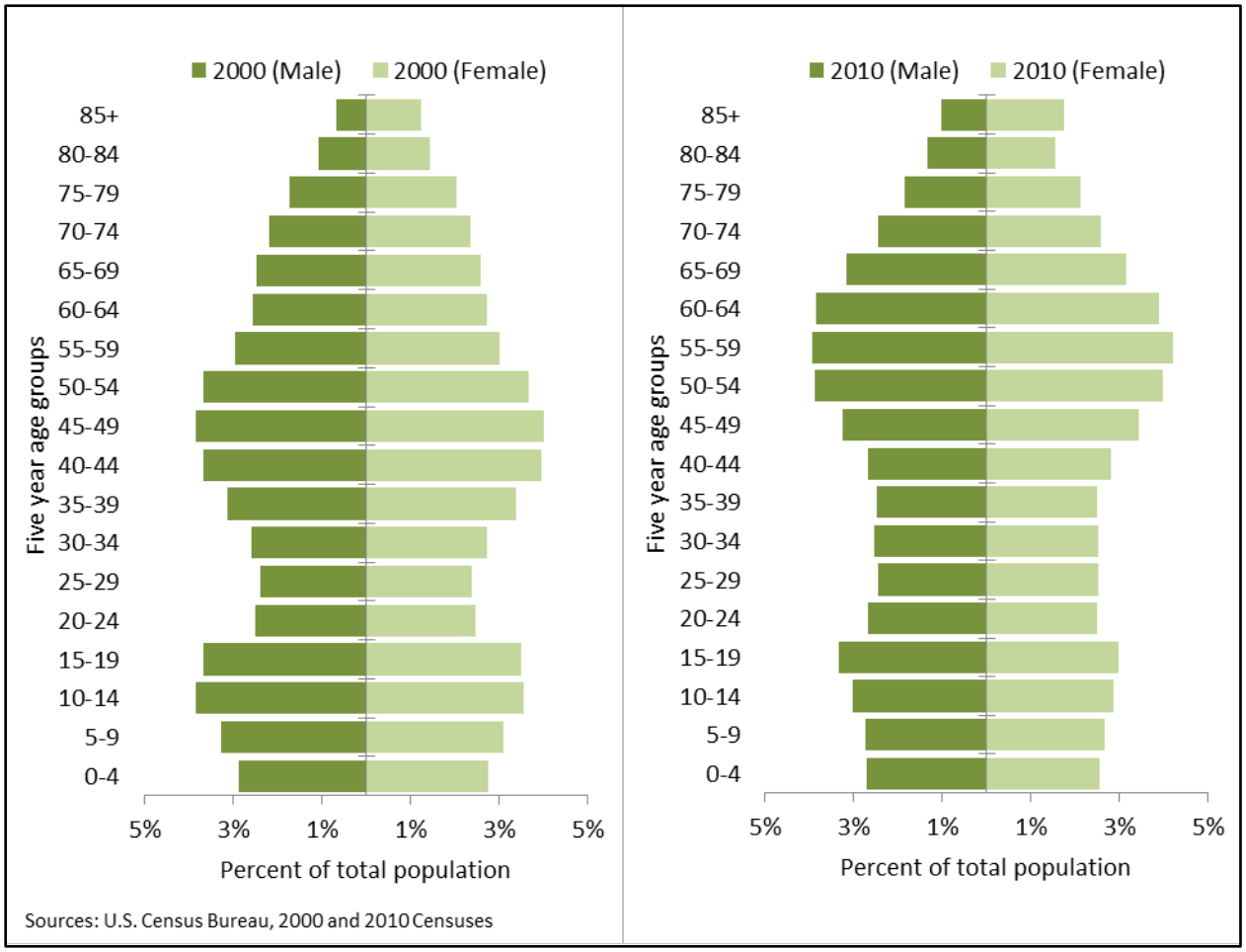
Age Structure of the Population

Similar to most areas across Oregon, Douglas County's population is aging. An aging population significantly influences the number of deaths but also yields a smaller proportion of women in their childbearing years, which may result in a slowdown or decline in births. The shift in age structure from 2000 to 2010 illustrates this phenomenon (**Figure 5**). Further underscoring this countywide trend, the median age in Douglas County increased from 41.2 in 2000 to 46.1 in 2010[2].

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

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

Figure 5. Douglas County—Age Structure of the Population (2000 and 2010)



Race and Ethnicity

While the statewide population is aging, another demographic shift is occurring across Oregon: minority populations are growing as a share of total population. A growing minority population affects both the number of births and average household size. The Hispanic share of total population within Douglas County increased modestly from 2000 to 2010 (**Figure 6**), while the White, non-Hispanic share deceased 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 more recent trends show these rates are quickly decreasing. Second, Hispanic and minority households tend to be larger relative to White, non-Hispanic households.

Figure 6. Douglas County—Hispanic or Latino and Race (2000 and 2010)

Hispanic or Latino and Race	2000		2010		Absolute Change	Relative Change
Total population	100,399	100.0%	107,667	100.0%	7,268	7.2%
Hispanic or Latino	3,283	3.3%	5,055	4.7%	1,772	54.0%
Not Hispanic or Latino	97,116	96.7%	102,612	95.3%	5,496	5.7%
White alone	92,302	91.9%	96,343	89.5%	4,041	4.4%
Black or African American alone	165	0.2%	279	0.3%	114	69.1%
American Indian and Alaska Native alone	1,446	1.4%	1,799	1.7%	353	24.4%
Asian alone	601	0.6%	1,008	0.9%	407	67.7%
Native Hawaiian and Other Pacific Islander alone	83	0.1%	110	0.1%	27	32.5%
Some Other Race alone	86	0.1%	154	0.1%	68	79.1%
Two or More Races	2,433	2.4%	2,919	2.7%	486	20.0%

Births

Historic fertility rates for Douglas County mirror statewide trends in Oregon as a whole. Total fertility rates decreased slightly in Douglas County from 2000 to 2010, and more substantially for the state, because of delayed child bearing (**Figure 7**). At the same time fertility for women over 30 increased in both Douglas County and Oregon (**Figure 8**). Total fertility in both the county and the state remain below replacement fertility (2.1), indicating that future cohorts of women in their birth-giving years will shrink overtime without net in-migration.

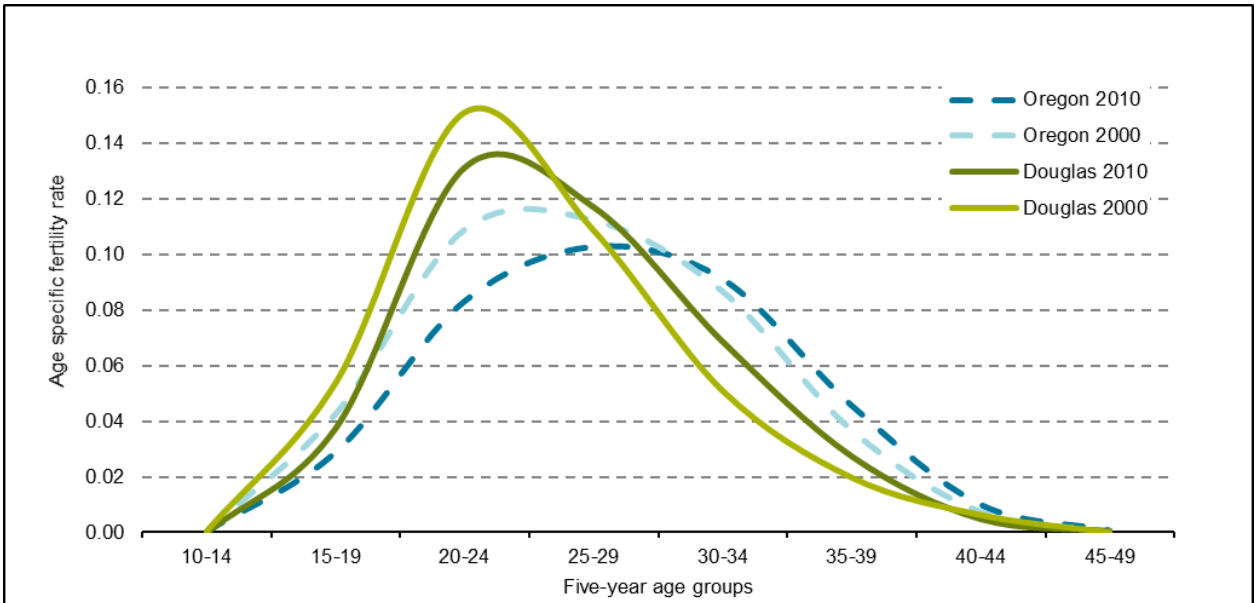
Figure 7. Douglas County and Oregon—Total Fertility Rates (2000 and 2010)

Total Fertility Rate (TFR)

	2000	2010
Douglas County	1.96	1.93
Oregon	1.98	1.81

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

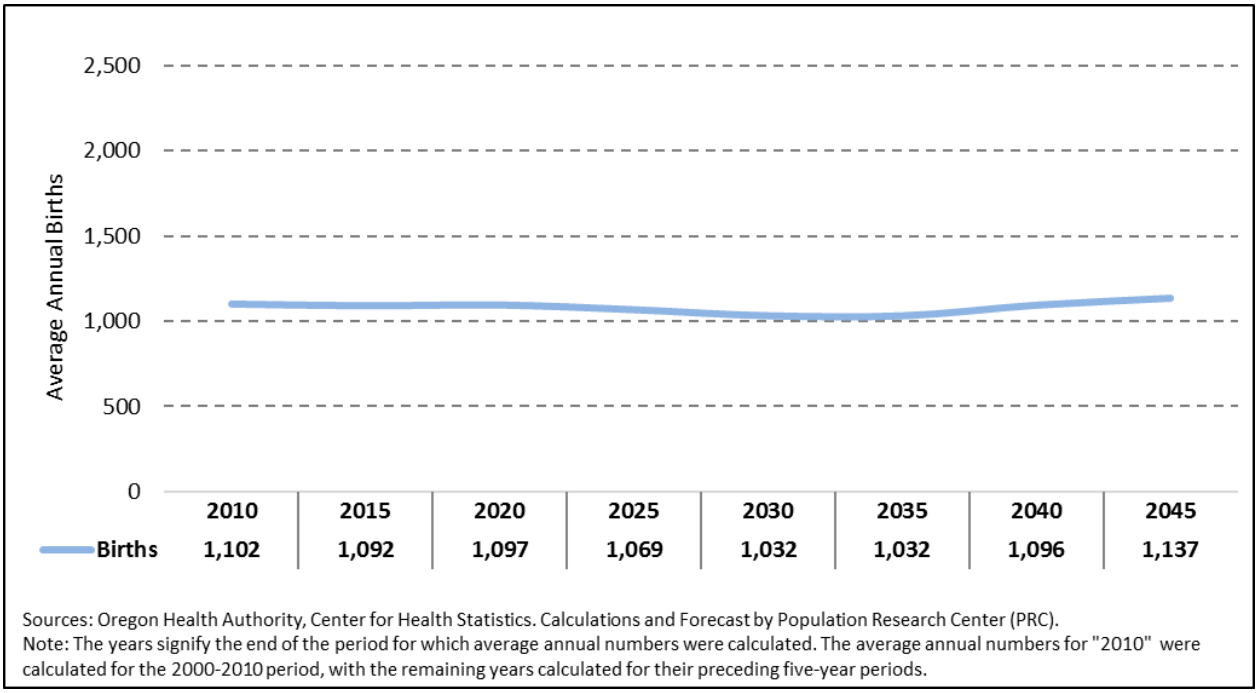
Figure 8. Douglas County—Age Specific Fertility Rate (2000 and 2010)



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

Figure 9 shows the number of historic and forecasted births for the county. The number of annual births from 2000-10 and 2010-15 remained relatively unchanged. Due to declining fertility rates, births are expected to remain stable throughout the forecast period, despite population growth.

Figure 9. Douglas County—Average Annual Births (2010 and 2045)

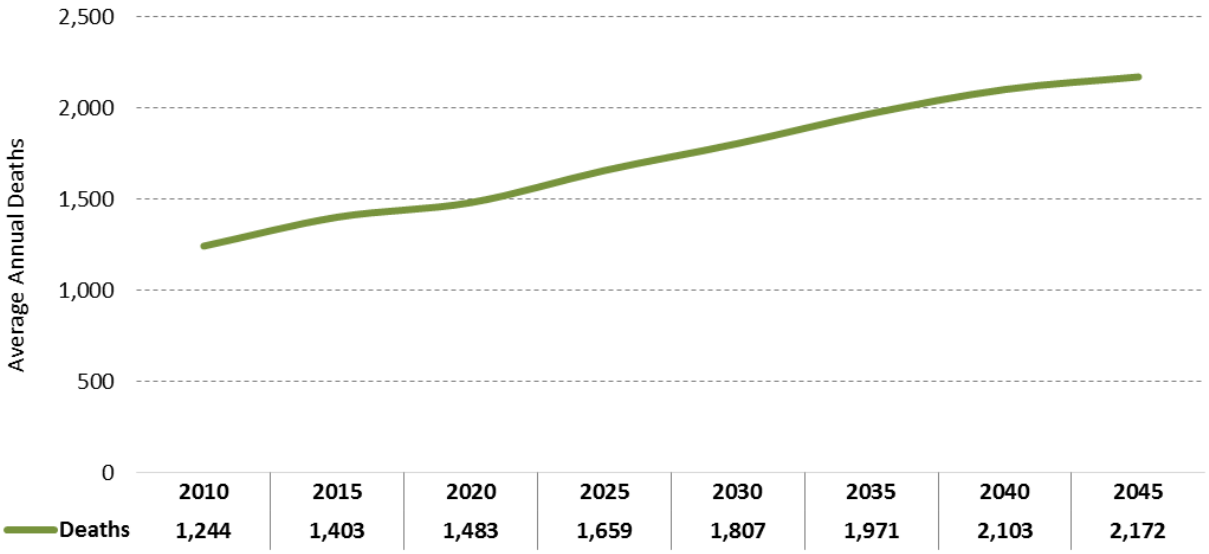


Sources: Oregon Health Authority, Center for Health Statistics. Calculations and Forecast by Population Research Center (PRC).
Note: The years signify the end of the period for which average annual numbers were calculated. The average annual numbers for "2010" were calculated for the 2000-2010 period, with the remaining years calculated for their preceding five-year periods.

Deaths

The population in the county, as a whole, is aging and contrary to the statewide trend, people of all ages are not necessarily living longer[3]. For both Douglas 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. Total annual deaths increased from 2000-10 and 2010-15 and are expected to increase steadily overtime (**Figure 10**).

Figure 10. Douglas County—Average Annual Deaths (2010 and 2045)



Sources: Oregon Health Authority, Center for Health Statistics. Calculations and Forecast by Population Research Center (PRC).
Note: The years signify the end of the period for which average annual numbers were calculated. The average annual numbers for "2010" were calculated for the 2000-2010 period, with the remaining years calculated for their preceding five-year periods.

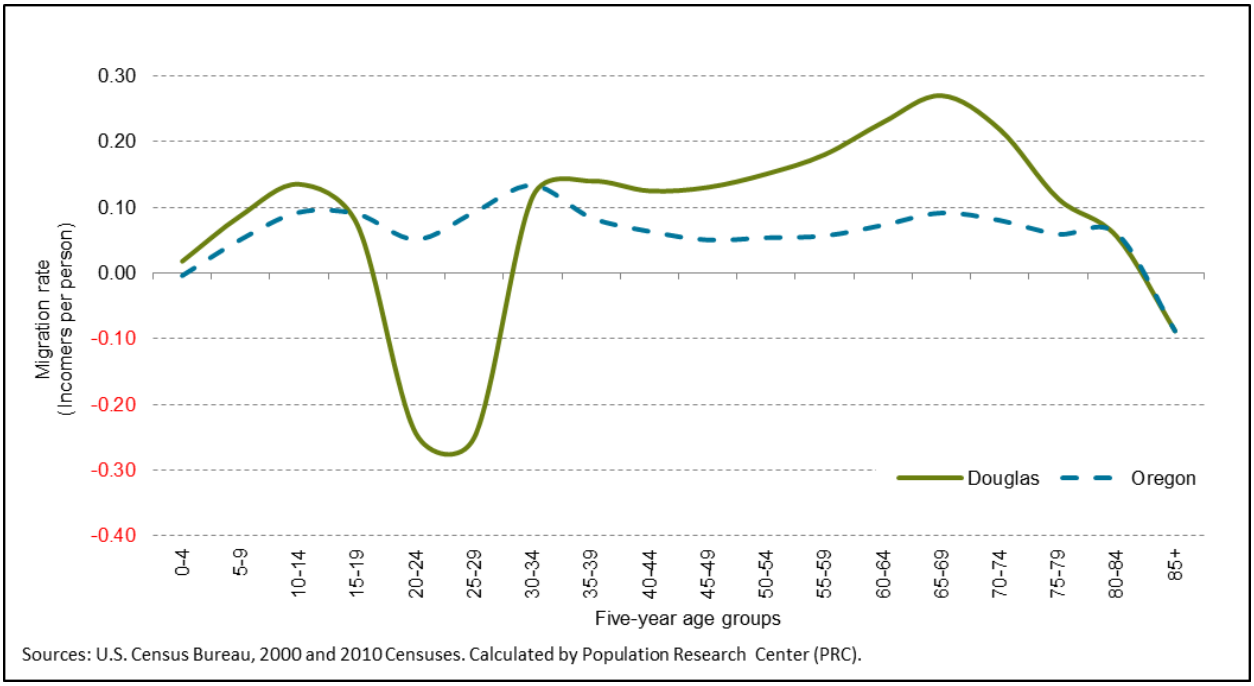
Migration

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

[3] Researchers have found evidence for a widening rural-urban gap in life expectancy. 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.*

Douglas County's migration rates reflect the patterns of many other Oregon counties. Young adults (20-29) leave the county seeking higher education and employment opportunities, but return in their 30's and 40's with their children. Retirees made up a large proportion of net in-migrants in the 00's, but left the county shortly thereafter to areas with end-of-life care.

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

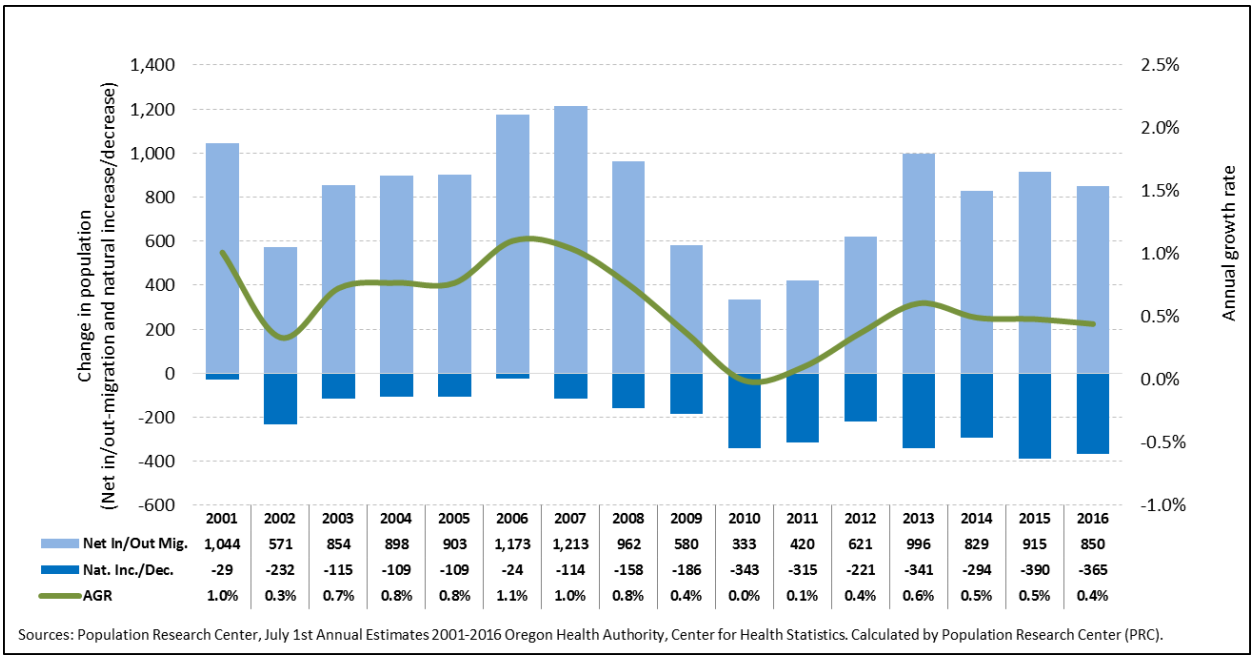


Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Calculated by Population Research Center (PRC).

Historical Trends in Components of Population Change

In summary, Douglas County's positive population growth during the 2000s was the result of net in-migration (**Figure 12**). The larger number of deaths relative to births led to a growing natural decrease in every year from 2001 to 2016. While net in-migration fluctuated dramatically, especially during the early and late years of the last decade, the number of net in-migrants has been high in recent years. Net in-migration has accounted for all of the population growth in the county and has resulted in moderate growth.

Figure 12. Douglas County—Components of Population Change (2001-2016)



	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Net In/Out Mig.	1,044	571	854	898	903	1,173	1,213	962	580	333	420	621	996	829	915	850
Nat. Inc./Dec.	-29	-232	-115	-109	-109	-24	-114	-158	-186	-343	-315	-221	-341	-294	-390	-365
AGR	1.0%	0.3%	0.7%	0.8%	0.8%	1.1%	1.0%	0.8%	0.4%	0.0%	0.1%	0.4%	0.6%	0.5%	0.5%	0.4%

Sources: Population Research Center, July 1st Annual Estimates 2001-2016 Oregon Health Authority, Center for Health Statistics. Calculated by Population Research Center (PRC).

Housing and Households

The total number of housing units in Douglas 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. Over the entire 2000 to 2010 period, the total number of housing units increased by 13 percent countywide; this was more than 5,600 new housing units (**Figure 13**). Nearly a quarter of new housing units (1,333) were built in Roseburg, with Sutherlin also capturing a large share of countywide housing growth (591 housing units). In terms of relative housing growth, Canyonville had the highest average annual growth rate; its total housing units increased by over 30 percent (205 housing units) from 2000-2010.

Housing growth rates may differ from population growth rates because (1) the numbers 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 Douglas County are relatively similar.

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

	2000	2010	AAGR (2000-2010)	Share of County 2000	Share of County 2010	Change (2000-2010)
Douglas County	*43,284*	*48,915*	*1.2%*	*100.0%*	*100.0%*	*0.0%*
Canyonville	670	875	2.7%	1.5%	1.8%	0.2%
Drain	529	579	0.9%	1.2%	1.2%	0.0%
Elkton	92	110	1.8%	0.2%	0.2%	0.0%
Glendale	395	438	1.0%	0.9%	0.9%	0.0%
Myrtle Creek	2,883	3,212	1.1%	6.7%	6.6%	-0.1%
Oakland	475	485	0.2%	1.1%	1.0%	-0.1%
Reedsport	2,200	2,245	0.2%	5.1%	4.6%	-0.5%
Riddle	413	490	1.7%	1.0%	1.0%	0.0%
Roseburg	11,848	13,181	1.1%	27.4%	26.9%	-0.4%
Sutherlin	3,109	3,700	1.8%	7.2%	7.6%	0.4%
Winston	2,018	2,405	1.8%	4.7%	4.9%	0.3%
Yoncalla	451	491	0.9%	1.0%	1.0%	0.0%
Outside UGBs	18,201	20,704	1.3%	42.1%	42.3%	0.3%

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

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

Average household size, or PPH, in Douglas County was 2.4 in 2010, a small decline from 2000 (**Figure 14**). Douglas County's PPH in 2010 was slightly lower than Oregon's as a whole, which had a PPH of 2.5. PPH varied slightly across the county's UGBs, with all of them falling between 2.1 and 2.6 persons per household. In 2010 the highest PPH was in Glendale and Riddle with 2.6 and the lowest in Reedsport at 2.1. In general, areas with an older or aging population will, more often than not, experience a decline in PPH over time.

Occupancy rates tend to fluctuate more than PPH. This is particularly true in smaller UGBs where fewer housing units allow for larger relative changes in occupancy rates. From 2000 to 2010, the occupancy rate in Douglas County decreased slightly (**Figure 14**). This slight decline in occupancy rates was fairly uniform across all sub-areas, with Elkton experiencing a more dramatic decline of 12.8 percent. Drain is the only UGB to experience an increase a marginal increase in occupancy rates during this time period.

Figure 14. Douglas 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
Douglas County	*2.5*	*2.4*	*-4.3%*	*92.0%*	*91.1%*	*-0.9%*
Canyonville	2.5	2.4	-2.7%	92.2%	91.8%	-0.5%
Drain	2.4	2.5	4.0%	90.5%	92.9%	2.4%
Elkton	2.5	2.3	-7.6%	89.1%	76.4%	-12.8%
Glendale	2.1	2.6	27.7%	87.8%	84.9%	-2.9%
Myrtle Creek	2.7	2.5	-7.8%	94.2%	92.1%	-2.1%
Oakland	2.6	2.4	-5.3%	93.3%	92.8%	-0.5%
Reedsport	2.5	2.1	-16.1%	90.8%	88.4%	-2.4%
Riddle	2.2	2.6	16.7%	93.7%	93.7%	0.0%
Roseburg	2.7	2.2	-16.1%	93.6%	93.0%	-0.6%
Sutherlin	2.3	2.4	3.3%	91.3%	91.0%	-0.3%
Winston	2.5	2.5	1.1%	93.0%	92.3%	-0.7%
Yoncalla	2.6	2.4	-8.3%	93.6%	92.7%	-0.9%
Outside UGBs	2.6	2.4	-4.3%	90.8%	90.0%	-0.8%

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

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 assumptions of likely scenarios for population change. Assumptions about fertility, mortality, and migration were developed for Douglas County's overall population forecast and for each of its larger sub-areas[4]. Population change for smaller sub-areas is determined by the change in the number of total housing units, PPH, occupancy rates, and group quarters population. Assumptions about these components of growth are derived from observations of historic building patterns, current plans for future housing development, and household demographics. Our forecast period is 2018-2068.

Douglas County's larger sub-areas include Roseburg and Sutherlin, while smaller sub-areas include Canyonville, Drain, Elkton, Glendale, Myrtle Creek, Oakland, Reedsport, Riddle, Winston, and Yoncalla.

Assumptions for the County and Larger Sub-Areas

During the forecast period, the population in Douglas County is expected to age more quickly during the first half of the forecast period and then remain relatively stable over the forecast horizon. Total fertility rates are expected to decline throughout the forecast period (2.05 in 2015 to 1.83 in 2043). Our assumptions of fertility for the county's larger sub-areas vary and are detailed in Appendix B.

Changes in survival rates are more stable than fertility and migration rates; overall life expectancy is expected to increase slightly over the forecast period. In spite of this trend, Douglas County's aging population will increase the overall number of deaths throughout the forecast period.

Migration is the most volatile and challenging demographic component to forecast due to the many factors influencing migration patterns. Economic, social, and environmental factors such as employment, educational opportunities, housing availability, family ties, cultural affinity, climate change, and natural amenities occurring both inside and outside the study area can affect both the direction and the volume of migration.

We assume rates will change in line with historic trends unique to Douglas County. Net out-migration of younger persons and 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 1,205 net in-migrants in 2015 to 1,575 net in-migrants in 2043. Net in-migration is expected to curb the results of a growing natural decrease, which results in slight population growth throughout the forecast period.

[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.

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.

We assume occupancy rates and PPH will remain relatively stable over the forecast period. Smaller household size is associated with an aging population in Douglas County and its sub-areas.

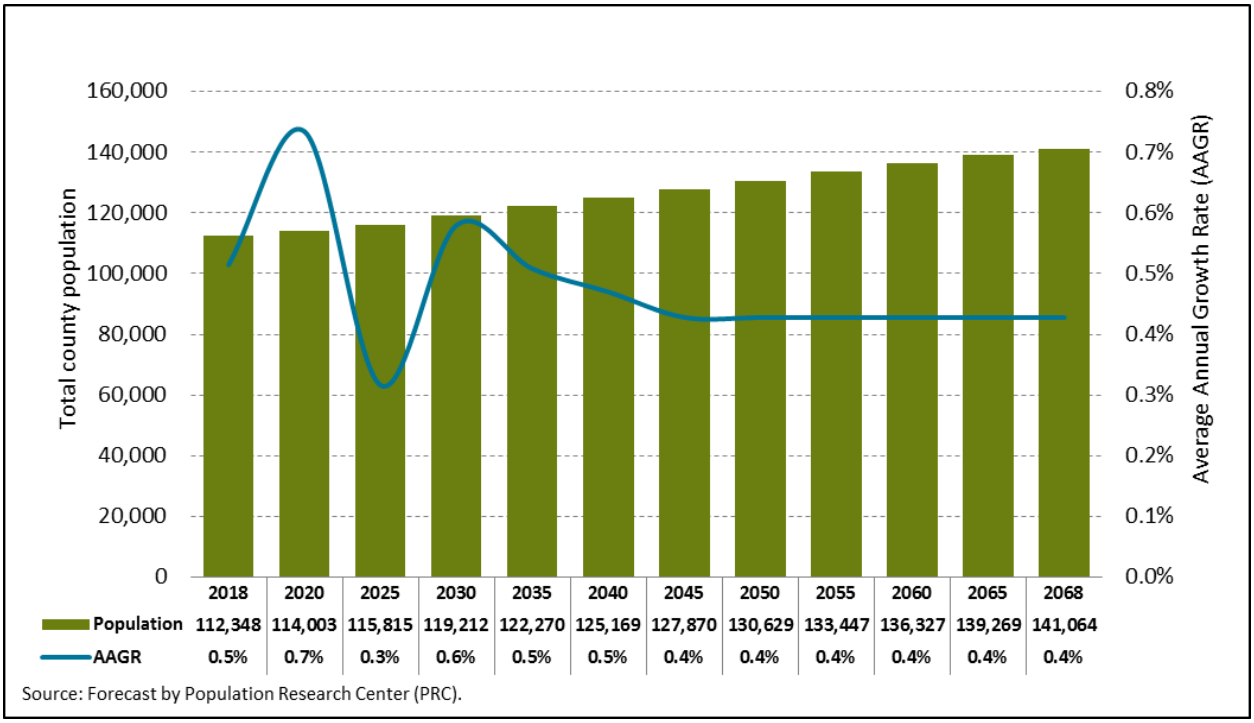
If planned housing units were reported in the surveys, we accounted for them being constructed over the next 5-15 years (or as specified by local officials). Finally, for sub-areas where population growth has been flat or declining, and there is no planned housing construction, we temper population change.

Forecast Trends

Under the most-likely population growth scenario for Douglas County, we expect countywide and sub-area populations to increase over the forecast period. The countywide population growth rate is forecast to peak in 2020 before declining overtime. A reduction in population growth rates is driven by both (1) an aging population—contributing to steady increase in deaths—as well as (2) net in-migration tapering in the long run to account for uncertainty.

Douglas County's total population is forecast to grow by 28,716 persons (25.6 percent) from 2018 to 2068, which translates into a total countywide population of 141,064 in 2068 (**Figure 15**). The population is forecast to grow at the highest rate during the near-term (2018-2020). This anticipated population growth in the near-term is based on two core assumptions: (1) strong net in-migration and housing construction will continue into 2020; (2) net in-migration of retirees will continue. Over 1,500 net in-migrants are forecast in the near-term, but it is tapered by the approximately 600 more deaths over births also forecast during the 2018-2020 period.

Figure 15. Douglas County—Total Forecast Population by Five-year Intervals (2018-2068)



Source: Forecast by Population Research Center (PRC).

Douglas County's two largest UGBs—Roseburg and Sutherlin—are forecast to experience a combined population growth of almost 9,000 from 2018 to 2043 and over 10,500 from 2043 to 2068 (**Figure 16**). Both sub-areas are expected to experience average annual growth rates of 0.8 percent throughout the entire forecast period. Total population in Roseburg is expected to increase from 30,092 in 2018 to 45,575 in 2068, growing as a share of the total county population from around a quarter (26.8 percent) in 2018 to almost a third (32.3%) by 2068. Sutherlin is expected to see a total population increase from

almost 8,500 in 2018 to over 12,500 in 2068, increasing as a share of the total county population from 7.5 percent in 2018 to 9.0 percent in 2068.

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

	2018	2043	2068	AAGR (2018-2043)	AAGR (2043-2068)	Share of County 2018	Share of County 2043	Share of County 2068
Douglas County	*112,348*	*126,782*	*141,064*	*0.5%*	*0.4%*	--	--	--
Roseburg	30,092	37,147	45,575	*0.8%*	*0.8%*	26.8%	29.3%	32.3%
Sutherlin	8,465	10,390	12,697	*0.8%*	*0.8%*	7.5%	8.2%	9.0%
Outside UGBs	48,040	48,306	46,336	*0.0%*	*-0.2%*	42.8%	38.1%	32.8%

Source: Forecast by Population Research Center (PRC)

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

The smaller UGBs are expected to grow by a combined number of 5,190 persons from 2018 to 2043, with a combined average annual growth rate of 0.6 percent (**Figure 17**). Population growth rates are forecast to decline slightly for the second half of the forecast period to an average annual growth rate of 0.5 percent, which results in a collective population increase of just over 5,500 people from 2043 to 2068. Winston and Myrtle Creek are expected to grow the fastest of the smaller sub-areas, accounting for just over 8,500 of the total population growth over the 50-year period.

Figure 17. Douglas County and Smaller Sub-Areas—Forecast Population and AAGR

	2018	2043	2068	AAGR (2018-2043)	AAGR (2043-2068)	Share of County 2018	Share of County 2043	Share of County 2068
Douglas County	*112,348*	*126,782*	*141,064*	*0.5%*	*0.4%*	--	--	--
Canyonville	2,037	2,523	3,150	*0.9%*	*0.9%*	1.8%	2.0%	2.2%
Drain	1,361	1,487	1,619	*0.4%*	*0.3%*	1.2%	1.2%	1.1%
Elkton	218	269	324	*0.9%*	*0.7%*	0.2%	0.2%	0.2%
Glendale	987	1,045	1,081	*0.2%*	*0.1%*	0.9%	0.8%	0.8%
Myrtle Creek	7,791	9,642	11,576	*0.9%*	*0.7%*	6.9%	7.6%	8.2%
Oakland	1,128	1,271	1,413	*0.5%*	*0.4%*	1.0%	1.0%	1.0%
Reedsport	4,207	4,226	4,190	*0.0%*	*0.0%*	3.7%	3.3%	3.0%
Riddle	1,193	1,267	1,333	*0.2%*	*0.2%*	1.1%	1.0%	0.9%
Winston	5,721	8,015	10,496	*1.4%*	*1.1%*	5.1%	6.3%	7.4%
Yoncalla	1,108	1,193	1,272	*0.3%*	*0.3%*	1.0%	0.9%	0.9%
Outside UGBs	48,040	48,306	46,336	*0.0%*	*-0.2%*	42.8%	38.1%	32.8%

Source: Forecast by Population Research Center (PRC)

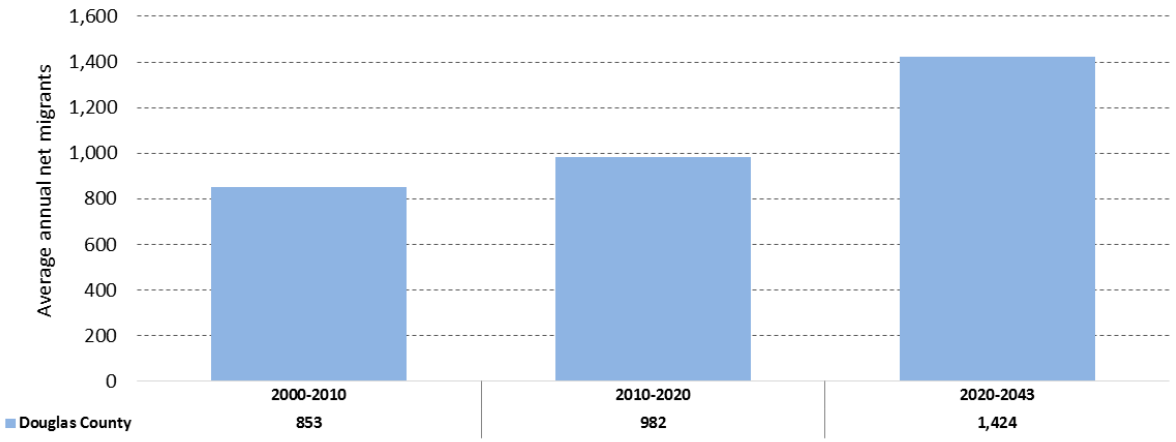
Note: For simplicity each UGB is referred to by its primary city's name.

Population outside the UGBs is expected to remain steady from 2018 to 2043, and then decrease by almost 2,000 from 2043 to 2068. These trends are expected to create a redistribution of the population; the population of the area outside the UGBs is forecast to decline as a share of total countywide population, composing about 42.8 percent of the countywide population in 2018 and just under 33 percent in 2068.

Forecast Trends in Components of Population Change

As previously discussed, the number of in-migrants is forecast to outweigh the number of out-migrants in Douglas County, creating a positive net in-migration of new residents that is expected to persist throughout the forecast period. Furthermore, the average annual net in-migration is forecast to increase from the near-term rate of 982 individuals from 2010 to 2020 to 1,424 individuals from 2020-2043 (**Figure 18**). The majority of these net in-migrants are expected to be middle-aged and older individuals.

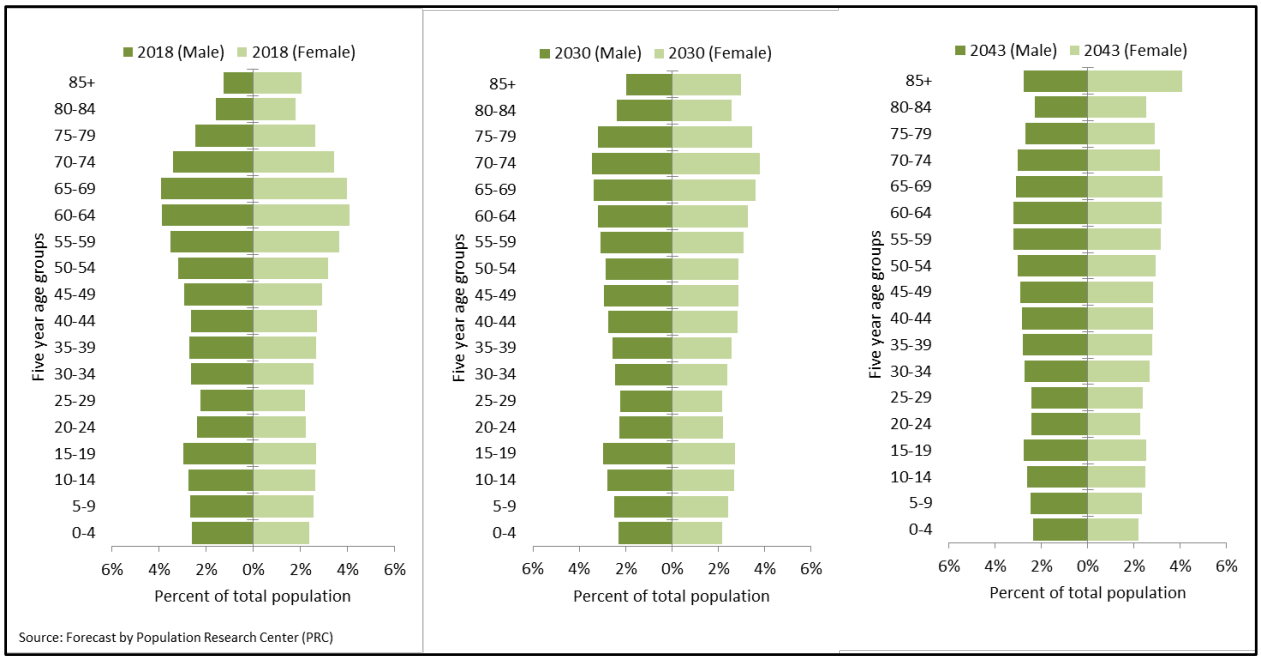
Figure 18. Douglas County—Average Annual Net In/Out-Migration (2000-2010, 2010-2020, and 2020-2043)



Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Calculations and Forecast by Population Research Center (PRC).
Note: The average annual numbers were calculated for the 10 year periods (2000-2010 and 2010-2020) and the 23 year period (2020-2043).

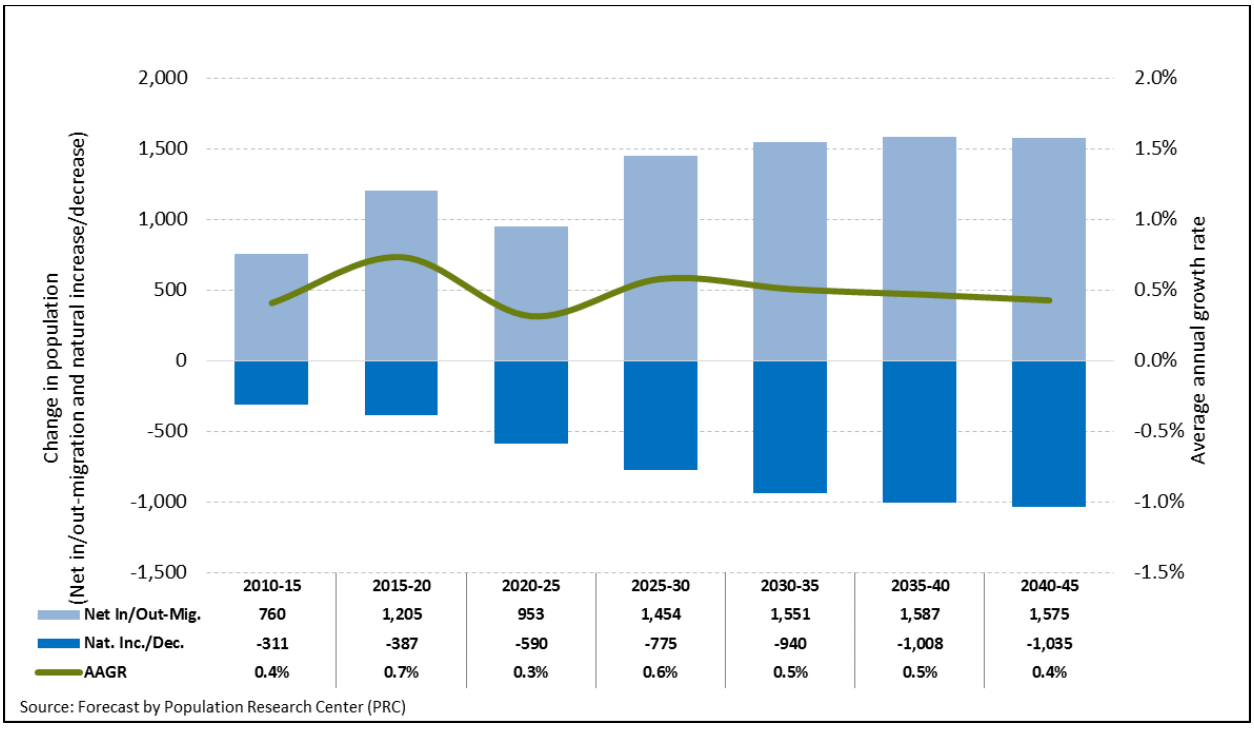
In addition to net in-migration, the other key component shaping Douglas County's forecast is the aging population. From 2018 to 2030, the proportion of the county population 65 years of age or older is forecast to grow from roughly 27 percent to 31 percent, and to maintain that proportion through 2043 (**Figure 19**). For a more detailed look at the age structure of Douglas County's population, see the final forecast table published to the forecast program website (www.pdx.edu/prc/cycle-2-region-1-documents).

Figure 19. Douglas County—Age Structure of the Population (2018, 2030, and 2043)



In summary, current population growth is expected to peak around 2020 before slightly tapering through the remainder of the forecast period (**Figure 20**). Net in-migration, the primary factor driving population growth in Douglas County, is expected to increase steadily throughout the forecast period and therefore offset the growing natural decrease.

Figure 20. Douglas County—Components of Population Change (2015-2045)



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 Drain, Elkton, Myrtle Creek, Riddle, and Sutherlin did not submit survey responses.

General Survey for Oregon Population Forecast Program	
Jurisdiction: DOUGLAS COUNTY Date: 10/17/2017	
Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)	No change from previous reports.
Observations about Housing	The housing market is difficult, especially affordable housing. The vacancy rate of rentals is very low. Existing housing stock seems to be selling at a premium and the local housing supply has not caught up to demand, at least in the Roseburg market. Demand being met in bedroom communities of Sutherlin and Green Urban Unincorporated Area. Real estate professionals communicate that homes which accommodate aging in place are and will continue to be very desirable.
Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)	See Housing Development Survey (to follow).
Planned future construction of Group Quarters facilities	No information.
Future Employers Locating to the Area	A new hardwood mill that is being built in Wilbur, this is the first new mill in eons for Douglas County. Coca Cola is expanding into new Southern Oregon Markets and will be building a big new facility next year off Del Rio Road. We have some small businesses coming in, but nothing big. The new VA hospital will add new staffing. Roseburg advanced degree medical college now has a task force in Salem. Umpqua Dairy is expanding. New food truck coming in next month in downtown Roseburg, - Paraphrased from email correspondence with Wayne Patterson @ the Umpqua Economic Development Partnership.

Capacity and condition of infrastructure to accommodate growth.	Good.
Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	None.
Do you have a buildable lands inventory for your area/UGB? If yes, it would be helpful if you could please share it with our center in GIS format.	We do not currently have this data available in a GIS format.
Highlights or summary from planning documents and studies on influences and anticipation of population and housing growth (including any plans for UGB expansion and the stage in the expansion process)	The City of Sutherlin is currently processing a UGB exchange and the City of Roseburg is exploring the feasibility of a UGB exchange. In both cases, the nature of the exchange results in substantially the same housing characteristics, except in more feasible/desirable locations.

General Survey for Oregon Population Forecast Program

Jurisdiction: City of Canyonville Date: Nov. 6, 2017

Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)	Canyonville's population consist of 30% family and 70% retirement. The most predominant ethnic group would be Hispanic.
Observations about Housing	Since 2007 there have been no new housing developments. There is a need for additional housing both in single and multi family dwellings.
Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)	In 2015 the City approved an UGB amendment and annexation for 50 acres into the eastern City limits. The applicant's preliminary plan was for a 110 lot planned unit development. The developer has not done anything more regarding the proposed development.
Planned future construction of Group Quarters facilities	None
Future Employers Locating to the Area	The City has a limited amount of Commercial and industrial land. The majority of the land within the UGB that is industrial is in tribal trust.
Capacity and condition of infrastructure to accommodate growth.	The City is in the process of building a new sewer plant. Once phase 2 is complete there will be no infrastructure problems. It is anticipated that construction will begin late 2018 or early 2019.
Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	
Do you have a buildable lands inventory for your area/UGB? If yes, it would be helpful if you could please share it with our center in GIS format.	Yes as a part of the UGB expansion and annexation the buildable land inventory had to be updated. The update was restricted to residential land. The City does not have a GIS.

Highlights or summary from planning documents and studies on influences and anticipation of population and housing growth (including any plans for UGB expansion and the stage in the expansion process)	Nothing new is anticipated past the approved annexation.

General Survey for Oregon Population Forecast Program	
Jurisdiction: City of Glendale	Date: 01/04/2018
Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)	No change.
Observations about Housing	Shortage of rentals and low income rentals
Planned Housing Dev./Est. Year Completion	N/A
Future Group Quarters Facilities	N/A
Future Employers	Dollar General just opened last month. Employs 6-9 local employees
Infrastructure	Future work for storm water. No estimated date of begin or completion.
Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	N/A
Highlights or summary from planning documents and studies on influences and anticipation of population and housing growth.	N/A

General Survey for Oregon Population Forecast Program

Jurisdiction: City of Oakland

Date : **11-02-17**

Observations about Population Composition {e.g children the elderly, racial and ethnic groups)	Population and groups remain about the same.
Observations about Housing	Occupancy is slowly growing. Houses are selling and rental units are full.
Planned Housing Dev./Est Year Completion {for detailed information submissions please use the Housing Development Survey)	The city is averaging 2 new homes a year and no commercial growth.
Planned future construction of Group Quarters facilities	No planned developments
Future Employers Locating to the Area	None
Capacity and condition of infrastructure to accommodate growt h.	The city has capacity at the water plant and sewer plant for 1000 connections and currently has 490 connections The plants are fairly new however the sewer and water lines are old. Oakland is a historic town and so are the pipes.
Any Promotions {promos) and Hindrances (hinders) to Population Growth:Other notes	There are several large parcels of land for potential housing development and commercial/industrial development.
Do you have a buildable lands inventory for your area/UGB? If yes, it would be helpful if you could please share it with our center in GIS format.	Yes we have commercial and residential buildable land.
Highlights or summary from planning documents and studies on influences and anticipation of population and housing growth {including any plans for UGB expansion and the stage in the expansion process)	No currents plans

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City of Reedsport:

General Survey for Oregon Population Forecast Program	
Jurisdiction:	Date:
Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)	Primarily Caucasian, known for being a retirement community.
Observations about Housing	Seeing a lot of second homes/vacation rentals. Slight uptick in new home permits being issued.
Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)	2 new home permits were issued in June 2016 + typically are completed w/in 18 mos. 1 historic church converted to a residence
Planned future construction of Group Quarters facilities	none at this time
Future Employers Locating to the Area	outside City Boundaries (Gardiner) Fred Wahl Marine Const. expansion + sale of International Paper could bring new industrial/manf. jobs.
Capacity and condition of infrastructure to accommodate growth.	
Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	waiver in system development charges to spur growth.
Do you have a buildable lands inventory for your area/UGB? If yes, it would be helpful if you could please share it with our center in GIS format.	yes, but not available in GIS.
Highlights or summary from planning documents and studies on influences and anticipation of population and housing growth (including any plans for UGB expansion and the stage in the expansion process)	Some tourist + recreational activity inspired planning documents were developed: - Levee loop Trail, Traffic Safety Study, Waterfront + downtown plan, Deans to Dunes trail (in progress)

General Survey for Oregon Population Forecast Program	
Jurisdiction: City of Roseburg Date: January 10, 2018	
Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)	
Observations about Housing	Low rental inventory – 1%to3% vacancy rate Rental pricing increasing; waiting list for low/mod housing up 200+ applicants Low inventory homes under $200k available to purchase Market still focused on owner-occ sfh
Planned Housing Dev./Est. Year Completion	See table
Future Group Quarters Facilities	VA campus – assisted living 150-200 beds Medical Education Campus - ? Deer Creek Veteran Housing 50 units Kohlhagen Expansion 50 studios downtown low/mod rents
Future Employers	VA Medical Education Campus ??
Infrastructure	SDCs still at 25%
Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	Hindrances: Lack of jobs, no 4 year college in vicinity; Promotions: Great place to raise family, small town vibe, great natural environment, weather
Highlights or summary from planning documents and studies on influences and anticipation of population and housing growth.	

General Survey for Oregon Population Forecast Program

Jurisdiction: Winston Date: 2/9/18

Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)	
Observations about Housing	We were doing very few new houses but beginning in 2016 we started to see houses being constructed again and a fairly high rate for Winston. We did 52 new houses in 2016 and over 60 in 2017. We expect to see the housing market continue to build out as we have quite a few buildable lots still in the City and we are adding a few new subdivisions. We also have some new developments coming forward that combined with our current lot inventory could easily add another 100 new homes in the next two years.
Planned Housing Dev./Est. Year Completion	
Future Group Quarters Facilities	
Future Employers	
Infrastructure	
Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	
Highlights or summary from planning documents and studies on influences and anticipation of population and housing growth.	

General Survey for Oregon Population Forecast Program	
Jurisdiction: Yoncalla	Date:
Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)	45% of population over 50 years old minority population is 6% children under 19 23%
Observations about Housing	have current shortage of affordable housing
Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)	Currently have a subdivision going through planning process Anticipate building within a year
Planned future construction of Group Quarters facilities	none known
Future Employers Locating to the Area	unknown
Capacity and condition of infrastructure to accommodate growth.	have capacity and undergoing upgrades in wastewater
Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	lack of employment is a hinderance
Do you have a buildable lands inventory for your area/UGB? If yes, it would be helpful if you could please share it with our center in GIS format.	
Highlights or summary from planning documents and studies on influences and anticipation of population and housing growth (including any plans for UGB expansion and the stage in the expansion process)	nothing currently

Appendix B: Specific Assumptions

Canyonville

We assume slow 5-year average annual housing unit growth rates to pick up after 2025 and taper thereafter throughout the forecast period. We assume the occupancy rate and persons per household (PPH) to be steady at 91.8% percent and 2.42 for the 25-year horizon, respectively. We assume the group quarters population to remain at 105.

Drain

We assume the 5-year average annual housing unit growth rate to remain stable throughout the forecast period. We assume the occupancy rate and persons per household (PPH) to be steady at 92.9% percent and 2.51 for the 25-year horizon, respectively. There is no group quarters population in this sub-area.

Elkton

We assume the 5-year average annual housing unit growth rate to taper throughout the forecast period. We assume the occupancy rate and persons per household (PPH) to be steady at 76.4% percent and 2.32 for the 25-year horizon, respectively. There is no group quarters population in this sub-area.

Glendale

We assume the 5-year average annual housing unit growth rate to remain stable throughout the forecast period. We assume the occupancy rate to be steady at 87.8% and persons per household (PPH) to decline slightly to 2.58 for the 25-year horizon. There is no group quarters population in this sub-area.

Myrtle Creek

We assume the 5-year average annual housing unit growth rate to taper throughout the forecast period. We assume the occupancy rate and persons per household (PPH) to be steady at 92.1% percent and 2.51 for the 25-year horizon, respectively. We assume the group quarters population to remain at 42.

Oakland

We assume the 5-year average annual housing unit growth rate to taper throughout the forecast period. We assume the occupancy rate and persons per household (PPH) to be steady at 92.8% percent and 2.44 for the 25-year horizon, respectively There is no group quarters population in this sub-area.

Reedsport

We assume the 5-year average annual housing unit growth rate to remain stable throughout the forecast period. We assume the occupancy rate to decline slightly to 86.4% and persons per household (PPH) to be steady at 2.12 for the 25-year horizon. We assume the group quarters population to remain at 58.

Riddle

We assume the 5-year average annual housing unit growth rate to remain stable throughout the forecast period. We assume the occupancy rate and persons per household (PPH) to be steady at 93.7% percent and 2.56 for the 25-year horizon, respectively. We assume the group quarters population to remain at 5.

Roseburg

We assume total fertility rates will follow a historical trend (observed from the 2000 to 2010 period) and gradually decline over the forecast period. We assume forecasted trends in survival rates to be the same as those for the county as a whole; these rates are expected to increase slightly for the 65+ population over the 25 year horizon. Age specific net migration deviate from county patterns; we assume the sub-area will experience net in-migration for all age groups.

Sutherlin

We assume total fertility rates will follow a historical trend (observed from the 2000 to 2010 period) and gradually decline over the forecast period. We assume forecasted trends in survival rates to be the same as those for the county as a whole; these rates are expected to increase slightly for the 65+ population over the 25 year horizon. Age specific net migration rates are generally in line with county patterns.

Winston

We assume the 5-year average annual housing unit growth rate to taper throughout the forecast period. We assume the occupancy rate and persons per household (PPH) to be steady at 92.3% percent and 2.49 for the 25-year horizon, respectively. We assume the group quarters population to remain at 39.

Yoncalla

We assume the 5-year average annual housing unit growth rate to remain stable throughout the forecast period. We assume the occupancy rate and persons per household (PPH) to be steady at 92.7% percent and 2.38 for the 25-year horizon, respectively. There is no group quarter population in this sub-area.

Outside UGBs

We assume total fertility rates will remain stable throughout the forecast period. We assume forecasted trends in survival rates to be the same as those for the county as a whole; these rates are expected to increase slightly for the 65+ population over the 25 year horizon. Age specific net migration rates are generally in line with county patterns.

Appendix C: Detailed Population Forecast Results

Figure 21. Douglas County—Population by Five-Year Age Group

Population Forecasts by Age Group / Year	2018	2020	2025	2030	2035	2040	2043
00-04	5,603	5,550	5,335	5,314	5,335	5,665	5,783
05-09	5,867	6,136	5,928	5,865	5,865	5,889	6,095
10-14	6,050	5,967	6,603	6,504	6,461	6,462	6,467
15-19	6,311	6,257	6,031	6,815	6,742	6,697	6,686
20-24	5,173	5,190	5,192	5,312	6,032	5,967	5,931
25-29	4,989	4,848	4,981	5,245	5,446	6,182	6,131
30-34	5,820	5,812	5,454	5,805	6,136	6,370	6,863
35-39	6,030	6,244	6,273	6,106	6,524	6,896	7,042
40-44	5,977	5,960	6,430	6,651	6,501	6,946	7,169
45-49	6,551	6,566	6,451	6,906	7,173	7,011	7,283
50-54	7,137	6,960	6,924	6,869	7,384	7,669	7,552
55-59	8,045	7,813	7,257	7,352	7,322	7,869	8,037
60-64	8,974	8,939	8,150	7,715	7,848	7,815	8,147
65-69	8,857	9,207	8,947	8,324	7,914	8,050	8,017
70-74	7,681	8,218	8,807	8,664	8,101	7,702	7,768
75-79	5,736	6,273	7,301	7,938	7,859	7,346	7,114
80-84	3,810	4,086	4,981	5,894	6,390	6,326	6,064
85+	3,736	3,977	4,769	5,932	7,237	8,305	8,633
Total	**112,348**	**114,003**	**115,815**	**119,212**	**122,270**	**125,169**	**126,782**

Figure 22. Douglas County's Sub-Areas—Total Population

Area / Year	2018	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2068
Douglas County	112,348	114,003	115,815	119,212	122,270	125,169	127,870	130,629	133,447	136,327	139,269	141,064
Canyonville UGB	2,037	2,034	2,060	2,210	2,330	2,451	2,572	2,697	2,843	2,964	3,074	3,150
Drain UGB	1,361	1,361	1,388	1,415	1,443	1,470	1,498	1,523	1,547	1,574	1,603	1,619
Elkton UGB	218	223	236	247	257	265	272	283	296	307	317	324
Glendale UGB	987	997	1,010	1,021	1,031	1,040	1,048	1,055	1,056	1,064	1,076	1,081
MyrtleCreek UGB	7,791	8,047	8,285	8,773	9,142	9,471	9,757	10,146	10,596	10,979	11,334	11,576
Oakland UGB	1,128	1,137	1,180	1,211	1,240	1,262	1,277	1,306	1,335	1,365	1,395	1,413
Reedsport UGB	4,207	4,178	4,161	4,181	4,199	4,216	4,232	4,218	4,173	4,172	4,192	4,190
Riddle UGB	1,193	1,194	1,210	1,227	1,243	1,258	1,273	1,285	1,293	1,307	1,325	1,333
Roseburg UGB	30,092	30,420	31,070	32,619	34,385	36,126	37,838	39,499	41,438	43,063	44,550	45,575
Sutherlin UGB	8,465	8,554	8,708	9,148	9,626	10,102	10,586	11,039	11,566	12,010	12,417	12,697
Winston UGB	5,721	6,049	6,374	6,928	7,367	7,783	8,172	8,675	9,282	9,764	10,191	10,496
Yoncalla UGB	1,108	1,111	1,128	1,154	1,173	1,186	1,198	1,213	1,225	1,242	1,262	1,272
Outside UGB Area	48,040	48,699	49,006	49,078	48,835	48,539	48,145	47,691	46,799	46,516	46,533	46,336