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Coordinated Population Forecast for Lane County, its Urban Growth Boundaries (UGB), and Area Outside UGBs 2019-2069

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Coordinated Population Forecast



2019

Through

2069

Lane County

Urban Growth
Boundaries (UGB)
& Area Outside UGBs

Cover Photo: The south fork of the McKenzie River along the Aufderheide Scenic Byway. Gary Halvorson, Oregon State Archives.

**Coordinated Population Forecast for Lane County, its Urban
Growth Boundaries (UGB), and
Area Outside UGBs
2019-2069**

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

June 30, 2019

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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 (2019-2069).

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Modified Methodology

The Population Research Center, in consultation with DLCDC, 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 DLCDC 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 0.4 percent between the 24th and 25th year of the forecast, we would project the county population thereafter using a 0.4 percent 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 2019 updated forecast for Lane County and the 2015 version. Overall, the 2019 forecast is lower for Lane County for the 25-year period (2019-2044). In addition to a more pronounced natural decrease, we expect slower net immigration for Lane County. Cottage Grove, Creswell, Springfield, and Veneta subsume most of the county-level difference, while the shares for all other subareas are generally consistent with last round. The full breakdown of differences by county and sub-area is stored here: <https://www.pdx.edu/prc/current-documents-and-presentations>.

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. UGBs in Lane County include Cottage Grove, Eugene, Florence, Springfield, Coburg, Creswell, Dunes City, Junction City, Lowell, Oakridge, Veneta, and Westfir.

Lane County's total population had minimal growth in the 2000s (**Figure 1**). However, population growth occurred at different rates across the County as some of the sub-areas experienced faster growth while others declined in population during this period.

The population growth that did occur in Lane County in the 2000s was largely the result of 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 fewer children and having them at older ages led to stagnating birth rates and a natural decrease (more deaths than births) in 2017 for the first time since the turn of the century. Though net in-migration has fluctuated with business cycles, it has been high in recent years (2013-17), leading to strong population growth.

Forecast

Total population in Lane County as a whole, as well as within its sub-areas, will likely continue to grow at a similar rate as it has between 2010 and 2019 (**Figure 1**). The County population growth is entirely driven by net in-migration as an aging population and stagnating birth rates are likely to lead to greater rates of natural decrease. Lane County's total population is forecast to grow by roughly 55,000 people over the next 25 years (2019-2044) and by nearly 110,000 over the entire 50-year period (2019-2069).

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

	Historical			Forecast					
	2000	2010	AAGR (2000-2010)	2019	2044	2069	AAGR (2010-2019)	AAGR (2019-2044)	AAGR (2044-2069)
Lane County	322,959	351,715	0.9%	371,361	426,041	480,634	0.6%	0.6%	0.5%
Coburg	969	1,032	0.6%	1,308	1,687	1,955	2.6%	1.0%	0.6%
Cottage Grove	8,952	10,164	1.3%	10,284	11,677	13,172	0.1%	0.5%	0.5%
Creswell	3,959	5,333	3.0%	5,663	7,573	9,813	0.7%	1.2%	1.0%
Dunes City	1,229	1,303	0.6%	1,292	1,474	1,665	-0.1%	0.5%	0.5%
Eugene	160,551	177,369	1.0%	192,607	232,099	273,794	0.9%	0.7%	0.7%
Florence	8,783	10,230	1.5%	10,579	12,518	14,635	0.4%	0.7%	0.6%
Junction City	5,942	6,100	0.3%	6,919	9,080	11,328	1.4%	1.1%	0.9%
Lowell	857	1,045	2.0%	1,108	1,352	1,620	0.6%	0.8%	0.7%
Oakridge	3,239	3,308	0.2%	3,278	3,344	3,320	-0.1%	0.1%	0.0%
Springfield	61,910	67,738	0.9%	70,278	76,443	81,677	0.4%	0.3%	0.3%
Veneta	2,737	4,561	5.2%	4,767	6,591	8,662	0.5%	1.3%	1.1%
Westfir	287	255	-1.2%	254	272	288	0.0%	0.3%	0.2%
Outside UGBs	63,544	63,277	0.0%	63,023	61,930	58,707	0.0%	-0.1%	-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 (2019-2033) 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: <https://www.pdx.edu/prc/current-documents-and-presentations>.

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

	2019	2033	14-Year Change	AAGR (2019-2033)
Lane County	371,361	402,892	31,531	0.6%
Coburg	1,308	1,593	286	1.4%
Cottage Grove	10,284	10,972	688	0.5%
Creswell	5,663	6,778	1,116	1.3%
Dunes City	1,292	1,363	71	0.4%
Eugene	192,607	215,216	22,609	0.8%
Florence	10,579	11,614	1,035	0.7%
Junction City	6,919	8,416	1,496	1.4%
Lowell	1,108	1,238	130	0.8%
Oakridge	3,278	3,302	24	0.1%
Springfield	70,278	73,905	3,627	0.4%
Veneta	4,767	5,836	1,069	1.5%
Westfir	254	264	10	0.3%
Outside UGBs	63,023	62,394	-628	-0.1%

Sources: Forecast by Population Research Center (PRC).

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

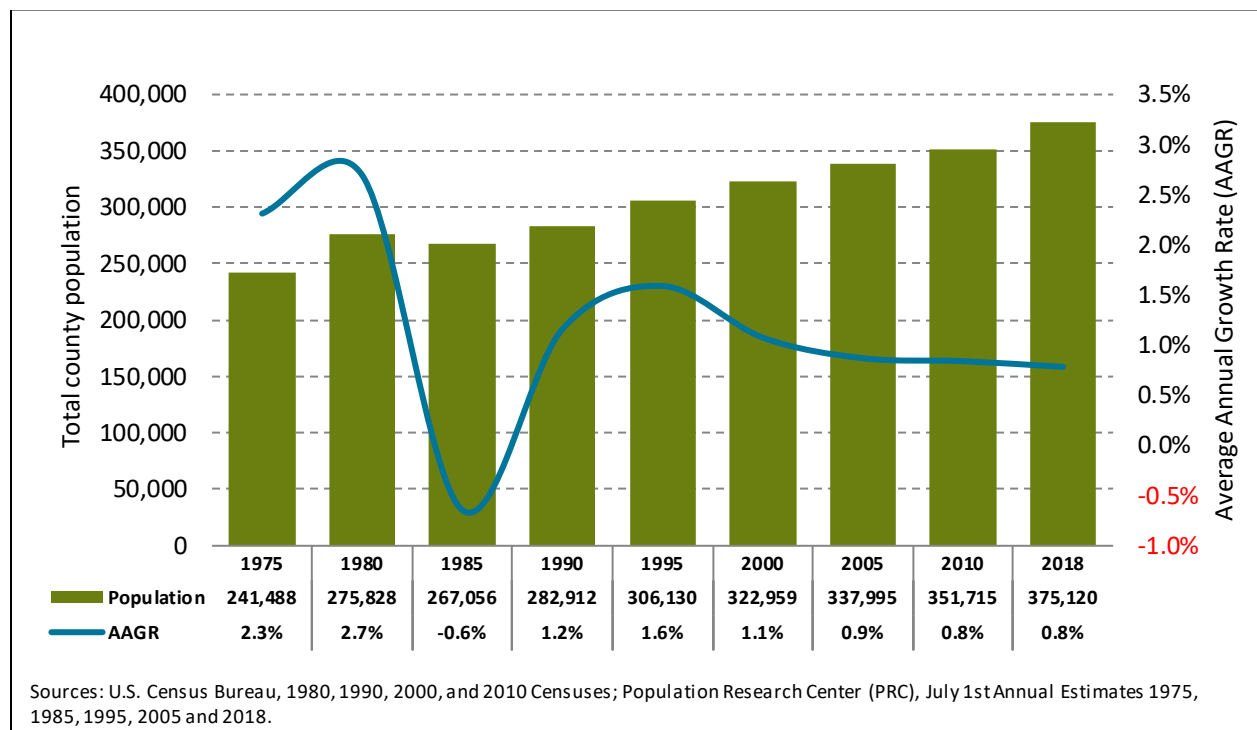
Historical Trends

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

Lane County’s total population grew from roughly 241,500 in 1975 to about 375,000¹ in 2018 (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 slowed the growth. Following the turn of the century, Lane County has continued to experience population growth but at a lower average annual growth rate as time has passed.

Figure 3. Lane County—Total Population by Five-year Intervals (1975-2018)



¹ Population Estimates from the Oregon Population Estimates Program (OPEP) may not be consistent with the 2019 population forecast due to different methodologies and data sources.

During the 2000s, Lane County’s average annual population growth rate stood at just under 1 percent (**Figure 4**). However, the rates among the County’s sub-areas varied. Veneta, Creswell, and Lowell, had substantial average annual growth rates of 5.2, 3.0, and 2.0 percent, respectively. The largest UGBs of Eugene, Springfield, Florence, and Cottage Grove, all had average annual growth rates between 1.5 and 0.9 percent. The sub-area of Westfir was the only UGB to experience a decline in population (32 fewer residents) over the decade.

Figure 4. Lane County and Sub-areas—Total Population and Average Annual Growth Rate (AAGR) (2000 and 2010)²

	2000	2010	AAGR (2000-2010)	Share of County 2000	Share of County 2010	Change (2000-2010)
Lane County	322,959	351,715	0.9%	100.0%	100.0%	0.0%
Coburg	969	1,032	0.6%	0.3%	0.3%	0.0%
Cottage Grove	8,952	10,164	1.3%	2.8%	2.9%	0.1%
Creswell	3,959	5,333	3.0%	1.2%	1.5%	0.3%
Dunes City	1,229	1,303	0.6%	0.4%	0.4%	0.0%
Eugene	160,551	177,369	1.0%	49.7%	50.4%	0.7%
Florence	8,783	10,230	1.5%	2.7%	2.9%	0.2%
Junction City	5,942	6,100	0.3%	1.8%	1.7%	-0.1%
Lowell	857	1,045	2.0%	0.3%	0.3%	0.0%
Oakridge	3,239	3,308	0.2%	1.0%	0.9%	-0.1%
Springfield	61,910	67,738	0.9%	19.2%	19.3%	0.1%
Veneta	2,737	4,561	5.2%	0.8%	1.3%	0.4%
Westfir	287	255	-1.2%	0.1%	0.1%	0.0%
Outside UGBs	63,544	63,277	0.0%	19.7%	18.0%	-1.7%

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

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

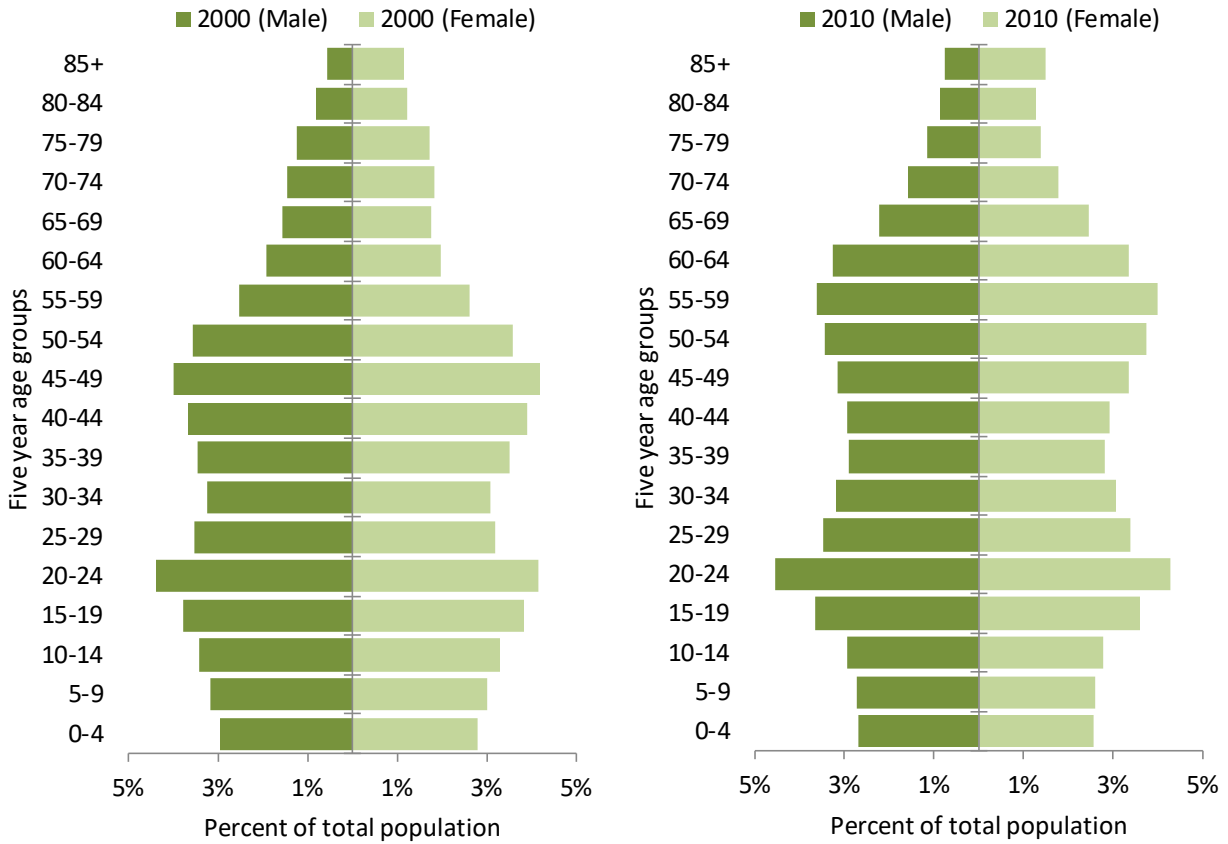
Age Structure of the Population

Similar to most areas across Oregon, Lane 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 the age structure from 2000 to 2010 illustrates this phenomenon (**Figure 5**). Further underscoring the countywide trend in aging—the median age went from about 36.6 in 2000 to 39 in 2010³.

² 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.

³ Median age is sourced from the U.S. Census Bureau’s 2000 and 2010 Censuses.

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



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

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 share within Lane County increased modestly from 2000 to 2010 (Figure 6), while the share for the White; not Hispanic population decreased over the same time period. This increase in the Hispanic population and other minority populations brings with it several implications for future population change. First, both nationally and at the state level, fertility rates among Hispanic and minority women tend to be higher than among White; not 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; not Hispanic households.

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

Hispanic or Latino and Race	2000		2010		Absolute Change	Relative Change
<i>Total population</i>	322,959	100.0%	351,715	100.0%	28,756	8.9%
Hispanic or Latino	14,874	4.6%	26,167	7.4%	11,293	75.9%
Not Hispanic or Latino	308,085	95.4%	325,548	92.6%	17,463	5.7%
White alone	286,075	88.6%	297,808	84.7%	11,733	4.1%
Black or African American alone	2,391	0.7%	3,102	0.9%	711	29.7%
American Indian and Alaska Native alone	3,268	1.0%	3,418	1.0%	150	4.6%
Asian alone	6,390	2.0%	8,169	2.3%	1,779	27.8%
Native Hawaiian and Other Pacific Islander alone	562	0.2%	732	0.2%	170	30.2%
Some Other Race alone	534	0.2%	514	0.1%	-20	-3.7%
Two or More Races	8,865	2.7%	11,805	3.4%	2,940	33.2%

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

Births

Lane County’s historic total fertility rates (TFR), or the average number of children that would be born to a woman over her lifetime, mirror statewide trends in Oregon as a whole (**Figure 7**). Total fertility rates were lower in Lane County in 2010 compared to 2000, similar to the state. At the same time, fertility for women over 30 was stable in both Lane County and Oregon, but declined for women in their early 20s (**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. Lane County and Oregon—Total Fertility Rates (2000 and 2010)

	2000	2010
Lane County	1.64	1.46
Oregon	1.98	1.79

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

Oregon Health Authority, Center for Health Statistics.

Calculations by Population Research Center (PRC).

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

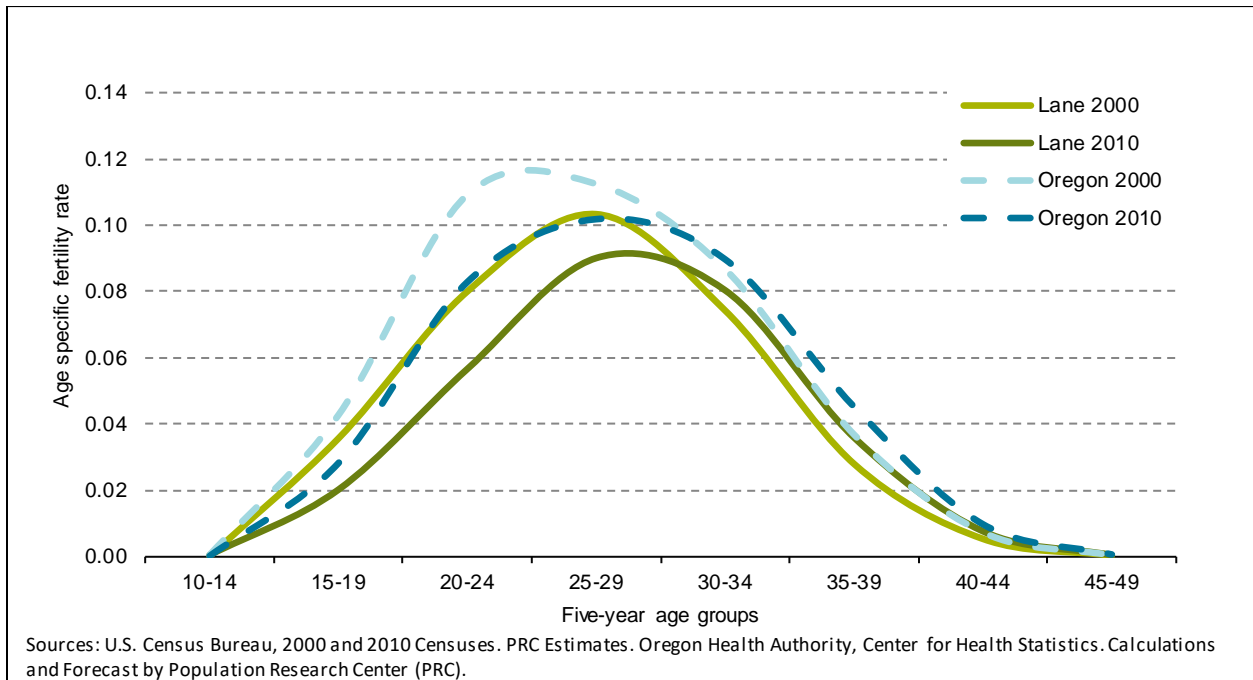
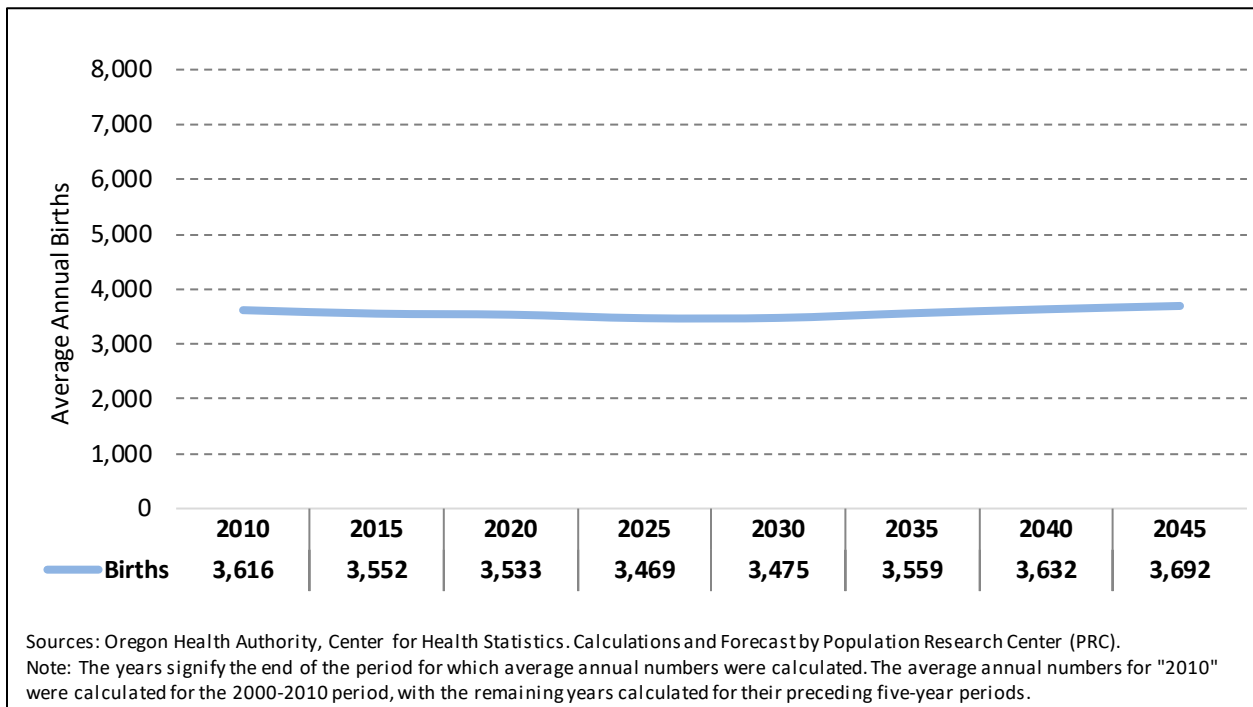


Figure 9 shows the number of historic and forecasted births for the county. The number of annual births has been stable since the 00s and is expected to remain stable throughout the forecast period.

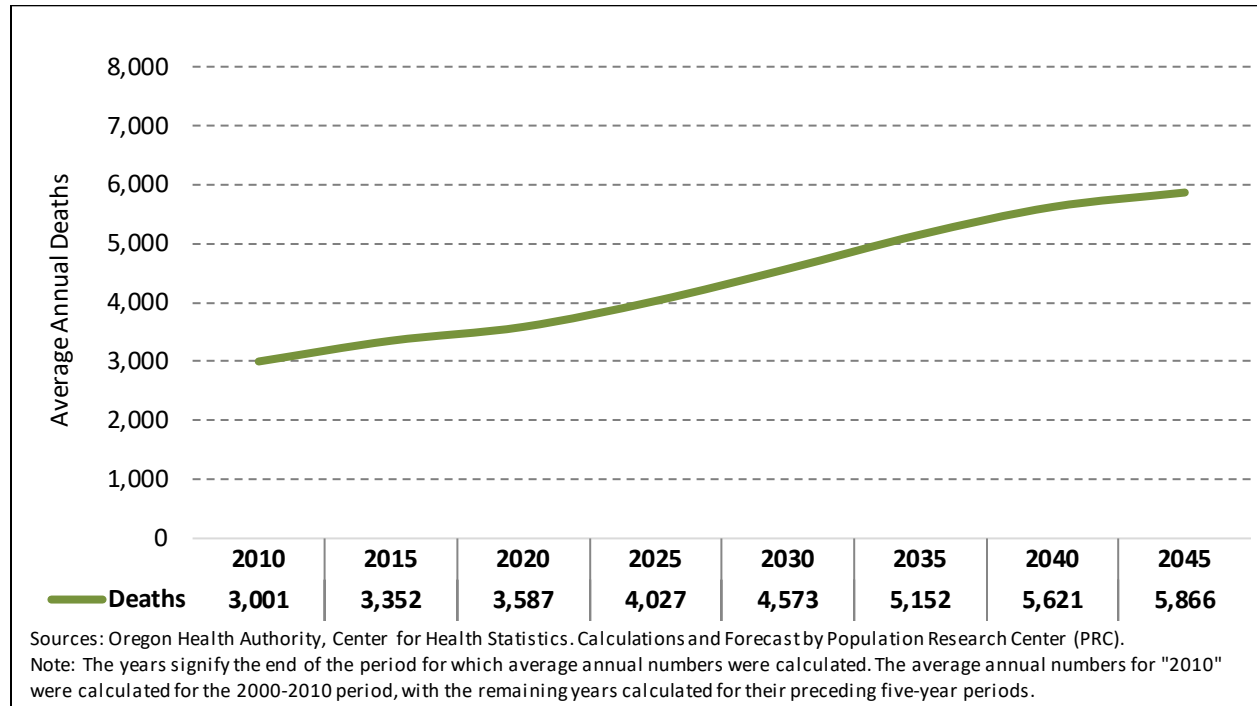
Figure 9. Lane County—Average Annual Births (2010-2045)



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 longer⁴. For both Lane 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. Average annual deaths increased slightly from 2000-10 and 2010-15 and are expected to increase steadily overtime (**Figure 10**).

Figure 10. Lane County—Average Annual Deaths (2010-2045)



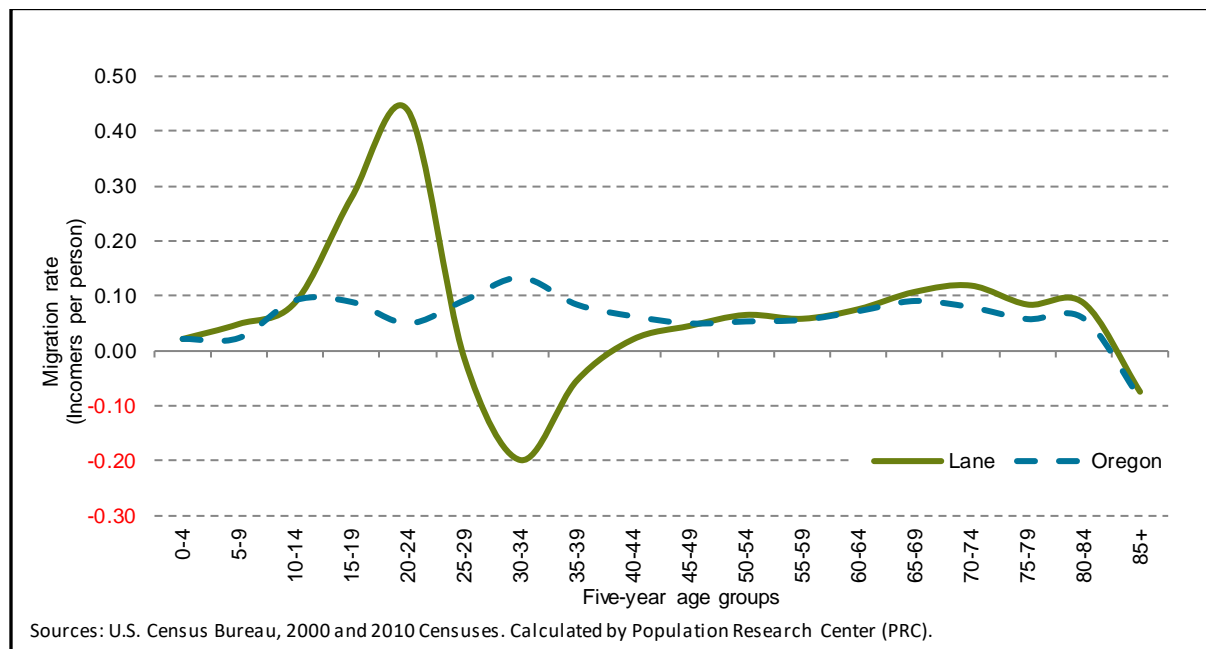
⁴ Researchers have found evidence for a widening rural-urban gap in life expectancy. This gap is particularly apparent between race and income groups and may be one explanation for the decline in life expectancy in the 2000s. See the following research article for more information. *Singh, Gopal K., and Mohammad Siahpush. "Widening rural-urban disparities in life expectancy, US, 1969-2009." American Journal of Preventative Medicine 46, no. 2 (2014): e19-e29.*

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

Lane County's migration rates reflect the draw of the educational institutions in the area. Young adults (20-29) move to the County seeking higher education, but then move away in their 30s to start families or find employment opportunities. Additionally, net in-migration of retirees has contributed to the steady increase of deaths in the 00s and 10s.

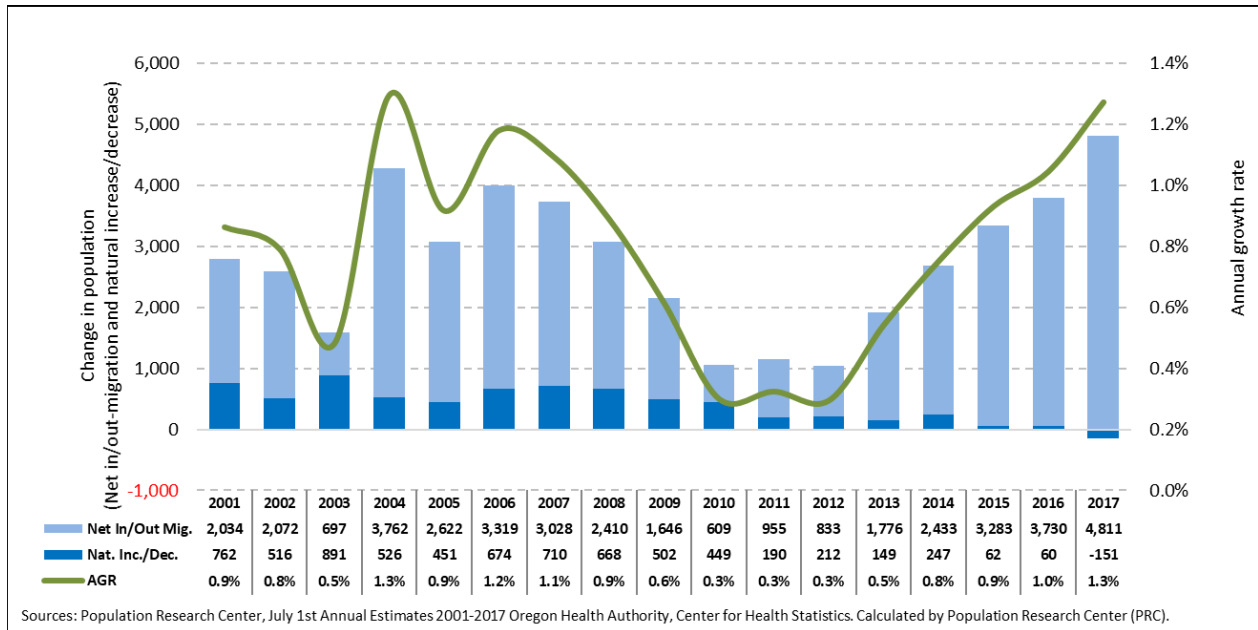
Figure 11. Lane County and Oregon—Age Specific Migration Rates (2000-2010)



Historical Trends in Components of Population Change

In summary, Lane County’s population growth during the 00s was largely the result of sporadic net in-migration (Figure 12). The larger number of births relative to deaths led to a waning natural increase that has contributed to the growth in every year from 2000 to 2016. In 2017, the County transitioned to a natural decrease, though a growing net in-migration has tempered this effect and produced strong growth for the county.

Figure 12. Lane County—Components of Population Change (2001-2017)⁵



⁵ Annual net in/out-migration estimates are based on population estimates from the Oregon Population Estimates Program. As such, migration assumptions for the 2019 population forecast may not be consistent with assumptions from OPEP.

Housing and Households

The total number of housing units in Lane 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 12.4 percent countywide; this was more than 17,000 new housing units (**Figure 13**). Nearly half of the new units (8,312) were built in Eugene and another nearly 20 percent (2,901) were built in Springfield. Housing stock growth within the individual UGBs was led by Veneta and Creswell, as their housing stocks grew by 81.4 and 43.9 percent, respectively.

Housing growth rates may differ from population growth rates because (1) the numbers of total housing units are fewer 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 Lane County are relatively similar.

Figure 13. Lane 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)
<i>Lane County</i>	138,946	156,113	1.2%	100.0%	100.0%	0.0%
Coburg	387	414	0.7%	0.3%	0.3%	0.0%
Cottage Grove	3,633	4,353	1.8%	2.6%	2.8%	0.2%
Creswell	1,495	2,152	3.7%	1.1%	1.4%	0.3%
Dunes City	701	845	1.9%	0.5%	0.5%	0.0%
Eugene	70,427	78,739	1.1%	50.7%	50.4%	-0.2%
Florence	5,192	6,402	2.1%	3.7%	4.1%	0.4%
Junction City	2,415	2,643	0.9%	1.7%	1.7%	0.0%
Lowell	342	436	2.5%	0.2%	0.3%	0.0%
Oakridge	1,559	1,653	0.6%	1.1%	1.1%	-0.1%
Springfield	25,441	28,342	1.1%	18.3%	18.2%	-0.2%
Veneta	1,009	1,830	6.1%	0.7%	1.2%	0.4%
Westfir	111	134	1.9%	0.1%	0.1%	0.0%
Outside UGBs	26,234	28,170	0.7%	18.9%	18.0%	-0.8%

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 persons per household (PPH), in Lane County was 2.4 in 2000 and 2010 (**Figure 14**). Lane County’s PPH in 2010 was slightly lower than Oregon’s as a whole, which had a PPH of 2.5. PPH varied across the sub-areas, ranging from 2.0 PPH in Florence and 2.6 PPH in Coburg, Creswell, Lowell, and Veneta. PPH declined in many sub-areas over the decade, although not substantially enough to affect the County PPH average. 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 Lane County decreased slightly (**Figure 14**). However, change in occupancy rates varied across the sub-areas. Westfir, Dunes City, and Florence, had substantial drops in occupancy rates of 8.0, 7.0, and 3.4 percent, respectively. In contrast, Coburg and Oakridge experienced increases in occupancy rates of just over a percent.

Figure 14. Lane 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
Lane County	2.4	2.4	-2.8%	93.9%	93.5%	-0.4%
Coburg	2.6	2.6	-1.5%	94.8%	95.9%	1.1%
Cottage Grove	2.5	2.5	-3.0%	95.1%	93.8%	-1.3%
Creswell	2.8	2.6	-5.5%	94.8%	94.1%	-0.6%
Dunes City	2.2	2.1	-3.6%	79.0%	72.1%	-7.0%
Eugene	2.3	2.3	-1.7%	94.9%	95.2%	0.3%
Florence	2.0	2.0	-2.0%	83.0%	79.6%	-3.4%
Junction City	2.5	2.4	-4.2%	94.9%	94.1%	-0.8%
Lowell	2.7	2.6	-3.2%	92.1%	91.1%	-1.1%
Oakridge	2.4	2.2	-4.8%	88.4%	89.5%	1.1%
Springfield	2.5	2.5	-1.9%	95.4%	95.6%	0.2%
Veneta	2.9	2.6	-8.1%	95.1%	94.5%	-0.6%
Westfir	2.7	2.2	-19.6%	94.6%	86.6%	-8.0%
Outside UGBs	2.6	2.5	-5.7%	92.3%	90.6%	-1.6%

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 Lane County's forecast and for each of its larger sub-areas⁶.

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 around these components of growth are derived from observations of historic building patterns, current plans for future housing development, and household demographics.

Lane County has four larger sub-areas: Cottage Grove, Eugene, Florence, Springfield, and the outside UGB area. Smaller sub-areas in the County include Coburg, Creswell, Dunes City, Junction City, Lowell, Oakridge, Veneta, and Westfir.

Assumptions for the County and Larger Sub-Areas

From 2000 to 2010, Lane County experienced an influx of 22,607 net in-migrants. Concurrently, there was natural increase of 6,149 more births than deaths, which resulted in a total population increase of 28,756 people during the 2000 to 2010 period. We expect natural decrease to grow in magnitude over time, but the County to continue to grow due to the net in-migration throughout the forecast period.

During the forecast period, the population in Lane County is expected to age more quickly during the first half of the forecast period and then remain relatively stable over the forecast horizon. The total fertility rate is expected to continue to decrease slightly throughout the forecast period (1.44 in 2019 to 1.39 in 2044), though births will stagnate due to a net out-migration of young adults. 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, Lane 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.

⁶ 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.

We assume rates will change in line with historic trends unique to Lane County. Net out-migration of young adults and net in-migration of college-aged individuals and retirees will persist throughout the forecast period. We assume that as deaths rise over time, net in-migration will increase with home turnover rates. Specifically, countywide average annual net in-migration is expected to increase from 2,907 net in-migrants in 2019 to 4,214 net in-migrants in 2044.

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 Lane County and its sub-areas.

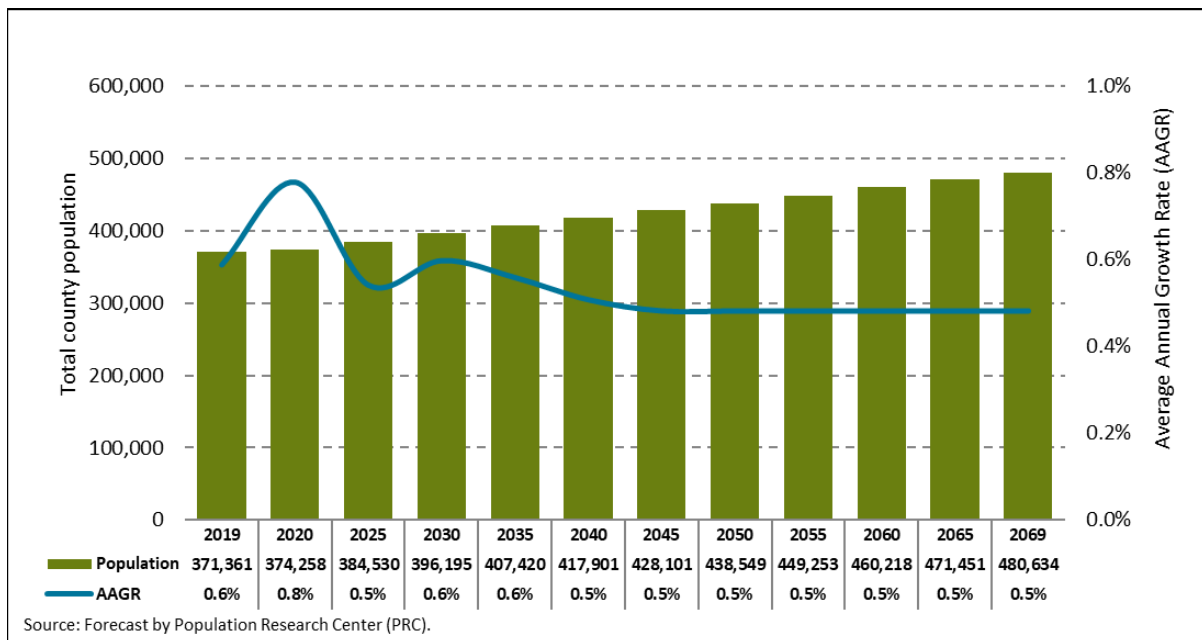
If planned housing units were reported in the surveys, we accounted for them being constructed over the next 5-15 years (or as specified by local officials). Finally, for sub-areas where population growth has been flat or declining, and there is no planned housing construction, we temper population change.

Forecast Trends

Under the most-likely population growth scenario for Lane County, we expect the countywide and sub-area populations continue to grow steadily over the forecast period. The countywide population growth rate is forecast to peak in 2020 and then slowly decline throughout the forecast period.

Lane County’s total population is forecast to decrease by roughly 109,300 persons (29.4 percent) from 2019 to 2069, which translates into a total countywide population of 480,634 in 2069 (**Figure 15**). The population is forecast to grow at a slightly higher average annual growth rate of 0.6 percent in the near term (2019-2025) before leveling off at 0.5 percent for the remainder of the forecast.

Figure 15. Lane County—Total Forecast Population by Five-year Intervals (2019-2069)



Lane County’s largest UGBs are expected to consistently grow throughout the forecast at rates close to the County average. Eugene, the County’s most populous sub-area, is expected to grow by 42 percent, or just over 81,000 people (**Figure 16**). This was the fastest rate among the larger UGBs. In contrast, Springfield, the second most populous UGB, is expected to grow by 16 percent over the entire 50-year period. The forecast average annual growth rate for Springfield is the slowest of all the larger sub-areas and is only faster than Westfir and Oakridge among all UGBs. In contrast, Florence is forecast to grow at a similar rate to Eugene for a total population increase of 38 percent over the 50-year period. Concurrently, Cottage Grove is expected to grow by 28 percent.

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

	2019	2044	2069	AAGR (2019-2044)	AAGR (2044-2069)	Share of County 2019	Share of County 2044	Share of County 2069
Lane County	371,361	426,041	480,634	0.6%	0.5%	--	--	--
Cottage Grove	10,284	11,677	13,172	0.5%	0.5%	2.8%	2.7%	2.7%
Eugene	192,607	232,099	273,794	0.7%	0.7%	51.9%	54.5%	57.0%
Florence	10,579	12,518	14,635	0.7%	0.6%	2.8%	2.9%	3.0%
Springfield	70,278	76,443	81,677	0.3%	0.3%	18.9%	17.9%	17.0%
Outside UGBs	63,023	61,930	58,707	-0.1%	-0.2%	17.0%	14.5%	12.2%

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 more varied than larger UGBs in growth patterns but are all expected to increase in population over the forecast (**Figure 17**). Veneta is expected to experience the most substantial increase of 82 percent (nearly 4,000 people) followed by Creswell (73 percent), and Junction City (64 percent). Oakridge is the only UGB expected to experience a decline in population in either half of the forecast and has an overall growth of 41 people (1 percent).

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

	2019	2044	2069	AAGR (2019-2044)	AAGR (2044-2069)	Share of County 2019	Share of County 2044	Share of County 2069
Lane County	371,361	426,041	480,634	0.6%	0.5%	--	--	--
Coburg	1,308	1,687	1,955	1.0%	0.6%	0.4%	0.4%	0.4%
Creswell	5,663	7,573	9,813	1.2%	1.0%	1.5%	1.8%	2.0%
Dunes City	1,292	1,474	1,665	0.5%	0.5%	0.3%	0.3%	0.3%
Junction City	6,919	9,080	11,328	1.1%	0.9%	1.9%	2.1%	2.4%
Lowell	1,108	1,352	1,620	0.8%	0.7%	0.3%	0.3%	0.3%
Oakridge	3,278	3,344	3,320	0.1%	0.0%	0.9%	0.8%	0.7%
Veneta	4,767	6,591	8,662	1.3%	1.1%	1.3%	1.5%	1.8%
Westfir	254	272	288	0.3%	0.2%	0.1%	0.1%	0.1%
Outside UGBs	63,023	61,930	58,707	-0.1%	-0.2%	17.0%	14.5%	12.2%

Source: Forecast by Population Research Center (PRC)

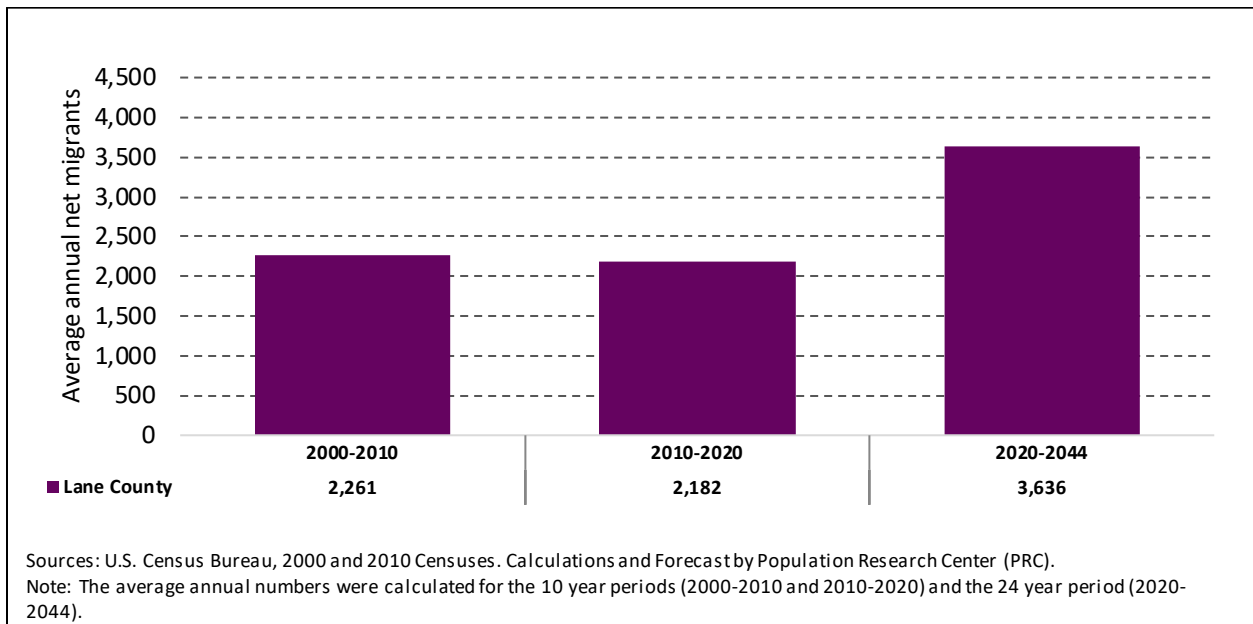
Note: For simplicity each UGB is referred to by its primary city's name.

We forecast population decline for the outside UGB area, which is expected to age at a faster rate than the county as a whole. This, coupled with the growth of populations within the UGBs, is expected to create a slight redistribution of the population. The countywide population share for Eugene is expected increase from 51.9 percent to 57.0 percent. Concurrently, the Springfield share is expected to decline from 18.9 percent to 17.0 percent. However, the greatest decline in countywide population share is expected to occur in the outside UGB area as it drops from 17 percent to 12.2 percent.

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 Lane County, creating a positive net in-migration of new residents that is expected to persist throughout the forecast period as housing turnover increases with deaths. Furthermore, the average annual net in-migration is forecast to increase from the near-term rate of 2,182 individuals (2010-2020) to 3,636 individuals later in the forecast (2020-2044) (Figure 18). The majority of these net in-migrants are expected to be college-aged individuals and retirees.

Figure 18. Lane County—Average Annual Net In/Out-Migration (2000-2010, 2010-2020, and 2020-2044)



In addition to net in-migration, the other key component shaping Lane County's forecasted population is the aging population. From 2019 to 2030, the proportion of the County population 65 years of age or older is forecast to grow from roughly 20 percent to 24 percent, before declining slightly to 23 percent by 2044 (Figure 19). For a more detailed look at the age structure of Lane County's population, see the final forecast table published to the forecast program website (<https://www.pdx.edu/prc/current-documents-and-presentations>).

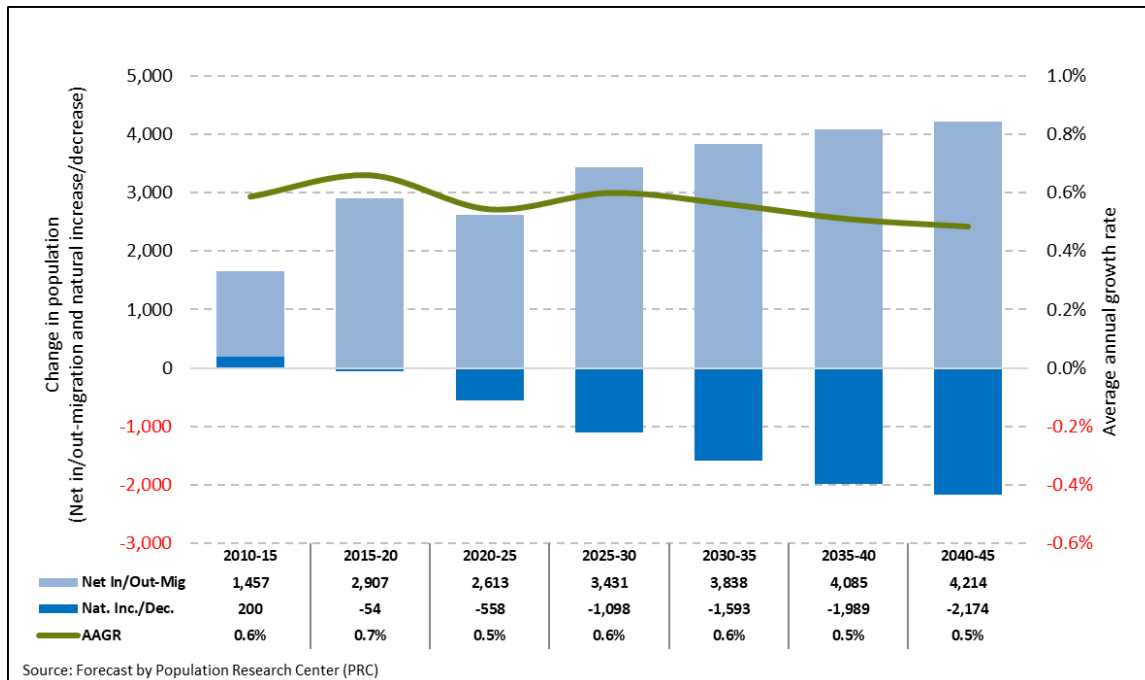
Figure 19. Lane County—Age Structure of the Population (2019, 2030, and 2044)



Source: Forecast by Population Research Center (PRC)

In summary, we expect steady growth throughout the forecast period. Growth is expected to peak around 2020 before tapering off due to the higher rates of natural decrease (Figure 20). All growth in the County is expected to come from net in-migration of new residents outweighing the natural decrease.

Figure 20. Lane County—Components of Population Change (2010-2045)⁷



Source: Forecast by Population Research Center (PRC)

⁷ 2010-15 components are based on population estimates from the Oregon Population Estimates Program. As such, natural increase/decrease and net in/out-migration for that period may not be consistent with the 2019 forecast assumptions.

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 Bandon, Lakeside, and Myrtle Point did not submit survey responses.

General Survey for Oregon Population Forecast Program	
Jurisdiction: City of Coburg	
Date: February 4, 2019	
Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)	Recent work done related to our Visioning effort showed that our population of young families is higher than expected, and our elderly population is lower.
Observations about Housing	Coburg has recently passed eliminated a code and comp plan prohibition on residential structures with more than four units. The community also added standards for Mixed Use developments, and reduced minimum lot sizes from 7,500 to 6,000 sq feet. These changes will promote infill and increased use of land within the UGB. Analysis shows that an additional 24 lots could technically be created (partitioned) that could not before.
Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)	<p>From Housing Development Survey:</p> <p>Coburg Crossing – 66 Units, SFR, under construction</p> <p>Hatfield Estates – 26 Units, SFR, under construction</p> <p>Mixed Use Dev. #1 – 16 Units, MF, under construction</p> <p>Mixed Use Dev. #2 – 14 Units, MF, under review</p> <p>Since 2016, Coburg has seen significant housing development. Two multiple-phased subdivisions have been permitted and lots have been platted. Of the new subdivision lots approximately 65 have already been sold.</p> <p>Coburg has also recently approved two Mixed Use developments with a total of 30 associated multi-family units.</p> <p>The City has one significant parcel of residentially zoned vacant land left. Although there is no true “pipeline” project, the City and property owner report significant pressure for the development of the 19 acres directly north of town.</p>
Planned future construction of Group Quarters facilities	Hopefully captured in current analysis (though not caught in the previous PSU forecast) the City of Coburg is home to the Serenity Lane Treatment Center. Serenity Lane has approximately 30 beds at the Coburg Campus
Future Employers Locating to the Area	(See Promotions)

Capacity and condition of infrastructure to accommodate growth.	The City completed a new wastewater system update in 2014 which was planned to accommodate at least doubling the capacity. Also, the City recently updated the Water Master Plan and received go ahead from IFA for funding of the improvement in phase 1 & 2 of that plan.
Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	The City of Coburg lost a significant amount of employment in the great recession. The largest employer made significant layoffs. Since then the RV manufacturing site that shut down has been divided into commercial condominiums that have all been occupied. Employment has rebounded (not to 2009 levels) but a significant improvement. The City recently brought over 100 acres of Campus Industrial land into its UGB – based on recent economic analysis suggesting that the Coburg I-5 interchange presented significant regional opportunities for regional manufacturing and other campus industrial purposes. Coburg’s proximity to the River Bend hospital in Springfield Oregon (4 miles down I-5) has also elevated its attractiveness for campus medical uses. Coburg also has a 20 acre highway commercial lot near the interchange and numerous underdeveloped/underutilized tracts in the highway commercial zone.
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.	The City is currently in the process of conducting a Comprehensive Plan Update. We do have a draft BLI. More complete examples can be shared in the coming months, though things will not likely change substantially. GIS format link attached.
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 Coburg attempted to expand its UGB in 2014. That attempt was appealed and remanded. The remanded expansion has not been fully abandoned by the City. That expansion supports bringing about 150 new residential acres into the UGB (this was not a remand issue). Although the path to expansion is currently reasonably paved (based on addressing the fairly straightforward remand issues), the City has opted to wait to see if the PSU Population Research Center generates a forecast less pessimistic than the last, but not as bold as the projections that the remanded expansion is based upon. The City has expressed interest and support in (and the necessity for) expansion if forecast numbers justify it. I think they call this a ---Chickens and Eggs – issue :)
Comments?	

Jeff Kernen

City of Coburg

City Planner

Name

Organization

Title

General Survey for Oregon Population Forecast Program

Jurisdiction: Cottage Grove

Date: October 26, 2018

<p>Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)</p>	<p>Cottage Grove 2018 Housing Needs Analysis determined Cottage Grove has a larger proportion of younger people than Lane County and Oregon. Cottage Grove currently has a smaller share of elderly residents than Lane County and state averages. As Cottage Grove’s elderly population grows, it will have increasing demand for housing that is suitable for elderly residents. We are also showing a growing minority population (particularly from Guatemala).</p>
<p>Observations about Housing</p>	<p>We have a larger average household size than Lane County and Oregon (2.4 percent between 2014 and 2016) , and extremely low vacancy rates. Recent 30 percent increases in rental costs are causing many people to be substantially burdened by housing costs (47 percent of all households in Cottage Grove are cost-burdened, and 65 percent of all renters are cost-burdened) or to loose housing.</p>
<p>Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)</p>	<p>From Housing Development Survey: Cottage Grove Manor - 15-Units, Multi-family mixed-use. Sunrise Ridge - 65 Units, Single-family, assisted living, under construction McFarland Butte - 85-Units Single Family/120-Units Multi-Family, assisted living. Arthur Avenue Cottages - 7-Units, Single-family.</p> <p>32-unit multi-family development opened fall, 2018 (two & three bedroom), 7 1-bedroom units opening 11/30/18, 15 1-bedroom units opening April, 2019, 7 affordable houses (single family, land trust model) under construction summer 2019, 13 tiny homes approved October 2018 (construction 2019), in pre-application phase for two new subdivisions (70 and 120 single family home respectively)</p>
<p>Planned future construction of Group Quarters facilities</p>	<p>None</p>
<p>Future Employers Locating to the Area</p>	<p>Expansion of PakTech, relocation of winery to CG industrial park</p>
<p>Capacity and condition of infrastructure to accommodate growth.</p>	<p>New high water reservoir planned for 2019, repairs of three bridges, multiple sewer projects, Safe Route to School project around Lincoln Middle School proposed for 2019, new</p>

	<p>elementary school (Harrison Elementary School) opened 2018, new community pool under construction</p>
<p>Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes</p>	<p>Proximity to Eugene, housing affordability compared to Eugene and small town charm makes potential for influx from north possible, new elementary school is draw; vs. lower income levels in CG and lack of large employers</p>
<p>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)</p>	<p>Per our 2018 Housing Needs Analysis: Growth in housing will be driven by growth in population. Between 1990 and 2017, Cottage Grove’s population grew by 2,518 people (34 percent). The population in Cottage Grove’s UGB is forecasted to grow from 10,740 to 13,981, an increase of 3,242 people (28 percent) between 2018 and 2038. Cottage Grove’s population growth will drive future demand for housing in the City over the planning period. Development projects such as the new South Lane School District elementary school and PakTech’s expansion into the City (expected to bring in 35 to 100 jobs) may continue to shape population growth. Cottage Grove's population grew by 34 percent between 1990-2017.</p>
<p>Comments?</p>	<p>Our 2018 Housing Needs Analysis will be moving forward to adoption by City Council on December 10, 2018. We are implementing a Housing Strategies Implementation Planning project (through Oregon Housing Project funding) in 2019 to address methods of encouraging/stimulating needed housing, especially affordable housing and multi-family housing.</p>

Amanda Ferguson

City of Cottage Grove

City Planner

Name

Organization

Title

General Survey for Oregon Population Forecast Program

Jurisdiction: City of Creswell

Date: February 4, 2019

Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)	Creswell continues to grow slowly due to families not being able to find housing in Eugene-Springfield metro area in their price range/sqft. Retirees continue to purchase higher-end homes (primarily E. of I-5).
Observations about Housing	Vacancy rates are very low for both types of tenure, however rental units are particularly low. Housing stock values continue to accelerate upward.
Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)	From Housing Development Survey: 6-Units, SFR, Pre-application stage 26 Units, SFR, under review Construction of 26 SFR lots previously platted in 2008 coming back online this year, estimated completion 2019/20. Two possible 5-7 lot subdivisions likely in 2019.
Planned future construction of Group Quarters facilities	None known.
Future Employers Locating to the Area	None known at this time.
Capacity and condition of infrastructure to accommodate growth.	Recently evaluated through water, sewer, and transportation system planning. Extensive capital project lists for sewer and transportation. The City has been working on a Land Needs Analysis (HNA/EOA/BLI) to assess future need.
Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	Creswell relaxed ADU requirements, in keeping with State requirements in June, 2018. The City enacted its first-ever Urban Renewal District to pay for infrastructure to employment land and along the Highway 99 alignment to open up further development on undeveloped property in this area.
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.	Our BLI will be adopted in Spring 2019. GIS Information may already be available through EcoNorthwest.
Highlights or summary from planning documents and studies on influences and anticipation of population and housing growth (including any plans for UGB	HNA identified about a 100 acre deficit for housing needs; EOA noted satisfactory land for employment. Constraints exist in at least two directions the City could grow (steep slopes, floodplain). Urbanization study will begin to address these ideas in FY2019-20.

expansion and the stage in the expansion process)	
Comments?	

Maddie Phillips

City of Creswell

City Planner

Name

Organization

Title

General Survey for Oregon Population Forecast Program

Jurisdiction: City of Dunes City

Date: October 10, 2018

Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)	Majority are elderly although there has been an increase in families with small children over the last few years. I don't have any idea regarding racial or ethnic groups.
Observations about Housing	Dunes City has sufficient housing for its current and near future needs.
Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)	Will follow the requests of property owners.
Planned future construction of Group Quarters facilities	None anticipated.
Future Employers Locating to the Area	None anticipated.
Capacity and condition of infrastructure to accommodate growth.	Maintain current infrastructure.
Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	The City Council and residents do not desire population growth.
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)	
Comments?	

Jamie Mills

City of Dunes City

City Administrator

Name

Organization

Title

General Survey for Oregon Population Forecast Program

Jurisdiction: City of Eugene

Date: November 16, 2018

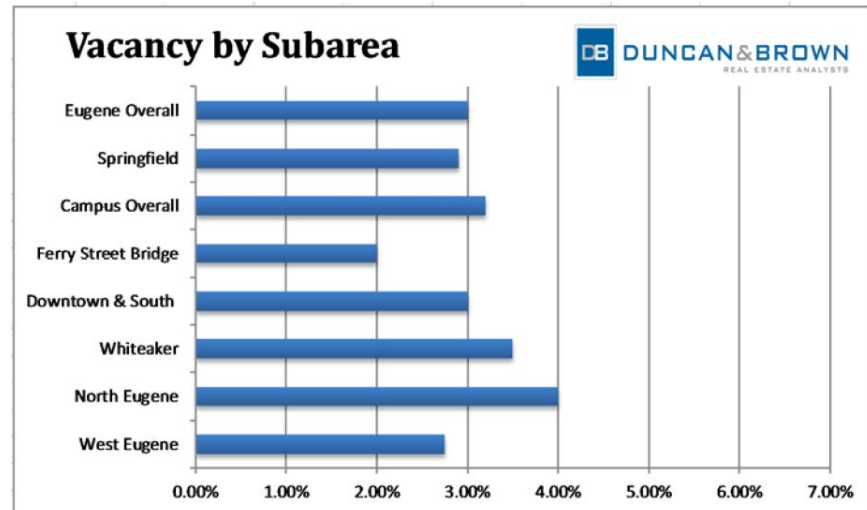
Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)

We do not have additional information about household composition other than the Census and the information we provided at the last population forecast survey.

The University of Oregon anticipates moderate growth (1.5 percent to 2.0 percent per year) in undergraduate student enrollment until 2025, and stabilized enrollment levels after that (Fall term fourth-week enrollment in academic year 2017-2018 was 19,351 for undergraduate students and 3,629 for graduate students). Graduate student enrollment growth is expected to increase very slowly.

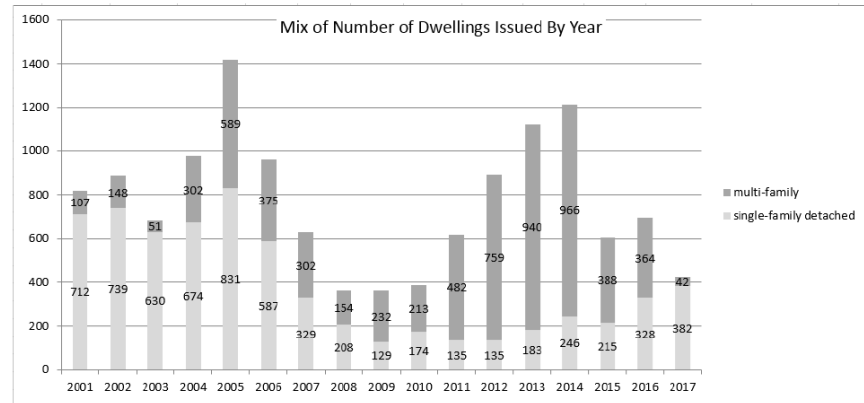
Observations about Housing

Vacancy rates: The city uses housing vacancy rates from the census for longterm planning. However, the graph below from Duncan & Brown shows that Eugene’s apartment vacancy rate is near 3 percent city-wide, down from near 5 percent during the 2014 PSU population survey. Long term vacancy rates in Eugene vary up and down, however typically 5 percent is used by Duncan & Brown because that’s what is thought to truly be long term. They also stated that apartment construction is behind and will stay behind because of the lack of usable land for apartments.



Number of new dwellings: The draft graph below shows Eugene had an upswing in residential dwellings after the recession that has slowed down in the past couple of years. The Housing Development Survey includes larger multifamily development projects that were issued or

submitted in 2018. We may be able to provide additional information on housing developments that are in the pipeline.



Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)

From Housing Survey:

- East Ridge Village PUD Phases 6 & 7 - 58 Units, SF/TH/Condos, Tentative plan in progress
- Blacktail Crossing - 6 Units, SF, Tentative plan in progress
- Furtick Family Limited Partnership - 15 Units, SF, Tentative plan in progress
- Orchard Gardens - 6 Units, SF, Final plan in progress
- Elconin, Don – 2 Units, SF, Final plan in progress
- Marquis Care Facility – 2 Units, senior housing, Tentative plan in progress
- Village at North Park – 13 Units, SF, Final plan in progress
- Moore-Metro – 2 Units, SF, Tentative plan in progress
- Braewood Hills Third Addition PUD - 31 Units, SF, Tentative plan in progress
- Van Ness, Dralyn – 2 Units, SF, tentative plan in progress
- Timberline Hills PUD Phase 4 - 31 Units, SF/Duplex, tentative plan in progress
- Wild Rose Estates – 8 Units, SF, tentative plan in progress
- Bratton - 2 Units, SF, Tentative plan in progress
- Braun, Chris and Jennifer - 3 Units, SF, Tentative plan in progress
- Compeau, Aram and Jean - 2 Units, SF, Tentative plan in progress
- Conrad, Christopher – 2 Units, SF, Tentative plan in progress
- Gardner, Margaret - 2 Units, SF, Tentative plan in progress
- Johnson, Jeanne and Stephen - 2 Units, SF, Final plan in progress
- Steiner, Greg - 2 Units, SF, Final plan in progress
- Whitman, Bob - 3 Units, SF, Final plan in progress
- LuLu Ridge – 6 Units, SF, Final plan in progress

LuLu Ridge South – 7 Units, SF, Final plan in progress
 The Nines – 192 Units, SF, Final plan in progress
 Goodwin/Louie - 2 Units, SF, Tentative plan in progress
 Benson, Vern – 6 Units, SF, Tentative plan in progress
 North Park Meadows - 20 Units, SF, Final plan in progress
 Bruce McKay – 2 Units, SF, Tentative plan in progress
 Bryan, Craig – 2 Units, SF, Tentative plan in progress
 EKS Exchange - 2 Units, SF, Tentative plan in progress
 Farmer, Linda - 3 Units, SF, Final plan in progress
 Homes for Good - 3 Units, MF, Final plan in progress
 Lewis Family Trust – 2 Units, SF, Final plan in progress
 Mathons LLC – 2 Units, SF, Tentative plan in progress
 University Heights Subdivision - 34 Units, SF, Final PUD and Tentative Subdivision plans in progress
 Laurel Ridge - 124 Units, SF, Tentative plan in progress
 Corey, David – 3 Units, SF, Final plan in progress
 O State 25th LLC – 2 Units, SF, Tentative plan in progress
 Willow Creek Apartments – 2 Units, MF, Final plan in progress
 Ross, Justin – 3 Units, SF, Final in progress
 The Reserve on Gilham - 41 Units, SF, Final plan in progress
 Larson, William and Susan - 2 Units, SF, Final plan in progress
 University Heights Subdivision (AKA Capital Hill) - 34 Units, SF, Final PUD and Tentative Subdivision plans in progress

Vacant land: Eugene’s land base includes approximately 2,317 vacant, platted, and residentially zoned lots (there are additional tax lots that do not have a plat associated with them). Of these, 250 were platted more recently (2008 or later). See Housing Development Survey for new lots in the pipeline to be platted. There are also larger unplatted taxlots identified through Eugene’s UGB analysis as part of its buildable land inventory. It is noted that Eugene heard through the recent UGB analysis process that a significant amount of its buildable land is either not for sale for development or challenging/costly to develop for this area.

Obie Development:

Proposed \$60 million large mixed use-development including; a three-story building with 30,000 square feet of retail and office space at the corner of East Sixth Avenue and Pearl Street; a seven-story, 113-unit apartment building; and a seven-story, 82-room boutique hotel. Construction to start this year. Includes partnership with Homes for Good, Lane County government’s low-income housing agency to build a

	five-story building with 50 low-rent apartments over ground-floor retail space. Obie Companies.
Planned future construction of Group Quarters facilities	The University of Oregon has a goal of providing on-campus housing for at least 25 percent of undergraduate students, and anticipates continuing this goal.
Future Employers Locating to the Area	Knight Campus Project: 155,000 square foot building comprised of research laboratories, faculty office space and classrooms. Currently under construction. University of Oregon.
Capacity and condition of infrastructure to accommodate growth.	<p>Wastewater</p> <p>2015 to present: Minor wastewater extensions have occurred on the edges of the City as development occurs.</p> <p>20 yr Future: -Wastewater master plan identifies the need for 2 pump stations in NW Eugene, and 1 pump station in NE Eugene. -Draft wastewater master plan identifies need for pump station in SW Eugene and an additional pump station in NE Eugene.</p> <p>Transportation</p> <p>There are no big capital projects on the horizon in the next 10 years for which we are confident of receiving funding. The attached spreadsheet lists capital projects that have received funding or for which we have submitted grant requests.</p> <p>We have a recently adopted 20-year Transportation System Plan that shows how the City will develop transportation projects to accommodate the growth expected by 2035. To the extent that there are new planned arterial and collector roadways that are needed to serve new development, these will be constructed by developers. For the most part, the projects constructed over the next 10 years are more likely to increase capacity for walking, biking and transit; of course, we need capacity for these modes to serve development just as we do for vehicles. In newer parts of Eugene, it's often the sidewalk network that is most lacking and not connected to the new development that has its own internal sidewalk network. We partner with ODOT on projects that are likely to increase the capacity for vehicles and the Beltline (River Road to Delta Highway) project is currently going through a NEPA study but there has been no funding identified for construction beyond the</p>

	<p>safety design changes that will be constructed starting next year at the Delta/Beltline interchange.</p> <p>Water (Eugene Water and Electric Board) Most water service is planned if EWEB is aware of the need or if a developer contacts them. Generally there is capacity in their big infrastructure to handle growth.</p> <p>They are aware of some specific future developments that will need pump stations: -Likely to be in the next 10 years</p> <ul style="list-style-type: none"> • Laurel Hill Pump Station (for Laurel Ridge Development) (124 units) • Fairmount Pump Station for the Capital PUD Development (34 units) <p>-Could be next 10 or 10-20 depending on development</p> <ul style="list-style-type: none"> • 12,000 If 16" pipeline for the Clear Lake Expansion Area
<p>Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes</p>	<p>Promos: Eugene continues to place on “Best of..” lists, including; Livability.com Top 100 Best Places to Live in 2018 (Eugene #28), the magazine Bicycling recently released a list of the top 50 bike cities in America (Eugene #7), and Forbes Best Places for Business and Careers (Eugene Metro area #28).</p> <p>Eugene is home to the University of Oregon, a local, regional, national and international draw to our community, as well as other institutions of higher learning including Northwest Christian University, Lane Community College, New Hope Christian College, Gutenberg College, and Pacific University's Eugene campus.</p> <p>Eugene will be hosting the IAAF World Track and Field Championships in 2021, welcoming thousands of visitors. Construction of a new riverfront park at the downtown riverfront redevelopment site, hotels and other associated infrastructure and services is expected. The University of Oregon’s Hayward Field track facility is currently being completely rebuilt and expanded for this event.</p> <p>The Oregon Employment Department Employment Forecast projects Lane County employment to grow by 1.07 percent, or 19,300 jobs) during 2017-2027. While this is a slower rate than their 2014-2024 forecast, employment is still projected to grow.</p>

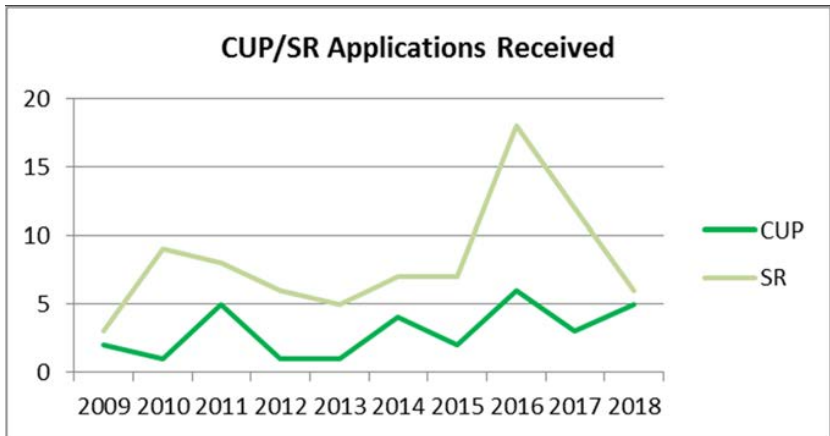
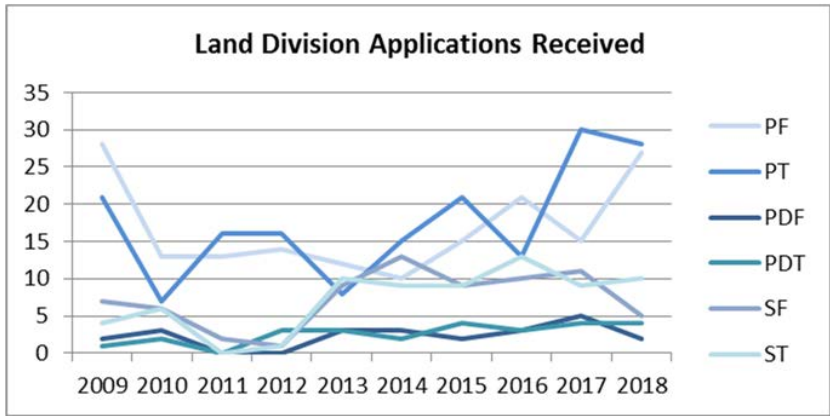
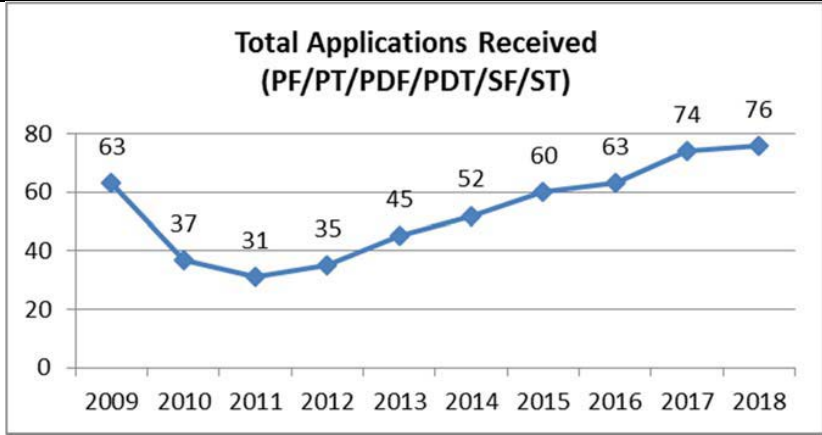
	<p>We recently adopted our 20 year urban growth boundary for jobs, housing, schools, parks and other public facilities and an associated 20 year transportation system plan.</p> <p>Hinders: Some of the areas with the most development capacity for housing or jobs are not served, are expensive to serve, or are dependent on developer construction. As mentioned above, Eugene has heard through the recent UGB analysis process that a significant amount of its buildable land is either not for sale for development or challenging/costly to develop for this area.</p>
<p>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.</p>	<p>Yes, we have recently adopted (2017) a buildable lands inventory for 2012-2032. Please contact Thea Evans at TEvans@eugene-or.gov for more information.</p>
<p>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)</p>	<p>1. In 2017, Eugene adopted its 20-year UGB for 2012-2032. Key elements include:</p> <ul style="list-style-type: none"> • UGB expanded for Bethel School District elementary school (54 ac (25 buildable)), employment/industrial land (643 ac (450 buildable) /3,200 jobs), and community park (222 ac) in the Clear Lake Road Area. UGB expanded for a community park (35 ac) in the Santa Clara area. • The UGB accommodates the entire 20 year multi-family and commercial demand inside the existing UGB through additional actions by the City. <ul style="list-style-type: none"> ○ High Density multi-family (1,300 apartments) and commercial retail is accommodated in the downtown through use of tools (zoning code amendments, financial incentives, etc.) that encourage redevelopment. ○ Medium Density residential is accommodated by amending the zoning code to slightly increase the minimum density required in medium density residential zones. ○ Land use code was changed (adopted in 2014) so that industrial land can accommodate more of the commercial office demand (estimated gain: 4,250 jobs inside UGB).

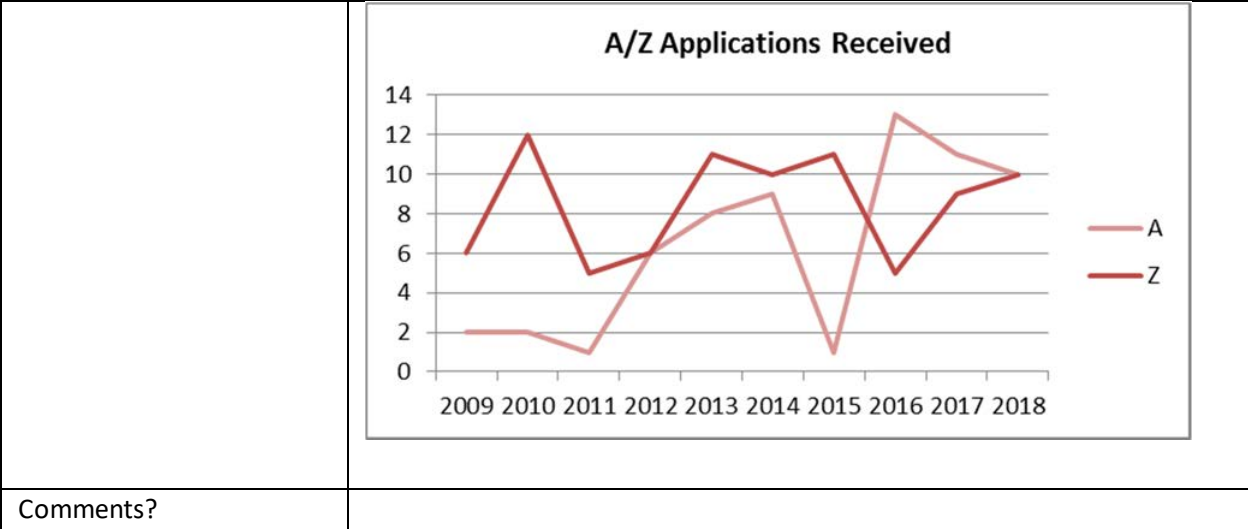
- The 20 year Low Density Residential housing need was also accommodated inside the UGB through adopted (2014) plan designations changes from multi-family to low density residential in areas where low density may be more feasible (estimated gain: 631 low density residential units inside the UGB). SDC reductions for accessory dwellings are currently under consideration by City Council and if adopted, are expected to incentivize 84 additional dwellings over 20 years.
- Analysis assumes that all jobs lost during the recession (2006-2010) will be accommodated in existing buildings inside the UGB.
- Analysis assumes the University of Oregon needs 45 additional acres for non-housing university uses beyond the existing campus area.

2. Regarding status of development in the Clear Lake UGB expansion area:

- The entire Clear Lake expansion area contains 924 acres for jobs, schools and parks amidst active streams, canals, and wetlands, which are an invaluable asset to our local and regional ecosystems. The City of Eugene’s Stormwater Basin Master Plan provides area-wide guidance to manage stormwater, protect wetland and floodplain resources, and mitigate impacts to natural resources. The City is exploring a large sports field complex at this location as well.
- The City allocated \$70,000 for readying the Clear Lake site for development. Accordingly, the City is currently performing analyses for stormwater management planning and design; recommendations for wetland protection, mitigation, and/or restoration; identifying infrastructure needs; establishing a wetland mitigation bank; and recommending phasing to accomplish these efforts. It will be a few years before the studies are completed and the City has a timeline for development readiness of this area.

3. The following charts show Land Use Application activity 2009 through Nov 2018. They show that since the recession Eugene has been experiencing an increase in almost all significant land use applications. Annexations and land divisions in particular are bellwethers for future housing development. In the past few years, subdivision applications have slowed while partitions have increased.





Comments?

Heather O'Donnell

City of Eugene

Senior Planner

Name

Organization

Title

General Survey for Oregon Population Forecast Program

Jurisdiction: City of Florence		Date: December 19, 2018
Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)	<p>Couple of years ago school had largest kindergarten class since the height of the timber industry. New building for two new kindergarten classes. @ 80 Spanish version housing surveys returned last year, mostly from the school distribution batch. Increase in tent, car, RV camping on city streets, public and private property.</p>	
Observations about Housing	<p>Inadequate market rate workforce rentals and first time homebuyer range homes. Inadequate government assist homes. Many annexations of developed lots needing sewer services. More infill occurring--formerly less desirable lots are now being constructed on and developed lots being partitioned to build on vacant land, manufactured and mobile homes being demo'd and replaced with newer homes.</p>	
Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)	<p>From Housing Survey:</p> <p>Cannery Station - 174 Units, SFR/MFR/Group Quarters, under construction.</p> <p>Sand Ranch Subdivision - 119 Units, SFR/Manufactured Homes, under review.</p> <p>32nd St Townhomes – 16 Units, Townhomes, pre-application.</p> <p>4th Ave - 33 Units, SFR, pre-application.</p> <p>NEDCO Airport Housing Project, 12 Units, SFR, pre-application.</p> <p>Cannery Station-10 year build out-in land use process. @90 apartment units, (1st building: 10 studio units, 19 one-bed units, 13 two-bed units), & 18 attached single family homes. Sand Ranch manufactured home subdivision-6 phases-in land use process-119 lots, 1st phase-27 lots-to be started 2019. East Bank & Fairway Estates, Phase 1 (formerly Sandpines East and West) approved since 2015. East Bank-around 15 lots of 45 remaining. Fairway Estates-40 lots currently being sold for construction. 4th Avenue subdivision project--annexed. 36 lots proposed--land use application in process. 32nd Street Townhouses--16 units--land use application in process.</p>	
Planned future construction of Group Quarters facilities	<p>Cannery Station Continuing Care Facility: 44 assisted living units, 10 residential units & 20 memory care units--in land use review process.</p>	

Future Employers Locating to the Area	Assisted Living Facility-Cannery Station 74 total units. Cannery Station commercial units-2 next year unknown occupants. Top Hydraulics recent business-expanding adding 5+ manufacturing jobs. Component Central-on-line sales warehousing adding 3+ jobs. Three marijuana/hemp processors recently approved.--# jobs unknown.
Capacity and condition of infrastructure to accommodate growth.	Extending Sanitary Sewer north of current city limits along Highway 101 and east along highway 126. Will serve heavy industrial and commercial lots respectively.
Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	Not enough construction workforce to keep up with housing construction demand. Not enough housing to hire vacant positions at hospital and casino. Estimate around 100 unfilled positions. Multi-family construction does not pencil for developers--building supplies more expensive, no local labor force or housing for out-of-town labor force. SDCs are within range of other comparable communities.
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)	2017 Housing Needs Analysis: 1,624 net new dwelling units over next 20 years: 764 owner-occupied, 597 renter-occupied and 263 short-term rentals. Economic Opportunities Analysis: plan for 1,286 net new jobs in next 20 years. in health care, craft food & beverage, software/information tech, forest products, modular home construction, artisans, hospitality, continuing care, outdoor gear recreation.
Comments?	

Wendy Farley Campbell	City of Florence	Planning Director
<i>Name</i>	<i>Organization</i>	<i>Title</i>

General Survey for Oregon Population Forecast Program

Jurisdiction: City of Junction City

Date: February 4, 2019

Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)	Remains fairly unchanged demographically over previous years. However, new families are relocating to Junction City based on new and affordable housing options.
Observations about Housing	Housing is expanding rapidly, with a new 32-lot subdivision fully built out, a 105-lot subdivision ready for final approval, and a 333-lot Planned Unit Development going before the Planning Commission this month
Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)	105-lot Subdivision/2019 333-lot Planned Unit Development/2026 75-lot Subdivision/2019 148-Unit Multifamily Development/2019 100-Unit Multifamily Development/2020
Planned future construction of Group Quarters facilities	No new group quarters planned.
Future Employers Locating to the Area	Northern Gold Foods: 80-150 new employees Grocery Outlet: 30 New employees Tractor Supply Co: 20 New employees Northwest Farm Credit Services: 15 New employees Taco Bell: 20 New employees Starbucks: 20 New employees Certified Systems: 5 New employees
Capacity and condition of infrastructure to accommodate growth.	New pressure mains being planned. New Sewer Lagoon upgrades being planned
Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	Available lands in R1- Low Density Residential, R3 – Multifamily Residential, M1- Light Industrial, and a variety of vacant Commercial spaces.
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)	
Comments?	

Jordan Cogburn

City of Junction City

City Planner

Name

Organization

Title

General Survey for Oregon Population Forecast Program

Jurisdiction: City of Springfield

Date: November 16, 2018

Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)

See "Key Findings" and "Data Analysis" document from 2016 housing analysis. Disproportionate numbers of low income/single parent/children households.

Observations about Housing

Housing market is slow to respond to requirements to build up, not out and increase densities. Thus, we have had limited multifamily development, although several new projects underway. Extremely low vacancy rates, but incomes not high enough to allow for the higher needed rents of new multifamily development. Systems Development Charges are frequently cited as deterrent. As rents continue to increase, pro formas are more likely to pencil resulting in additional housing options available. We are still recovering from the downturn of the housing market as evidenced by the number of new developments in the pipeline. Lack of emergency and affordable housing.

Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)

From Housing Survey:

- Jenny Gardens – 7 Units, SFD, pre-application
- Holly Springs – 13 Units, SFD, tentative plan approved
- Wiechert apartment complex - 20 Units, MFD, tentative plan approved
- Homes for Good Affordable Housing Development – 40 Units, MFD, pre-application
- Sorric Subdivision – 11 Units, SFD, pre-application
- Garden View Place Cluster Subdivision – 10 Units, SFD, tentative plan approved
- The Reserve at Bridlewood – 10 Units, SF, pre-application
- Gray Multi-Unit Development – 67 Units, MFD, under construction
- Osprey Park – 33 Units, SFD, under construction
- Horton 8 Lot Subdivision – 7 Units, SFD, tentative plan approved
- Woodland Ridge Subdivision – 108 Units, SFD, approved
- 5th St. Apartments Phase 2 – 60 Units, MFD, under construction
- Marcola Meadows – 100 Units, SFD/MFD, master plan approved
- Jasper Meadows Phase 9 – 41 Units, SFD, tentative plan approved
- Highbanks Ranch Estates – 18 Units, SFD, under review
- Fischer Village – 12 Units, SF, under review

Approximately 500 units in various stages of development for 2019/2020, with more than a third of the units in multifamily

	development (See Housing Survey). Additional infill housing expected. Other long range developments include growth in the Glenwood district and Marcola Meadows. The Glenwood district expects to attract higher income multi-family housing, adding between 150-300 multifamily units. Marcola Meadows total build-out expected to add between 600-800 units of multifamily and single family housing over the next several years. Springfield expects at least 100 of those units to be developed within the next three years (see Housing Survey).
Planned future construction of Group Quarters facilities	Assisted living facilities have low vacancies and are consistently growing. Spring Valley Assisted Living at 770 Harlow Road is considering a 30,473 sq ft expansion.
Future Employers Locating to the Area	Increase in higher paying technical jobs. Growing medical industry; increase in support service jobs for medical. Growing food/beverage manufacturing & distribution. Growing technical and incoming call centers. Hospitality industry investments and proposals increasing. Recent UGB expansion adds employment lands to increase local jobs.
Capacity and condition of infrastructure to accommodate growth.	Capacity available in terms of sanitary sewer treatment and water source availability to handle future population growth. Major developments require developer participation in infrastructure extensions. Standard maintenance of existing infrastructure backlogged due to limited funding sources. HB2017 increased funding to local streets. Springfield also passed a \$10 million bond in November 2018 to make major repairs to some high traffic, commercial streets. Major redevelopment in Glenwood district added two consecutive roundabouts to streamline traffic into Springfield's downtown and enhance bus rapid transit and pedestrian traffic through the corridor. Other federal grants planned to overhaul other Springfield corridors and support walking and biking friendly neighborhoods. However, there is still limited funding to address a growing backlog of street repairs (about \$40 million).
Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	Population growth is limited by available housing stock. Very low vacancy rates and limited homes for sale limit the number of new residents to Springfield. Springfield is growing slower than Lane County and Eugene because we have less construction of new housing due to perceived lower returns on investment due to our households having lower incomes. Low property values and taxes and utilities continue to attract young families, retirees and

	young professionals seeking new, reasonably priced housing in metro market - if those homes are available.
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 an adopted buildable lands inventory based on 2008 data, although we have not been keeping in updated in our 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)	Population growth is limited by a lack of housing supply. The market is slowing responding to the increased demand created by the growing economy and low unemployment rates. In 2016, the city expanded its UGB to include additional employment land. However, the State has not yet acknowledged this UGB expansion. Springfield also utilizes two urban renewal districts (the Glenwood District and Downtown) which help to stimulate growth, including housing and urban development, in blighted areas.
Comments?	

Sandy Belson

City of Springfield

Comprehensive Planning Manager

Name

Organization

Title

General Survey for Oregon Population Forecast Program

Jurisdiction: City of Veneta

Date: November 8, 2018

<p>Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)</p>	<p>No real changes from the last American Community Survey results. Veneta seems to be attracting families with children and our median age is younger than Lane County and the state. Percentage of population 60+ population is also increasing. Homeownership rates are still above 75 percent.</p>
<p>Observations about Housing</p>	<p>Last year Veneta issued 1 single family permit. This was the result of Hayden Homes halting their Phase IV and Phase V (103 lots) development in Veneta in 2017. For the past several years Hayden was building out Phase II and Phase III of their development and was submitting 10-25 SFD permits per year.</p> <p>First Call Resolution has stated their employees would like to live in Veneta but there is a lack of rental housing (actual units and affordable units).</p>
<p>Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)</p>	<p>From Housing Survey:</p> <p>Applegate Landing Phase IV & V – 103 Units, SFR, on-hold Arlo Court – 4 Units, SFR, preliminary approval Blakes Mill Estate – 19 Units, SFR, under review Freedman Subdivision – 4 Units, SFR, preliminary approval Hunters Draw – 15 Units, Duplexes, preliminary approval Parkside Estates – 4 Units, SFR, approved Madrone Ridge – 96 Units, SFR, preliminary approval Sproat Ranch estates – 2 Units, SFR, approved Westside Village – 21 Units, Duplex/Triplex/Fourplex, preliminary approval Agile Homes Partition – 2 Units, SFR, under review</p> <p>City anticipates Hayden will begin construction on Phase IV and V within the next 2 years.</p> <p>Recently several small infill lot subdivisions have been approved, creating 50 new lots. These include lots to be built with duplex and triplex and four-plex units combined with SFDs. We expect construction on the infill subdivisions to begin in 2019. Public improvements on a couple developments have already begun.</p>
<p>Planned future construction of Group Quarters facilities</p>	<p>The City has given approval of conceptual design for a 104 unit independent, residential, memory care facility, associated with</p>

	international church. Additional approvals must be given. Will most likely begin construction in 2021-2022.
Future Employers Locating to the Area	<p>The new Corning plant locating in Eugene will likely have an impact on housing in Veneta. The City expects housing starts in Veneta to increase as a result, including multi-family or townhome development. Veneta was approached by an outside developer interested in all developable residential land.</p> <p>No large employers have recently located to Veneta since First Call Resolution opened in 2014 and employs 245 people.</p> <p>Two small cannabis manufacturing facilities will be operational within the next 6 months, employing approximately 8-12 employees total.</p> <p>The employment forecast for Veneta based on Economic Opportunity Analysis is Veneta Employment is forecasted to grow from 1,789 in 2012 to 2,479 in 2035.</p>
Capacity and condition of infrastructure to accommodate growth.	In 2014 City constructed water pipeline from Eugene to Veneta. This water supply is anticipated to serve Veneta well over 50 years. The City's adopted Wastewater Master Plan identified projects to accommodate growth over the next 20 years. The City is constructing, Jack Kelley Lift Station. This will allow sewer to extended and serve developable land on the east side of the city. There are no issues with water or sewer capacity.
Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	Promos: available, buildable residential and industrial land.
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.	Promos: available, buildable residential and industrial land. Yes. The City adopted a Residential and Employment Buildable Lands Inventory in 2014. Will send GIS format.
Highlights or summary from planning documents and studies on influences and anticipation of population and housing growth (including any plans for UGB)	<p>NO UGB expansion is planned or necessary based on 2015 Buildable land inventories for residential and employment lands.</p> <p>The City is planning on redesignating approximately 50 acres of land from Industrial to General Residential in anticipation of the need to accommodate an increase in mixed use and multi-family development.</p>

expansion and the stage in the expansion process)	The zone changes will be adopted with the City's updated Transportation System Plan in February-March 2019.
Comments?	

Lisa Garbett

Name

Organization

Title

General Survey for Oregon Population Forecast Program

Jurisdiction: City of Westfir

Date: November 16, 2018

Observations about Population Composition (e.g. children, the elderly, racial and ethnic groups)	Substantial increase in children and families per household. Slight decline in elderly population due to aging and lack of eldercare facilities. Racial and ethnic population stable.
Observations about Housing	Occupancy rates increased, all but one home is occupied. Several homes were built or expanded upon.
Planned Housing Dev./Est. Year Completion (for detailed information submissions please use the Housing Development Survey)	Potential development of former mill site, although no formal proposals have been made.
Planned future construction of Group Quarters facilities	None planned.
Future Employers Locating to the Area	Possible store / business in vacant commercial property.
Capacity and condition of infrastructure to accommodate growth.	Planned improvement of fiber connection to each premise. Possible expansion of sewer to connect more homes that are currently on septic.
Any Promotions (promos) and Hindrances (hinders) to Population Growth; Other notes	<p>Promos: development of former mill site has potential for substantial housing accommodations, including the potential of group care facilities. Direct connection to fiber lines supports telecommuting.</p> <p>Hinders: Lack of businesses / employers in the area.</p>
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)	
Comments?	

Melody Cornelius

City of Westfir

City Recorder

Name

Organization

Title

Appendix B: Specific Assumptions

Coburg

We assume strong housing unit growth rates will taper throughout the forecast period. We assume the occupancy rate to be stable at 95.9 percent while persons per household (PPH) will decline from 2.55 to 2.37 for the 25-year horizon. We assume the group quarters population to remain at 75.

Cottage Grove

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 differ from county patterns; we assume a net in-migration of those 25-39 years old and a greater net in-migration of those 65+ years old.

Creswell

We assume strong housing unit growth rates will taper throughout the forecast period. We assume the occupancy rate to be stable at 94.1 percent while persons per household (PPH) will decline from 2.55 to 2.40 for the 25-year horizon. We assume the group quarters population to remain at 50.

Dunes City

We assume strong housing unit growth throughout the forecast period. We assume the occupancy rate will decline slightly from 71.1 percent to 70.1 percent and persons per household (PPH) will decline from 2.09 to 1.90 for the 25-year horizon. There is no group quarters population in this sub-area.

Eugene

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.

Florence

We assume total fertility rates will decline slightly throughout the forecast period as women under 30 continue to have fewer children. 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 differ from county patterns; we assume a greater net in-migration of those 50-69 years old.

Junction City

We assume strong housing unit growth rates will taper throughout the forecast period. We assume the occupancy rate to be stable at 94.1 percent while persons per household (PPH) will decline slightly from 2.37 to 2.24 for the 25-year horizon. We assume the group quarters population to remain at 298.

Lowell

We assume strong housing unit growth rates will taper throughout the forecast period. We assume the occupancy rate to be stable at 93.1 percent while persons per household (PPH) will decline slightly from 2.59 to 2.47 for the 25-year horizon. There is no group quarters population in this sub-area.

Oakridge

We assume the housing unit growth to be slow, but stable throughout the forecast period. We assume the occupancy rate to be stable at 89.5 percent while persons per household (PPH) will decline slightly from 2.19 to 2.10 for the 25-year horizon. There is no group quarters population in this sub-area.

Springfield

We assume total fertility rates will decline slightly throughout the forecast period as women under 30 continue to have fewer children. 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 differ from county patterns; we assume a net in-migration of those 25-29 years old.

Veneta

We assume strong housing unit growth rates will taper throughout the forecast period. We assume the occupancy rate to be stable at 94.5 percent while persons per household (PPH) will decline slightly from 2.57 to 2.43 for the 25-year horizon. We assume the group quarters population to remain at 23.

Westfir

We assume steady housing unit growth rates will taper throughout the forecast period. We assume the occupancy rate to be stable at 89.6 percent while persons per household (PPH) will decline from 2.10 to 1.93 for the 25-year horizon. There is no group quarters population in this sub-area.

Outside UGBs

We assume total fertility rates will decline slightly throughout the forecast period as women under 30 continue to have fewer children. 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 differ from county patterns; we assume a net in-migration of those 30-39 years old.

Appendix C: Detailed Population Forecast Results

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

Population Forecasts by Age							
Group / Year	2019	2020	2025	2030	2035	2040	2044
00-04	17,802	17,822	17,517	17,605	18,116	18,516	18,777
05-09	18,535	18,390	18,593	18,335	18,510	19,078	19,429
10-14	19,622	19,687	19,033	19,308	19,126	19,339	19,828
15-19	24,078	24,073	24,199	24,031	24,469	24,271	24,503
20-24	30,789	30,660	30,294	31,260	31,157	31,765	31,580
25-29	25,760	25,979	24,968	25,380	26,335	26,300	26,734
30-34	24,407	24,649	25,337	24,933	25,465	26,467	26,460
35-39	22,367	22,765	24,030	25,298	25,256	26,091	26,931
40-44	21,069	21,238	23,321	24,692	26,118	26,112	26,822
45-49	20,838	20,841	21,794	24,017	25,537	27,057	27,070
50-54	21,576	21,200	21,321	22,373	24,769	26,370	27,642
55-59	23,765	23,385	21,539	21,733	22,911	25,410	26,727
60-64	25,284	24,982	23,176	21,415	21,704	22,921	24,923
65-69	25,111	25,787	24,357	22,670	21,034	21,351	22,324
70-74	20,164	21,512	24,448	23,173	21,662	20,123	20,381
75-79	13,026	13,783	19,153	21,652	20,622	19,305	18,208
80-84	8,348	8,630	11,524	15,902	17,919	17,100	16,229
85+	8,820	8,875	9,927	12,418	16,710	20,327	21,473
Total	371,361	374,258	384,530	396,195	407,420	417,901	426,041

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

Area / Year	2019	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2069
Lane County	371,361	374,258	384,530	396,195	407,420	417,901	428,101	438,549	449,253	460,218	471,451	480,634
Coburg	1,308	1,448	1,491	1,559	1,617	1,660	1,694	1,747	1,804	1,858	1,911	1,955
Cottage Grove	10,284	10,293	10,408	10,755	11,119	11,450	11,734	12,020	12,313	12,613	12,921	13,172
Creswell	5,663	5,710	6,026	6,520	6,956	7,300	7,643	8,097	8,640	9,083	9,483	9,813
Dunes City	1,292	1,298	1,298	1,331	1,384	1,435	1,484	1,520	1,557	1,595	1,633	1,665
Eugene	192,607	194,721	202,065	210,474	218,425	226,078	233,625	241,823	250,946	259,244	267,235	273,794
Florence	10,579	10,613	10,934	11,354	11,789	12,201	12,599	13,013	13,467	13,889	14,298	14,635
Junction City	6,919	7,106	7,775	8,191	8,569	8,871	9,132	9,589	10,124	10,574	10,987	11,328
Lowell	1,108	1,115	1,159	1,207	1,260	1,311	1,362	1,415	1,475	1,528	1,578	1,620
Oakridge	3,278	3,287	3,276	3,286	3,312	3,330	3,347	3,334	3,292	3,290	3,307	3,320
Springfield	70,278	70,621	71,884	73,132	74,421	75,579	76,660	77,578	78,242	79,322	80,623	81,677
Veneta	4,767	4,837	5,255	5,625	5,980	6,326	6,659	7,079	7,584	7,993	8,359	8,662
Westfir	254	254	254	261	266	270	272	275	277	280	285	288
Outside UGB Area	63,023	62,955	62,707	62,499	62,322	62,089	61,890	61,061	59,533	58,949	58,830	58,707