

TO: Mayor and City Council for September 8, 2015
FROM: Kent Weiss, Interim Community Development Director
DATE: September 2, 2015
THROUGH: Mark W. Shepard, P.E., City Manager
SUBJECT: City Council Acknowledgment of Population Forecast for Corvallis Urbanization Study/Buildable Lands Inventory



Action Requested:

Staff recommend that the City Council acknowledge the population forecast presented and explained in this memorandum. The forecast projects population change for Corvallis and the Corvallis Urban Growth Boundary for the next twenty-year planning period.

Discussion:

On March 2, 2015, City Council received an update from the Community Development Department regarding the Council approved bi-annual planning work program. One of the long range planning items identified in the March 2nd Council packet was initiation of the City's Urbanization Study/Buildable Lands Inventory (BLI) update.

The City has selected ECONorthwest, a land use planning and economics consulting firm, to carry out the Urbanization Study/BLI work, and to complete the two analyses required for that work: a Housing Needs Analysis and an Economic Opportunities Analysis. Based on Oregon Administrative Rules (OAR), these analyses must include an estimate of buildable lands (residential and non-residential) and assess whether Corvallis has sufficient amounts within its Urban Growth Boundary (UGB) to accommodate the next 20 years of development that is expected based on forecasted population and employment growth. The 20-year period covered by the current Urbanization Study/BLI is 2016 through 2036.

Current BLI Background

The City's current Buildable Lands Inventory and Land Need Analysis was adopted in 1998. Since that time, the BLI has served as one tool used for evaluating changes to the City's Comprehensive Plan and zoning maps, and for addressing other urbanization questions that the community has faced such as the need for annexations.

Changes in State Law and New Method for Population Forecasts

The need for the Urbanization Study is derived from the Oregon Land Use Planning program, and in particular, Oregon Administrative Rules that direct cities to update their Comprehensive Plan on a periodic basis. As components of the Urbanization Study, the BLI and land needs analyses serve as an objective, quantifiable set of data, identifying how much land and what types of uses associated with that land are necessary to accommodate population and employment growth over the planning period. This analysis and resultant dataset can then be used to inform land use policy decisions that may ultimately lead to changes to the city's Comprehensive Plan and zoning maps. The first task in developing the urbanization study and land use needs analysis is to forecast the City's population at the end of the long-range planning period.

Several changes have occurred recently in the Oregon Administrative Rules (OAR) related to development of a Housing Needs Analysis and Economic Opportunities Analysis. Most recently, the Oregon Land Conservation and Development Commission adopted changes to the rules that prescribe the method that counties and cities must use for forecasting their population. Based on these rule changes,

official coordinated population forecasts for land use planning purposes are required to be conducted by the Population Research Center at Portland State University (PSU), as part of the Oregon Population Forecast Program (<http://www.pdx.edu/prc/opfp>). The City is now required to utilize the OAR-prescribed population forecasting methodology.

It is not expected that a final PSU forecast for Benton County and Corvallis will be completed until the summer of 2017. In consultation with both the Department of Land Conservation and Development (DLCD) and the Population Research Center, it was determined that Corvallis will need to follow the Interim Forecasts method described in OAR 660-032-0040. Based on this method and Oregon Office of Economic Analysis (OEA) and other data acquired through the Population Research Center, the following estimate for Corvallis' population has been prepared and confirmed with DLCD and PSU:

	City of Corvallis	Corvallis Urban Growth Boundary (UGB)
2014 PSU Population Estimate	56,535	59,185
Annualized projected growth rate	.732%	.732%
# of years between 2014 and 2036	22	22
2036 Projection	66,413	69,527

It is anticipated that the new Buildable Lands Inventory will be completed and adopted sometime in 2016. Therefore, the population forecast in the table above projects a population total for the year 2036 (to cover the twenty year planning period), and includes both the population expected within the City limits of Corvallis, and the total expected within the Corvallis Urban Growth Boundary. City Council acknowledgment of this population forecast will enable ECONorthwest to complete their BLI analyses. After completion of the analyses and Urbanization Study (including the Housing Needs Analysis and Economic Opportunities Analysis), the Planning Commission and City Council will then be asked to review and adopt the Urbanization Study in the form of a Comprehensive Plan amendment. The final Urbanization Study will include this acknowledged population forecast, as well as an estimate of the city's land use needs for the planning period.

Budget Impact:

None.

Interim Population Forecast for 2036 City of Corvallis and Corvallis Urban Growth Boundary

Table 1: 2010 Population - Urban Growth Boundary Population Percentage (2010 Census and PSU UGA Figures)

This table includes the 2010 US Decennial Census Population for the City of Corvallis and the Corvallis Urban Growth Area. Determines UGB population as percentage of Corvallis population in City limits.

2010 US Decennial Census	54462	57015 104.688%

Table 2: 2014 Population Estimates and Projection for 2036

2014 PSU Population Estimate¹	56535	59185
annualized growth rate projected ²	0.732%	0.732%
# of years between 2014 and 2036	22	22
2036 Projection³	66413	69527
check growth rate	0.732%	0.732%

¹ 2014 Corvallis UGB population calculated by multiplying 2014 official PSU estimate for City of Corvallis population by ratio derived in Table 1.

² Annualized growth rate based on Office of Economic Analysis, Department of Administrative Services, State of Oregon Projections for Benton County, issued March 2013. Data provided by Portland State University (PSU) - Population Research Center.

³ Projection based on OAR Rules adopted in 2015. This is the method that Corvallis must use per OAR 660-032-0040 (Interim Forecast), using Oregon Office of Economic Analysis (OEA) 2015-2035 Annualized Growth Rate Forecast Published for Benton County in 2013.

From OAR 660-Div 32

(8) For purposes of this rule:

(a) "Annualized growth rate" means the forecasted average annual (annualized) growth rate determined from the most recent published OEA forecast, calculated from 2015 to the 5-year time interval nearest the end of the planning period.

Forecasts of Oregon's County Populations and Components of Change, 2010 - 2050

Prepared by Office of Economic Analysis, Department of Administrative Services, State of Oregon
 Release date: March 28, 2013

CALCULATION METHOD AND OEA DATA PROVIDED BY PSU Population Research Center

Area Name	Estimate							PSU'S ESTIMATES		FORECAST							annualized growth rate from 2015 to 2035
	1980	1985	1990	1995	2000	2005	2010	2011	2012	2015	2020	2025	2030	2035	2040	2045	
Oregon	2,642,128	2,672,648	2,860,375	3,184,369	3,431,100	3,626,900	3,837,300	3,857,625	3,883,735	4,001,600	4,252,100	4,516,200	4,768,000	4,995,200	5,203,000	5,398,800	5,588,500
Baker	16,158	15,731	15,433	16,691	16,726	16,326	16,185	16,215	16,210	16,235	16,315	16,373	16,395	16,371	16,325	16,267	16,238
Benton	68,493	67,275	71,059	76,517	78,334	82,070	85,735	85,995	86,785	87,977	91,379	94,984	98,516	101,848	105,050	108,297	111,666
Clackamas	242,981	250,118	280,862	314,922	339,299	358,301	376,780	378,480	381,680	393,217	422,576	454,311	485,054	512,731	537,753	561,011	583,814
Clatsop	32,561	32,452	33,436	35,527	35,666	36,179	37,070	37,145	37,190	37,604	38,461	39,358	40,072	40,521	40,751	40,934	41,149
Columbia	35,744	35,707	37,809	40,576	43,698	46,662	49,430	49,625	49,680	51,319	54,517	58,012	61,273	64,130	66,683	69,053	71,406
Coos	63,944	59,941	60,441	63,549	62,788	62,739	63,035	62,960	62,890	63,299	64,098	64,816	65,210	65,172	64,934	64,695	64,654
Crook	13,099	13,137	14,258	16,843	19,226	19,228	21,020	20,855	20,650	21,124	21,933	22,793	23,821	24,974	26,117	27,270	28,496
Curry	17,078	16,664	19,449	21,009	21,168	21,844	22,355	22,335	22,295	22,321	23,087	23,854	24,440	24,751	24,912	25,019	25,187
Deschutes	62,397	64,959	76,053	95,491	116,278	135,588	157,905	158,875	160,140	166,892	182,455	198,650	214,288	228,501	241,223	252,555	262,958
Douglas	93,837	91,956	95,050	98,874	100,579	104,253	107,690	107,795	108,195	110,562	116,113	121,715	126,642	130,550	133,786	136,710	139,675
Gilliam	2,045	1,840	1,719	1,799	1,914	1,882	1,880	1,880	1,900	1,958	2,062	2,172	2,280	2,378	2,472	2,567	2,672
Grant	8,210	8,137	7,870	8,042	7,923	7,646	7,460	7,450	7,450	7,414	7,321	7,199	7,029	6,785	6,486	6,158	5,840
Harney	8,237	7,209	7,068	7,238	7,605	7,492	7,445	7,375	7,315	7,425	7,404	7,358	7,280	7,175	7,066	6,960	6,861
Hood River	15,863	16,245	16,960	18,916	20,458	21,478	22,385	22,625	22,875	23,675	25,628	27,827	29,979	31,909	33,530	34,888	36,066
Jackson	133,000	136,444	147,392	167,378	181,796	192,052	203,340	203,950	204,630	210,015	223,458	238,955	253,274	265,624	276,551	286,648	296,388
Jefferson	11,692	12,748	13,853	16,949	19,073	19,974	21,750	21,845	21,940	22,625	24,054	25,593	26,995	28,239	29,413	30,534	31,595
Josephine	58,982	60,666	62,985	71,313	75,897	79,134	82,775	82,820	82,775	85,313	90,776	96,468	101,596	105,829	109,526	112,906	116,217
Klamath	59,280	57,476	57,948	61,132	63,842	65,018	66,508	66,580	66,740	67,292	68,853	70,331	71,483	72,243	72,835	73,446	74,111
Lake	7,584	7,608	7,182	7,484	7,434	7,684	7,890	7,885	7,920	7,919	7,936	7,948	7,931	7,893	7,865	7,856	7,880
Lane	275,828	267,051	284,261	306,704	323,663	337,992	352,010	353,155	354,200	361,474	378,335	394,921	410,247	424,117	437,345	450,866	464,839
Lincoln	35,443	35,979	39,075	44,112	44,519	45,192	46,135	46,155	46,295	47,590	49,535	51,371	52,857	53,895	54,688	55,421	56,245
Linn	89,716	88,019	91,690	98,853	103,394	110,222	116,840	117,340	118,035	121,142	128,454	136,224	143,673	150,395	156,505	162,360	168,189
Malheur	26,980	27,878	26,162	29,550	31,609	31,508	31,345	31,445	31,395	32,033	32,723	33,377	33,906	34,287	34,528	34,708	34,837
Marion	205,599	213,019	229,938	260,879	285,572	299,481	315,900	318,150	320,495	331,643	355,189	381,089	406,612	430,652	453,557	476,060	498,624
Morrow	7,497	8,090	7,618	9,075	11,000	11,149	11,175	11,270	11,300	11,668	12,307	13,011	13,726	14,373	14,964	15,527	16,098
Multnomah	563,632	564,249	586,617	629,617	662,290	696,519	736,785	741,925	748,445	768,632	807,198	845,356	879,987	909,947	936,729	960,930	982,504
Polk	45,362	45,231	49,924	56,759	62,679	69,256	75,965	75,965	76,625	80,204	88,081	96,731	105,274	113,348	121,044	128,496	135,877
Sherman	2,168	2,141	1,924	1,988	1,930	1,845	1,765	1,765	1,765	1,735	1,716	1,718	1,731	1,745	1,758	1,767	1,782
Tillamook	21,259	21,022	21,638	23,593	24,287	24,691	25,260	25,255	25,305	25,733	26,760	27,791	28,723	29,485	30,127	30,716	31,328
Umatilla	59,145	60,024	59,433	65,535	70,680	74,226	76,000	76,580	77,120	78,887	83,359	88,366	93,673	98,820	103,809	108,860	114,054
Union	24,050	24,131	23,674	24,931	24,561	25,096	25,810	25,980	26,175	26,964	28,216	29,419	30,530	31,548	32,572	34,211	35,973
Wallowa	7,301	7,323	6,945	7,504	7,221	7,084	7,005	6,995	7,015	7,070	7,058	7,016	6,954	6,865	6,744	6,604	6,476
Wasco	21,951	22,627	21,781	23,011	23,827	24,469	25,235	25,300	25,485	26,037	27,388	28,827	30,186	31,359	32,405	33,351	34,274
Washington	247,848	269,244	315,469	384,335	447,298	488,902	531,070	536,370	542,845	570,672	622,368	677,017	731,125	782,316	830,100	874,372	915,979
Wheeler	1,504	1,470	1,400	1,565	1,544	1,467	1,440	1,435	1,425	1,407	1,378	1,353	1,332	1,311	1,285	1,266	1,250
Yamhill	55,660	58,837	65,999	76,108	85,325	92,250	99,405	99,850	100,550	104,525	113,611	123,897	133,907	143,117	151,564	159,512	167,300

scroll down to see notes and more.

I calculated the annualized growth rate above (in column T) using the formula I gave you in the body of the email.
 For the Corvallis UGB forecast, it is my understanding that you would then apply this growth rate to the most recent population for the Corvallis UGB.

To get the most recent Corvallis UGB population, you could obtain from Census 2010 the populations for the Corvallis 'Urban Growth Area' and for the city of Corvallis; then you would calculate the ratio of the UGA population to the city population (we will assume the UGA for the UGB; the Census Bureau calls our special UGB areas, UGAs).
 Multiply this ratio by most recent population of Corvallis (2014=56,535) to arrive at the estimated Corvallis UGB for 2014.

To illustrate how to apply the annualized growth rate, I use the city of Corvallis as an example (use this formula in the cell highlighted blue):

	2014 pop est	# years to 2036	Pop in 2036	check growth rate
City of Corvallis	56,535	22	66,413	0.767%

click on cell above to see formula to apply the growth rate to forecast 2035 population.

August 31, 2015 - Memorandum to Mayor and City Council
 Urbanization Study - Population Forecast Assumptions
 ATTACHMENT A (Page 2 of 2)