

City of Central Point

Comprehensive Plan

Element 1: Population & Demographics

Implemented by Ordinance #1913
Approved by the Central Point City Council on May 12, 2008

**City of Central Point - Comprehensive Plan
Element 1: Population and Demographics**

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ELEMENT 1 – POPULATION & DEMOGRAPHICS

1. Introduction

Central Point was founded in 1889 and by 1900 had a population of 322¹. With the exception of the decade between 1910 and 1920 the City of Central Point has continued to steadily grow (Table 1), and today is the third largest city in Jackson County. Over the course of the next twenty years, the City’s population is expected to continue to grow, requiring additional land for housing, recreation, employment, and supporting infrastructure. In an effort to facilitate the City’s planning process, it is the purpose of this *Population Element* to formally acknowledge a projected rate of population growth to the year 2030 and to identify the general population and household characteristics associated with the City’s population. It is important to understand that the population projections set forth in this *Population Element* are estimates. These estimates are based on the best available information. The information contained in this *Population Element* will be used as the basis for maintaining and updating of the City’s comprehensive plan in accordance with ORS 197.712 (urban growth boundaries) and ORS 197.295 – 197.296 (housing).

The information presented in this *Population Element* is either historic data from the U.S. Census or population forecasts from the *Jackson County Comprehensive Plan, 2007 Population Element*. Most of the information is to be used simply to describe the population’s general characteristics, while other information is intended to be used in the determination of the amount of land and types of land uses needed to accommodate the projected population growth. It is the intent of the City to maintain the population forecasts based on the 2010 U.S. Census and Portland State University Population Research Center population estimates.

Throughout this *Population Element* reference will be made to *Acknowledged Inputs*. *Acknowledged Inputs* represent data inputs to be used by the City in the maintenance and updating of such elements of the Comprehensive Plan that rely on population data to determine land use needs to the year 2030.

Table 1. Population and Growth: 1900 - 2000 U.S. Census, 2005 PSU Estimate
 City of Central Point, Jackson County, and State of Oregon

Year	City of Central Point		Jackson County		State of Oregon	
	Population	% Increase	Population	% Increase	Population	% Increase
1900	322		13,698		413,536	
1910	761	136.34%	25,756	88.03%	672,765	62.69%
1920	582	-23.52%	20,405	-20.78%	783,389	16.44%
1930	821	41.07%	32,918	61.32%	953,786	21.75%
1940	906	10.35%	36,213	10.01%	1,089,684	14.25%
1950	1,667	84.00%	58,510	61.57%	1,521,141	39.59%
1960	2,289	37.31%	73,962	26.41%	1,768,687	16.27%
1970	4,004	74.92%	94,533	27.81%	2,091,385	18.25%
1980	6,357	58.77%	132,456	40.12%	2,633,156	25.90%
1990	7,509	18.12%	146,389	10.52%	2,847,000	8.12%
2000	12,493	66.37%	181,273	23.83%	3,421,399	20.18%
2005*	15,640	25.19%	194,515	7.31%	3,631,440	6.14%

Source: U.S. Census and Portland State University Estimate, 2005*

2. Population Growth Forecast

On February 21, 2007 by Ordinance No. 2007-3, the County adopted an update to their *Comprehensive*

¹ U.S. Census Bureau

Plan, 2007 Population Element. This action by the County was undertaken in accordance with State law² which requires that counties maintain and periodically update population forecasts for communities within their jurisdiction. The County’s updated *Population Element* included individual annual population forecasts for each city within the County to the year 2040. The population forecasts were prepared in coordination with each municipality and in accordance with State law. The methodology used in preparing the forecasts is presented in the County’s *Population Element*, which is incorporated herein by reference (Appendix A).

The population forecast for the City of Central Point is presented in Table 2. The data in Table 2 is based on the *Jackson County Comprehensive Plan, 2007 Population Element*, and illustrates the projected population growth of the City to the year 2040. Although population has been projected to 2040 in Table 2, for purposes of this Population Element, the 2030 population forecast is the basis for the City’s land use planning as presented in the *City of Central Point Comprehensive Plan, 2008*.

As illustrated in Table 2, by the year 2030 the City’s population is forecast to increase by 10,240. It is expected that by the year 2022 the City of Central Point’s population will exceed that of the City of Ashland, making Central Point the second largest city in the County³.

Acknowledged Input 1 - Population Forecast: *The population data presented in Table 2 is acknowledged as the projected population to be used in maintaining and updating the City’s Comprehensive Plan. It shall be the responsibility of the City to periodically monitor and, if necessary, update the data presented in Table 2 as it relates to the City of Central Point through data provided by Portland State University and the U.S. Census Bureau.*

Year	Jackson County	City of Central Point	% of County
2005	194,515	15,640	8.04%
2006	197,963	15,896	8.03%
2007	202,002	16,358	8.10%
2008	206,124	16,793	8.15%
2009	210,329	17,239	8.20%
2010	214,621	17,696	8.25%
2011	217,626	18,050	8.29%
2012	220,672	18,411	8.34%
2013	223,762	18,778	8.39%
2014	226,894	19,152	8.44%
2015	230,168	19,541	8.49%
2016	233,257	19,918	8.54%
2017	236,387	20,301	8.59%
2018	239,559	20,691	8.64%
2019	242,773	21,087	8.69%
2020	246,031	21,491	8.74%
2021	249,049	21,877	8.78%
2022	252,105	22,269	8.83%
2023	255,197	22,667	8.88%
2024	258,328	23,072	8.93%
2025	261,497	23,483	8.98%
2026	264,419	23,875	9.03%
2027	267,374	24,364	9.11%
2028	270,361	24,861	9.20%
2029	273,382	25,367	9.28%
2030	276,437	25,880	9.36%
2031	279,318	26,382	9.45%
2032	282,230	26,892	9.53%
2033	285,173	27,410	9.61%
2034	288,146	27,935	9.69%
2035	291,150	28,469	9.78%
2036	294,142	29,006	9.86%
2037	297,165	29,552	9.94%
2038	300,219	30,105	10.03%
2039	303,304	30,667	10.11%
2040	306,421	31,237	10.19%

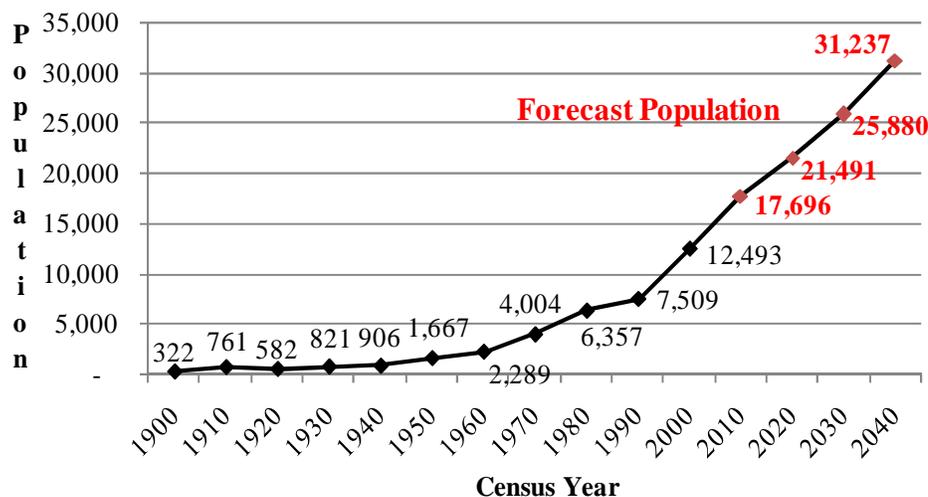
² Oregon Revised Statute (ORS) 195.036

³ Population Element, Jackson County Comprehensive Plan, Table 7.

3. Population Growth Characteristics

In addition to the projected population growth, the following represents an overview of the information presented in the *Jackson County Comprehensive Plan, Population Element*.

Figure 1. City of Central Point Historic & Forecast Population



3.1. Growth Rate: As illustrated in Figure 1, since 1980, the population of the Jackson County has grown faster than the state. During this same period, the City of Central Point has exceeded the rate of growth of the County and has been one of the fastest growing cities within the County, with an average annual growth rate of 3.67%⁴. By the year 2030, it is expected that the City will continue to grow but at a slower average annual rate of approximately 2.6%. During the same period, the County is expected to grow at an average annual rate of 1.68%.

3.2. Percentage Share of the County Population: In 1950, Central Point’s population accounted for 2.8% of the County’s population. In 2005, the City made up approximately 8% of the County population. Over the course of the next 35 years, this rate is expected to continue to increase, with a 2040 population share of approximately 10%.

3.3. Source of Growth: There are two basic sources to population growth: natural increase (births minus deaths) and net migration (in-migration minus out-migration). Growth occurring as a result of natural increase is typically a small percentage of a community’s population growth. Most increases in population are a result of net migration. Based on the 2000 U.S. Census, the predominant source of growth for Jackson County was the result of net migration with over 80% of the population growth resulting from net migration⁵.

4. Population Age Characteristics

Since the 1990 Census, the age characteristics of the County population have remained relatively constant. In 2000, the single largest age cohort was the 25 – 44 age cohort, which accounted for

⁴ Jackson County Population Element, Table 5

⁵ U.S. Census Bureau, Census 2000

approximately 25% of the total population followed very closely by the 45 – 64 age cohort (Baby Boomers). Figure 2 illustrates the shift in the 25 – 44 age cohort between 1990 and 2000.

Unlike the County, Central Point’s 45 – 64 age cohort only experienced a small gain in percentage of total population. Central Point’s Under 5 age cohort did experience an increase in total population when compared to the County’s Under 5 age cohort. Figure 3 illustrates the change in age cohorts between 1990 and 2000.

Table 3. Jackson County Population by Age Cohort, 1990 & 2000

Age Group	1990		2000	
	Population	% Change	Population	% Change
Under 5	9,758	6.67%	10,880	6.00%
5 - 17	26,947	18.41%	33,380	18.41%
18 - 24	12,375	8.45%	15,730	8.68%
25 - 44	43,897	29.99%	46,260	25.52%
45 - 64	29,700	20.29%	46,028	25.39%
65 and over	23,712	16.20%	28,991	15.99%
Total	146,389	100.00%	181,269	100.00%

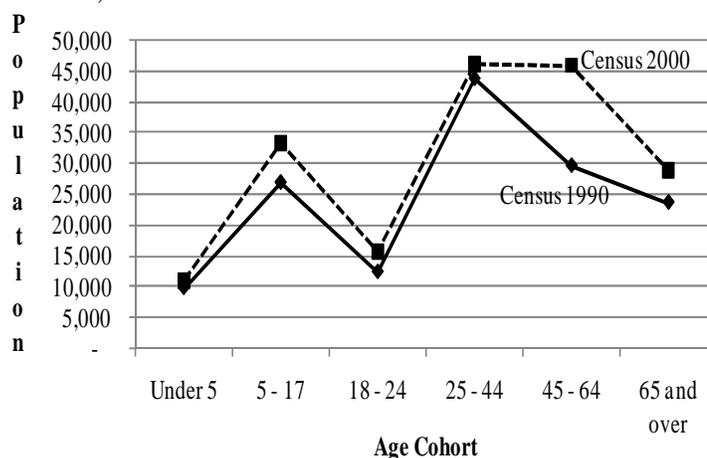
Table 4. City of Central Point Population by Age Cohort, 1990 & 2000

Age Group	1990		2000	
	Population	% Change	Population	% Change
Under 5	519	6.91%	976	7.81%
5 - 17	1,623	21.61%	2,596	20.78%
18 - 24	589	7.84%	978	7.83%
25 - 44	2,289	30.48%	3,651	29.22%
45 - 64	1,429	19.03%	2,521	20.18%
65 and over	1,060	14.12%	1,771	14.18%
Total	7,509	100.00%	12,493	100.00%

5. Household Characteristics

A by-product of population growth is the formation of households. Trends in household formation are an important consideration when discussing residential land needs necessary to accommodate forecasted population growth. Since the early 1900s, household characteristics have been gradually changing. For purposes of land use planning, it is important to understand the trends associated with household formation. For purposes of this Population Element, there are two characteristics worth noting: Average household size and household type.

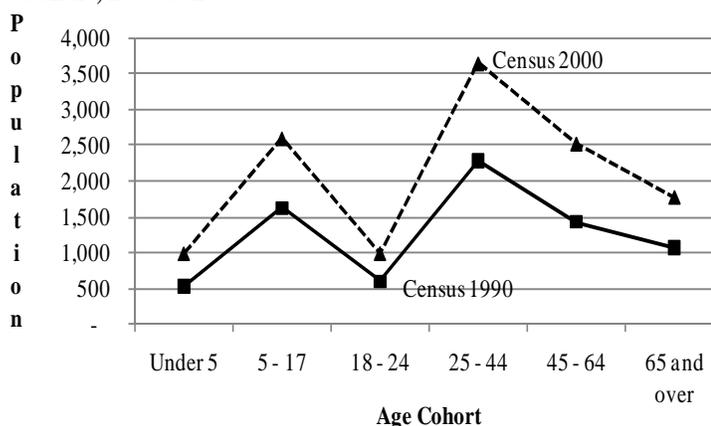
Figure 2. Jackson County Population by Age Cohort, 1990 & 2000



5.1. Average Household Size

Since the 1970 Census, and before, the average household size has been gradually declining. For the City of Central Point, the average household size has dropped from 3.46 in 1970 to 2.69 in 2000. It is expected that during the term of the planning period (2030) that the average household size will continue to decrease but at a decreasing rate.

Figure 3. City of Central Point Population by Age Cohort, 1990 & 2000

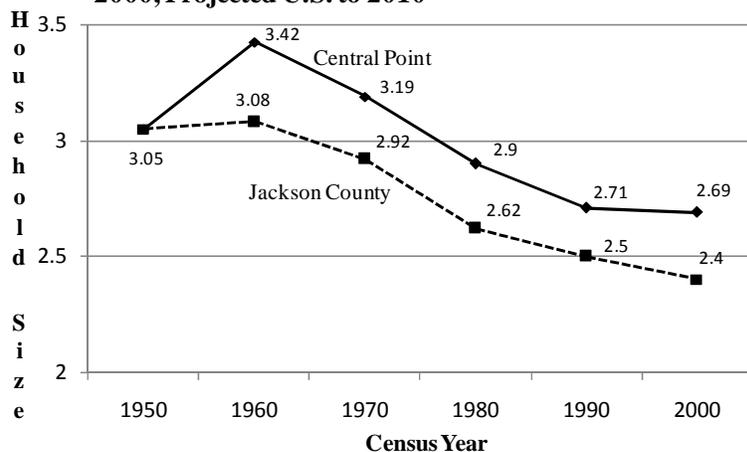


Acknowledged Input 2 - Average Household Size. For purposes of calculating household formation, the City will use an average household size of 2.69. This figure will be the basis for determining the number of households expected to be formed throughout the planning period. It shall be the responsibility of the City to periodically monitor and, if necessary, update the average household size through data provided by the U.S. Census Bureau.

5.2. Household Type

As previously noted, households are categorized as either family or non-family households. Past trends in the distribution of households by average size and type is worth noting, particularly as it relates to the demand for housing, residential land needs, and infrastructure necessary to support residential growth. Over the course of the past 40 years, average household size has been declining (Figure 4). In addition to the decline in average household size, the distribution of households by type has been gradually shifting to non-family households. Whether the average household size or mix of household types changes, there will be consequences on the demand for housing.

Figure 4. Historical Average Household Size for Jackson County and Central Point 1950 - 2000, Projected U.S. to 2010



Source: U.S. Census

5.2.1. Family Households:

Family households are comprised of two or more people who are related by marriage, birth, or adoption. Most family households are most commonly represented by married-couples. Family households have and continue to dominate household types. However, although the formation of family households continues to increase, it is doing so at a decreasing rate. In 1990, family households in Central Point accounted for 77% of all households. By the 2000 Census, family households represented 75% of total households.

Based on the 2000 Census, the average number of persons per family household in Central Point was 3.06. In 1990, the average number of persons per family household was 3.16. Figure 4 illustrates the history of average family household size in the U.S. and Central Point.

Acknowledged Input 3 - Family Households. *For purposes of calculating household formation, the City will use 75% as the percentage of households that are family households. This figure shall be used in maintaining and updating the City's Comprehensive Plan. It shall be the responsibility of the City to periodically monitor and, if necessary, update the percentage of family households through data provided by the U.S. Census Bureau.*

Acknowledged Input 4 – Average Family Households Size. *For purposes of calculating household formation, the City will use 3.06 as the average household size for family households. This figure shall be used in maintaining and updating the City's Comprehensive Plan. It shall be the responsibility of the City to periodically monitor and, if necessary, update the average family household size through data provided by the U.S. Census Bureau.*

- 5.2.2. Non-Family Households:** Non-family households are comprised of single persons, or two or more people who are not related. In 1990, non-family households represented 23% of all households within the City. By 2000 non-family households represented 25% of all households. As the City's population grows older, the number of non-family households can be expected to increase.

Based on the 1990 Census, the average number of persons per non-family households was 1.27. By the 2000 Census the average non-family household size increased slightly to 1.28.

Acknowledged Input 5 - Non-Family Households. *For purposes of calculating household formation, the City will use 25% as the percentage of households that are non-family households. This figure shall be used in maintaining and updating the City's Comprehensive Plan. It shall be the responsibility of the City to periodically monitor and, if necessary, update the percentage of family households through data provided by the U.S. Census Bureau.*

Acknowledged Input 6– Average Non-Family Households Size. *For purposes of calculating non-family household formation, the City will use 1.28 as the as the average household size for non-family households. This figure shall be used in maintaining and updating the City's Comprehensive Plan. It shall be the responsibility of the City to periodically monitor and, if necessary, update the average non-family household size through data provided by the U.S. Census Bureau.*

6. Population Goals & Policies

Goal - To prepare and maintain population projections as the primary data source for developing and implementing plans and programs for management of the City's growth.

Policy: *The population forecasts presented in this element shall serve as the basis for the development of land use policy and land use decisions.*