

# Longview Comprehensive Plan Update

## POPULATION & DEMOGRAPHIC OVERVIEW

Population Change, 2000 - 2015										
Cowlitz County & Municipalities										
Jurisdiction	2000 Population	2005 Estimate	2010 Population	2015 Population Estimate	Percent Growth, 2000-2005	Percent Growth, 2005-2010	Percent Growth, 2010-2015	Percent Growth, 2005-2015	Percent Growth, 2000-2015	15-Year Annualized Rate of Growth
Cowlitz County	92,948	97,673	102,410	104,280	5.1%	4.9%	1.8%	6.8%	12.2%	0.81%
Unincorporated	38,792	41,800	44,085	44,765	7.8%	5.5%	1.5%	7.1%	15.4%	1.03%
Incorporated	54,156	55,873	58,325	59,515	3.2%	4.4%	2.0%	6.5%	9.9%	0.66%
Longview	34,660	35,791	36,638	37,130	3.3%	2.4%	1.3%	3.7%	7.1%	0.48%
Kelso	11,895	11,829	11,925	11,950	-0.6%	0.8%	0.2%	1.2%	0.5%	0.03%
Castle Rock	2,130	2,050	1,982	2,175	-3.8%	-3.3%	9.7%	6.1%	2.1%	0.14%
Kalama	1,783	1,876	2,344	2,500	5.2%	25.0%	6.7%	33.3%	40.2%	2.68%
Woodland (part)	3,688	4,327	5,426	5,760	17.3%	25.4%	6.2%	33.1%	56.2%	3.75%

Source: Washington State Office of Financial Management

### Population Growth

- Longview has been growing steadily at an average rate just shy of one-half percent per year (0.48%) since 2000. The growth rate was slower over the past five years, at an average annualized rate of one-quarter percent (0.26%) per year.
  - Population grew by 168 persons due to annexations in 2011 & 2012
  - Longview ranks 30<sup>th</sup> among cities in Washington State, by population. It ranked 28<sup>th</sup> in 2010.
- The proportion of population residing in unincorporated areas and cities has stayed relatively stable over the past 15 years, roughly a 40/60 split between rural/city residents.
- Growth has concentrated in the unincorporated portion of the county over the past 15 years. The unincorporated areas of the county experienced a higher rate of growth (15.4%) than incorporated areas (9.9%). Looked at another way, the rural areas rate of growth was 56% higher than the urban growth rate. Because most of this growth occurred during 2005-2010, it can be assumed that this growth occurred during the run-up to the housing market which started collapsing in the second half of the decade.

- The run-up in the housing market was strong in Woodland and Kalama during the second half of the decade, both of which have good commuting proximity to the Portland metro area.
- Robust city population growth has concentrated in Cowlitz County’s smaller cities, Kalama and Woodland, while Castle Rock has bounced back from population losses suffered during the decade of 2000-2010.
- The chart below, Change in Housing Units, shows that growth in housing exceeded growth in population (except in Woodland). The biggest gain in housing relative to population growth has been in the county’s rural areas. The housing supply is tighter in Cowlitz cities, relative to population growth. This is especially apparent in the south end of the county.

<b>Change in Housing Units, 2000-2015</b>						
	<b>2000</b>	<b>2010</b>	<b>2015 Estimate</b>	<b># New Units</b>	<b>2000-2015 Growth in Housing</b>	<b>2000-2015 Growth in Population</b>
Cowlitz County	38,624	43,450	44,209	5,585	14.5%	12.2%
Unincorporated County	15,217	17,943	18,269	3,052	20.1%	15.4%
Incorporated County	23,407	25,507	25,940	2,533	10.8%	9.9%
Longview city	15,225	16,380	16,547	1,322	8.7%	7.1%
Kelso city	5,067	5,139	5,144	77	1.5%	0.5%
Castle Rock city	890	863	940	50	5.6%	2.1%
Kalama city	800	1,070	1,131	331	41.4%	40.2%
Woodland city (part)	1,425	2,055	2,178	753	52.8%	56.2%

Source: Washington State Office of Financial Management

## Population Projections

- Washington State creates county-wide population growth projections over a 30-year horizon.
- In 2012, growth populations were “tamped down” to include consideration of the Great Recession’s effect on migration and fertility behavior, which has traditionally been the largest source of population growth.
- An aging population also correlates with lower rates of migration
- Cowlitz County’s ‘Slow’ rate of growth equates to an annualized growth rate of -2.4% (negative growth); the ‘Medium’ rate of growth projects an annualized growth rate of 0.47%; the ‘High’ projection reflects an annualized growth rate of 1.15%.

- The City of Longview will continue to use the 1.0% annual growth rate from the 2006 Comprehensive Plan, which was reflective of the city’s growth rate from 1990-2000. The city’s growth rate between 2000 and 2015 has averaged 0.48%.

Year	Population Low (-2.4%)	Population Medium (0.47%)	Population High (1.15%)
2010 (Census)	102,410		
2015	99,690	105,130	110,570
2020	99,750	108,588	115,985
2025	99,810	111,706	121,400
2030	99,870	114,158	126,815
2035	99,930	115,798	132,230
2040	99,990	116,897	137,645

Source: Washington State Office of Financial Management

## Persons Living in Group Quarters

Group Quarters (GQ) are places where people live or stay, in a group living arrangement, which is owned or managed by an entity or organization providing housing and/or services for the residents. This is not a typical household-type living arrangement. These services may include custodial or medical care as well as other types of assistance, and residency is commonly restricted to those receiving these services. People living in group quarters are usually not related to each other.

Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers’ dormitories.

Group quarters are categorized into two groups, institutional and non-institutional, in the American Community Survey (ACS) estimates.

**Institutional Group Quarters:** Includes facilities for people under formally authorized, supervised care or custody at the time of interview, such as correctional facilities, nursing facilities/skilled nursing facilities, in-patient hospice facilities, mental (psychiatric) hospitals, group homes for juveniles, and residential treatment centers for juveniles.

**Non-institutional Group Quarters:** Includes facilities that are not classified as institutional group quarters, such as college/university housing, group homes intended for adults,

residential treatment facilities for adults, workers' group living quarters and Job Corps centers, and religious group quarters.

Source: U.S. Census

<b>Group Quarters Population, 2000-2010</b>				
	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>Change</b>
Cowlitz County	1,420	1,318	1,207	-15.0%
Unincorporated County	188	163	137	-27.1%
Incorporated County	1,232	1,155	1,070	-13.2%
Castle Rock city	20	10	0	-100.0%
Kalama city	0	0	0	--
Kelso city	256	191	46	-82.0%
Longview city	861	880	962	11.7%
Woodland city (part)	95	74	62	-34.7%

Source: Washington State Office of Financial Management

- The growth in number of persons living in group quarters in Longview seems to indicate a growing number of elderly households that is living in group quarters. The numbers are declining across Cowlitz County; it appears this trend is unique to Longview.
  
- Longview is significantly “older” than Washington State; Cowlitz County and Longview have a higher proportion of aging population than is typical.

<b>Median Age</b>			
	<b>WA</b>	<b>Cowlitz</b>	<b>Longview</b>
<b>Median age (years)</b>	37.3	40.5	41.2

## Household Size

Household Size, 2000 - 2010		
	Persons Per Household 2000	Persons Per Household 2010
Cowlitz County	2.553082	2.514735
Unincorporated County	2.705256	2.650983
Incorporated County	2.452456	2.419294
Castle Rock city	2.533013	2.528061
Kalama city	2.435792	2.423992
Kelso city	2.521447	2.516737
Longview city	2.402886	2.335318
Woodland city (part)	2.695424	2.802508

Source: Washington State Office of Financial Management

- Household size is calculated by dividing the total number of occupied housing units by the number of populations in households. This does not include people in Group Quarters, such as nursing homes, rehab centers, group homes or correctional facilities.
- Washington State
  - 2010 Average Household Size    2.513349
    - Incorporated                    2.430869
    - Unincorporated                2.666086
- Longview has a significantly smaller average household size than the state average, although Kalama is also slightly smaller than the state incorporated average. Smaller households tend to reflect concentrations of young singles or of elders living alone. Given the demographics of Cowlitz County as a whole and Longview in particular, this is indicative of an aging population. Even more interesting is that the growth in group quarters (nursing homes, group homes, assisted living, etc.) is not counted as part of the declining household size, as they are excluded from the calculation.
- Cowlitz County's unincorporated household size is slightly smaller than the state average for unincorporated areas, which likely is a reflection of our higher proportion of older residents.

## Household Composition

Household Type	Number	Percent of All HH	Own Children	Percent of Category	Household Size	Home Ownership Rate
Family Households	8,783	57.5%	3,495	39.8%	--	--
o Married Couples	6,270	41.0%	1,948	31.1%	3.02	77.1%
o Male Householder, no wife	608	4.0%	348	57.2%	3.23	45.1%
o Female Householder, no husband	1,905	12.5%	1,199	62.9%	3.67	31.1%
Non-Family Households	6,483	42.5%	--	--	1.21	41.6%
TOTAL	15,266	100.0%	3,495	39.8%	2.34	55.0%

Source: 2010-2014 ACS

Highlights below are taken from the chart above and the charts below.

- Homeownership rates are significantly higher in two-earner, married households.
- 57.5% of Longview households are families.
- Only 40% of family households in Longview have children present.
- Only one-quarter of all households in Longview have children present; for Washington State, almost one-third of households have children present.
- The proportion of non-family households is similar to the proportion of married couple families.
- Non-family households are very small, at 1.21 persons per household.
- Renters have smaller household sizes than do owner-occupied units.
- About one-third of Longview households live alone; about one-quarter of WA State households live alone.
- 1 in every 6 householders living alone is over age 65; for Washington State, it is 1 in 10.

Selected Household Types	Longview	Cowlitz	WA State
Households with one or more people under 18 years	25.6%	29.4%	31.4%
Households with one or more people 60 years and over	44.0%	41.4%	34.0%
Householder living alone	35.5%	27.5%	27.8%
o 65 years and over	16.3%	12.4%	9.4%

Source: 2010-2014 ACS

Average Household Size, By Tenure	
Average household size of owner-occupied unit	2.39
Average household size of renter-occupied unit	2.28

Source: 2010-2014 American Community Survey

<b>RACE</b>	<b>WA</b>	<b>Cowlitz</b>	<b>Longview</b>	<b>Longview</b>
Total population	6,819,579	102,110	36,656	36,656
One race	95.2%	95.7%	93.9%	34,408
Two or more races	4.8%	4.3%	6.1%	2,248
One race	95.2%	95.7%	93.9%	34,408
White	78.5%	90.8%	87.1%	31,911
Black or African American	3.6%	0.6%	0.6%	224
American Indian and Alaska Native	1.4%	1.2%	1.4%	505
Cherokee tribal grouping	0.1%	0.1%	0.2%	78
Chippewa tribal grouping	0.0%	0.1%	0.1%	54
Navajo tribal grouping	0.0%	0.0%	0.0%	0
Sioux tribal grouping	0.0%	0.1%	0.1%	32
Asian	7.3%	1.5%	2.2%	812
Asian Indian	1.0%	0.1%	0.0%	8
Chinese	1.5%	0.3%	0.6%	230
Filipino	1.3%	0.2%	0.4%	163
Japanese	0.6%	0.1%	0.1%	31
Korean	0.9%	0.2%	0.3%	96
Vietnamese	1.0%	0.2%	0.5%	193
Other Asian	1.0%	0.4%	0.2%	91
Native Hawaiian and Other Pacific Islander	0.6%	0.1%	0.2%	80
Native Hawaiian	0.1%	0.0%	0.0%	0
Guamanian or Chamorro	0.2%	0.0%	0.0%	12
Samoan	0.2%	0.0%	0.0%	0
Other Pacific Islander	0.2%	0.1%	0.2%	68
Some other race	3.9%	1.6%	2.4%	876
Two or more races	4.8%	4.3%	6.1%	2,248
White and Black or African American	0.8%	0.6%	0.9%	317
White and American Indian and Alaska Native	1.1%	2.0%	2.8%	1,040
White and Asian	1.3%	0.6%	0.6%	206
Black or African American and American Indian and Alaska Native	0.1%	0.0%	0.0%	18

Source: 2009-2013 ACS

- Longview is more diverse than Cowlitz County, but not as diverse as Washington State.
- The White Alone population has declined from 87.2% to 81.6%, as Longview grows more diverse.
- The proportion of the population that claim heritage of two or more races is generally higher in Longview than Cowlitz County or the state.
- Longview's Hispanic/Latino population has increased from 5.6% of the city population in 2000 to 9.5% in 2013. (see chart below)

<b>HISPANIC OR LATINO AND RACE</b>	<b>Washington</b>	<b>Cowlitz</b>	<b>Longview</b>	<b>Longview</b>
Total population	6,819,579	102,110	36,656	36,656
<b>Hispanic or Latino (of any race)</b>	<b>11.5%</b>	<b>7.9%</b>	<b>9.5%</b>	<b>3,480</b>
Mexican	9.4%	6.2%	7.7%	2,833
Puerto Rican	0.4%	0.1%	0.1%	19
Cuban	0.1%	0.1%	0.1%	50
Other Hispanic or Latino	1.6%	1.5%	1.6%	578
<b>Not Hispanic or Latino</b>	<b>88.5%</b>	<b>92.1%</b>	<b>90.5%</b>	<b>33,176</b>
White alone	71.9%	85.4%	81.6%	29,897
Black or African American alone	3.5%	0.5%	0.4%	161
American Indian and Alaska Native alone	1.2%	1.0%	0.9%	346
Asian alone	7.3%	1.4%	2.1%	772
Native Hawaiian and Other Pacific Islander alone	0.6%	0.1%	0.2%	80
Some other race alone	0.1%	0.1%	0.1%	23
Two or more races	3.9%	3.6%	5.2%	1,897
Two races including Some other race	0.1%	0.1%	0.1%	32
Two races excluding Some Other Race, and Three or More Races	3.9%	3.4%	5.1%	1,865

Source: 2009-2013 ACS

<b>Age Group</b>	<b>Males</b>	<b>Females</b>	<b>Total</b>	<b>Percent</b>
Under 5	1,186	989	2,175	5.9%
Age 5-17	2,973	2,956	5,929	16.2%
Age 18-44	5,689	5,836	11,525	31.5%
Age 45-64	4,911	5,320	10,231	28.0%
Age 65-74	1,592	1,824	3,416	9.3%
Age 75+	1,287	2,026	3,313	9.1%
<b>TOTAL</b>	<b>17,638</b>	<b>18,951</b>	<b>36,589</b>	<b>100.0%</b>

Source: Washington Office of Financial Management

- Longview has a growing share of aging population, as does Cowlitz County. The proportion of people over age 65 is projected to grow to 25% of the population by 2030, or 1 in every 4 persons. The share of those over age 65 is currently 18.8%
- There is a growing trend nationwide with higher birth rates among minority population, as the white population ages and its larger numbers begin to decline. This increasing diversity will eventually result in the white population becoming a minority population by the year 2040.

## Housing Type

- Longview’s single family home building surged between 1990 and 2010, with an increase of 1,630 units.
- Longview’s multifamily home inventory has grown steadily during the same period, with an increase of 1,101 units.
  - Between 2010 and 2015, 126 single family homes have been constructed, and 16 dwellings with two or more units were built. This slower rate of growth reflects the slow housing market recovery since 2010.
- Longview’s inventory of mobile homes/special units has declined since its peak of 740 units in 2000. This type of housing has declined by 7.2% since the 2000 Census to 686 units.
- Single family homes comprise two-thirds (66.4%) of Longview’s housing. Multifamily units comprise 29.5%, while mobile and special units represent 4.1%. This is typical of cities in Cowlitz County, and is close to the 68.6% of single family housing throughout Cowlitz County.

Housing Type	1990 Census				2000 Census			
	Jurisdiction	Total Housing Units	Single Housing Units	Two or More Housing Units	Mobile Home & Special Units	Total Housing Units	Single Housing Units	Two or More Housing Units
Cowlitz County	33,270	23,140	6,248	3,882	38,624	26,487	7,219	4,918
Unincorporated County	12,730	9,108	685	2,937	15,217	11,164	667	3,386
Incorporated County	20,540	14,032	5,563	945	23,407	15,323	6,552	1,532
Castle Rock	842	599	177	66	890	627	185	78
Kalama	491	338	121	32	800	399	191	210
Kelso	4,838	3,263	1,223	352	5,067	3,321	1,411	335
Longview	13,441	9,226	3,762	453	15,225	10,103	4,382	740
Woodland (part)	928	606	280	42	1,425	873	383	169

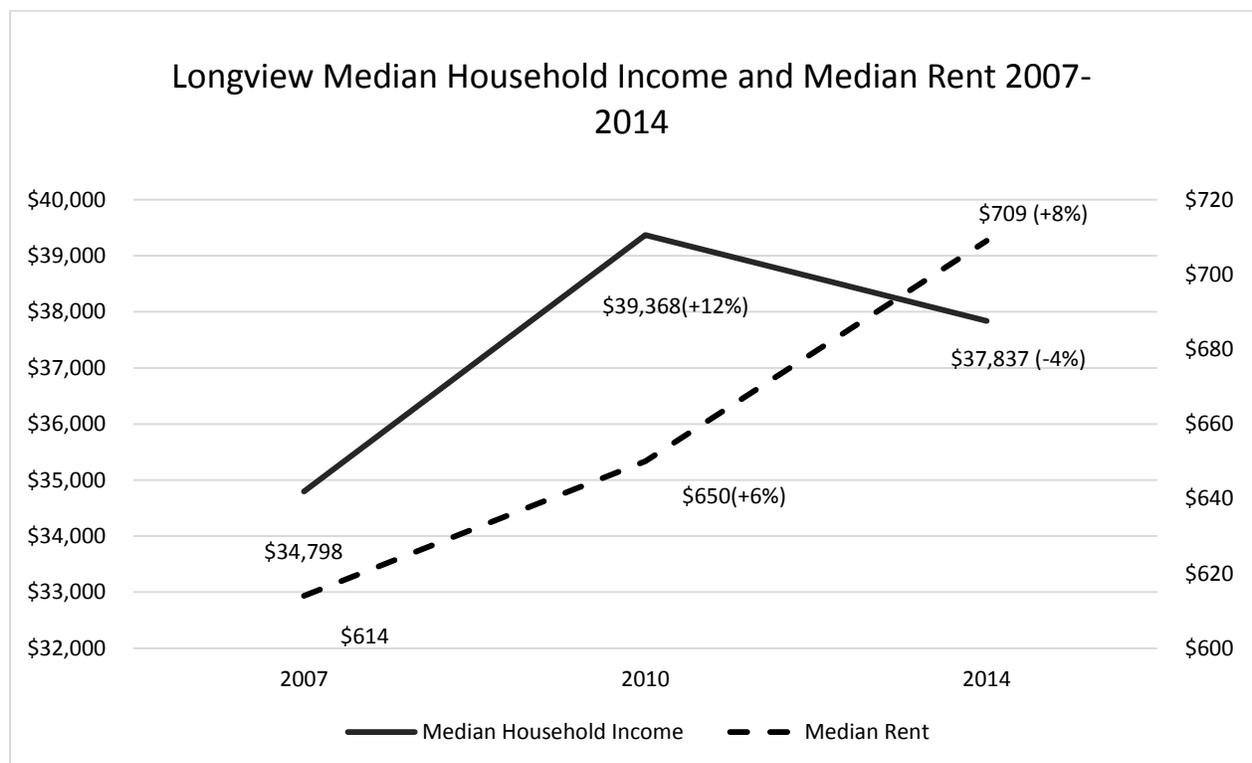
Housing Type	2010 Census				2015 Estimate			
	Jurisdiction	Total Housing Units	Single Housing Units	Two or More Housing Units	Mobile Home & Special Units	Total Housing Units	Single Housing Units	Two or More Housing Units
Cowlitz County	43,450	30,050	7,841	5,559	44,209	30,644	7,893	5,672
Unincorporated County	17,943	13,264	634	4,045	18,269	13,512	632	4,125
Incorporated County	25,507	16,786	7,207	1,514	25,940	17,132	7,261	1,547
Castle Rock	863	582	171	110	940	658	171	111
Kalama	1,070	673	211	186	1,131	730	211	190
Kelso	5,139	3,414	1,416	309	5,144	3,420	1,417	307
Longview	16,380	10,856	4,863	661	16,547	10,982	4,879	686
Woodland (part)	2,055	1,261	546	248	2,178	1,342	583	253

Source: Washington State Office of Financial Management

Change in Housing Units by Type, 1970-2015										
Unit Type	1970	Percent	1980	Percent	1990	Percent	2000	Percent	2015	Percent
Single Family	7,515	75.5	8,985	68.5	9,226	69.0	10,103	66.4	10,982	66.4
Multifamily	2,169	21.8	3,825	29.2	3,762	28.2	4,382	28.7	4,879	29.5
Manufactured Home	272	2.7	308	2.3	375	2.8	740	4.9	686	4.1
<b>Total Units</b>	<b>9,956</b>	<b>100.0</b>	<b>13,118</b>	<b>100.0</b>	<b>13,363</b>	<b>100.0</b>	<b>15,225</b>	<b>100.0</b>	<b>16,547</b>	<b>100.0</b>

Source: Washington Office of Financial Management

## Housing Affordability



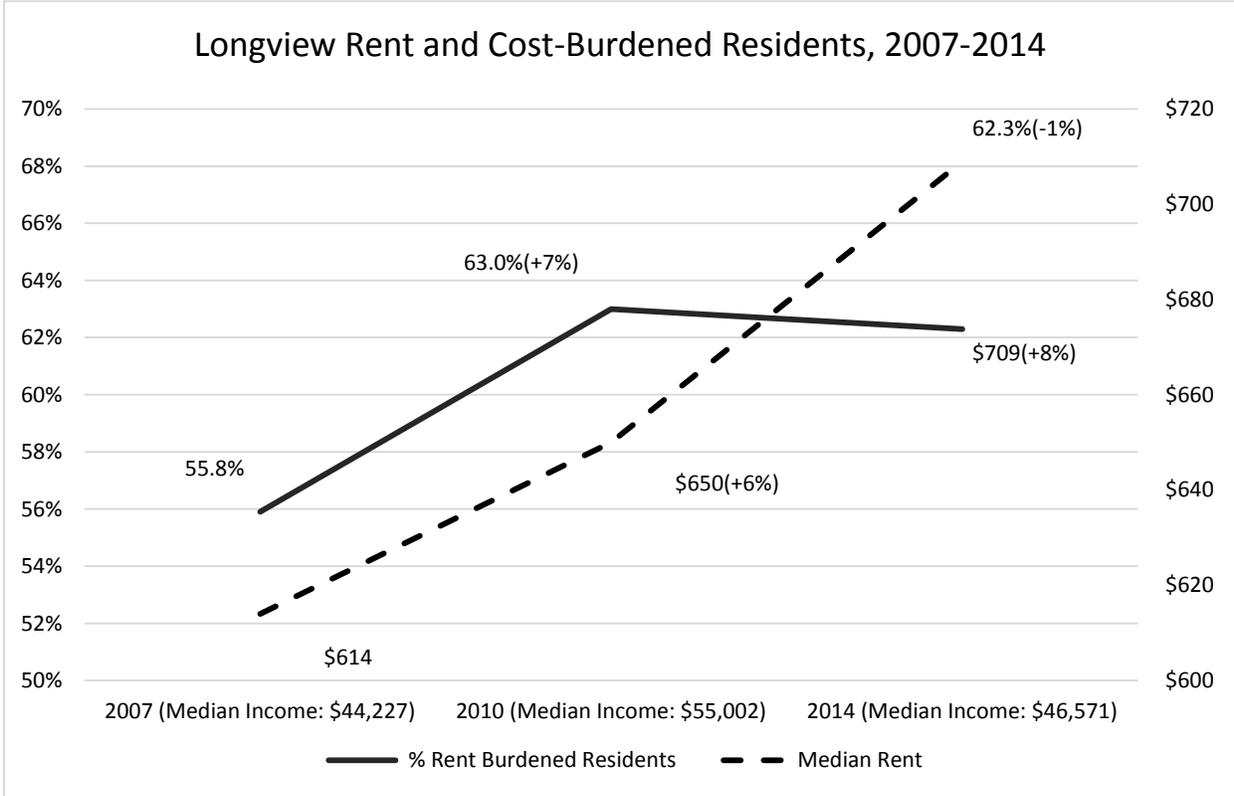
Source: 2010-2014 American Community Survey

- The chart above shows a recent trend of declining household incomes paired with increasing rents.

- Income increased 8.7% between 2007 and 2014, while rents grew by 15.5%.
- As this trend has worsened over the past 5 years, it has resulted in a growing share of renters who are 'cost-burdened', that is, paying more than 30% of income for housing costs.
- The proportion of cost-burdened renters has grown from 56% in 2007 to 62% in 2014.

Rent-Burdened Residents – City of Longview WA		
	% Rent Burdened Residents	Median Rent
2007 (Median Income: \$44,227)	56%	\$ 614
2010 (Median Income: \$55,002)	63%	\$ 650
2014 (Median Income: \$46,571)	62%	\$ 709

Source: 2010-2014 American Community Survey



Source: 2010-2014 American Community Survey

A key variable in affordability is housing availability. Housing vacancy rates around 5% to 6% allow for housing choice.

<b>HOUSING OCCUPANCY</b>	
Total housing units	16,596
Occupied housing units	15,266
Vacant housing units	1,330
Homeowner vacancy rate	1.4
Rental vacancy rate	6.2

Source: 2010-2014 American Community Survey

- As the chart above indicates, housing vacancy rates for rentals are within a healthy range, but vacancy rates for owner-occupied units are very tight, at 1.4%. This is likely due to the conversion of owner-occupied units to rentals during the Great Recession.
- A significant proportion of rentals in Longview—and throughout Cowlitz County—are single family homes. While single family homes represent two-thirds of the city’s housing stock, owner-occupied housing represents just over half (55%) of all occupied housing units.
- The overall vacancy rate in the city is 8.0%, when considering both rental and owner-occupied housing units.

<b>HOUSING TENURE</b>		
Occupied housing units	15,266	15,266
Owner-occupied	8,396	55.0%
Renter-occupied	6,870	45.0%

Source: 2010-2014 American Community Survey

## Housing Quality

- More than half of Longview's housing was built before 1970, making it more likely to need repair.

<b>YEAR STRUCTURE BUILT</b>		
Total housing units	16,596	
Built 2010 or later	70	0.4%
Built 2000 to 2009	969	5.8%
Built 1990 to 1999	1,587	9.6%
Built 1980 to 1989	969	5.8%
Built 1970 to 1979	3,547	21.4%
Built 1960 to 1969	2,517	15.2%
Built 1950 to 1959	2,506	15.1%
Built 1940 to 1949	1,860	11.2%
Built 1939 or earlier	2,571	15.5%
Built Prior to 1970	9,454	56.9%