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Coordinated Population Forecast for Benton County, its Urban Growth Boundaries (UGB), and Area Outside UGBs 2021 – 2071

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Coordinated Population Forecast

2021
Through
2071

Benton County

Urban Growth

Boundaries (UGB)

& Area Outside UGBs

Photo Credit: Gary Halvorson, September 2009.

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2021 – 2071

Prepared by

Population Research Center

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How to Read this Report

This report should be read with reference to the documents listed below, which are downloadable on the Forecast Program website (https://www.pdx.edu/population-research/population-forecasts).

- *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 (2021-2071).

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1. Methodology

The cohort component model and housing unit method were used for the population forecast. Details are described in the methodology document posted on the Population Research Center's website.

1.1 Data and Assumptions

This section lists the source of data and assumptions applied to the forecast.

1. Fertility and mortality:
   a) Deaths and survival rates were projected based on historical trends (2000-2019) and based on the methodology published by Clark and Sharrow 2011[1]. Mortality rates for the 85+ age group were further divided into 5-year age groups up to 100+.
   b) We applied some constrains to ensure the number of deaths maintain in a reasonable range as the elderly populations grow, accounting for positive factors associated with life expectancy (e.g., advanced medical treatments, life-style changes).
   c) Fertility rates were projected based on historical trend up to 2030 and remain constant afterwards.
   d) Births and deaths were estimated for the year 2020 and 2021 to account for the events that take place between July 2019 and July 2022. The 2020 preliminary data from the Oregon Health Authority (OHA) was used at the time of this report.
2. Net migration rates were based on the data published by the University of Wisconsin-Madison for 2000-2010, with minor adjustments made based on the following assumptions:
   a) In/out migration would gradually approach zero for populations over 65, assuming there is minimal moving for people as they approach the age of 85+.
   b) Considered and mitigated the uncertainties of in/out migration among college students when applicable.
   c) Considered the impacts associated with the COVID-19 pandemic that has been taking place since March 2020. Assumptions were made based on the differences between the 2019 and 2020 net migration data. Details are described in the methodology documentation.
3. Populations in sub-areas were forecasted using the housing unit method based on survey responses and historical pattern.
4. COVID-19 Impacts:
   a) COVID-19 impacts on the components of population were not incorporated in the forecast because they are considered as short-term and temporary impacts that do not expect to post significantly influence the long-term population trends.
   b) The impacts are reflected for the years 2020 and 2021 in some individual figures related to the population components (e.g., births and deaths, net migration) for illustration purpose. The 2020 and 2021 estimates shown in the historical figures are preliminary and may change when the data are finalized by the organizations that produce them.

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[1] https://csss.uw.edu/research/working-papers/contemporary-model-life-tables-developed-countries-application-model-based

2. County Summary

Corvallis has a vacancy between 3 and 5%. The city indicates 300-400 units were built in 2020 (equivalent to adding 1-2% to housing stock), with 700 more in the known pipeline for the next several years. The survey response from Corvallis indicated that the housing crunch is exacerbated by limited land, limited residential zoned potential, and onerous parking regulations that create issues for growth, especially after 2035. Housing demand appears to be affecting the region and increasing development pressure in smaller cities. For example, Philomath has attested that 600 of those housing units were added in last 5 years, with around 200 units already in the next 5-year pipeline. That represents a significant 10-year expansion to Philomath's housing supply and population. Additionally, the City of Adair stated it has permitted ~200+ new units since 2018, about half of which are still being built. Like Philomath, this represents significant growth in this small city with strong access to both Corvallis and Albany job centers.

3. Historical Trend and Population Forecast

3.1 County Population

Historical data showed that Benton County population increased from 62,508 in 1975 to 94,665 in 2020, indicating a 51% increase in 45 year (Figure 1). Over the period from 1975 to 2020, the AAGR varied and reached a peak in 1975 at 3.1%. As shown in Figure 2, Benton County's population is projected to continue to grow throughout the forecast period, reaching 147,530 in 2071. The anticipated AAGR reaches 1.6% in 2021 and the growth rate declines to about 0.7% by 2045. Recent trend showed the county-wide population growth rate varied between 0.5% to 1.0% since 2000, while the forecast indicates the growth rate will return to an average annual growth rate of under 1.0% after 2035.

Benton County – Total Population by 5-year Interval (1975-2020)

	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020
Population	62,508	68,493	67,279	70,811	76,270	78,153	82,071	85,579	90,005	94,665
AAGR	3.1%	1.8%	-0.4%	1.0%	1.5%	0.5%	1.0%	0.8%	1.0%	1.0%
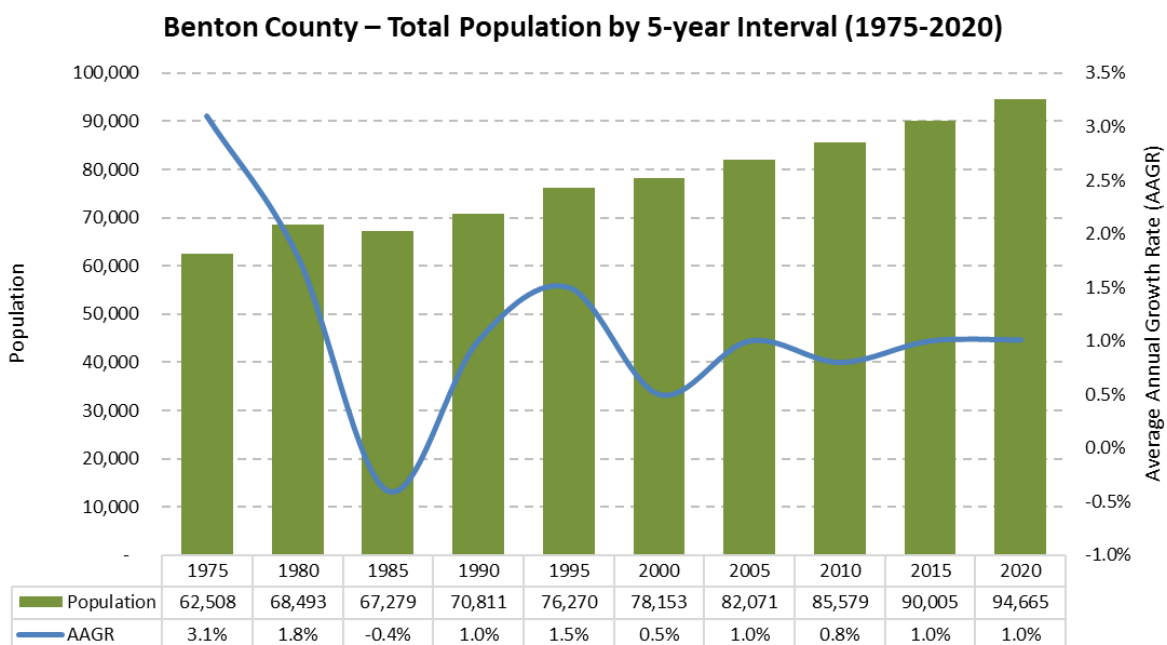
Source: U.S. Census Bureau, 1980, 1990, 2000, and 2010 census; PRC Annual Estimates, 1975, 1985, 1995, 2005, 2015, and 2020.

Figure 1. Historical total county population and AAGR, 1975-2020.

Benton County - Total Population by Five-year Intervals (2021-2071)

	2021	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2071
Population	96,178	101,261	108,881	115,347	120,481	124,493	128,625	132,894	137,305	141,862	146,570	147,530
AAGR	1.6%	1.3%	1.5%	1.2%	0.9%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%
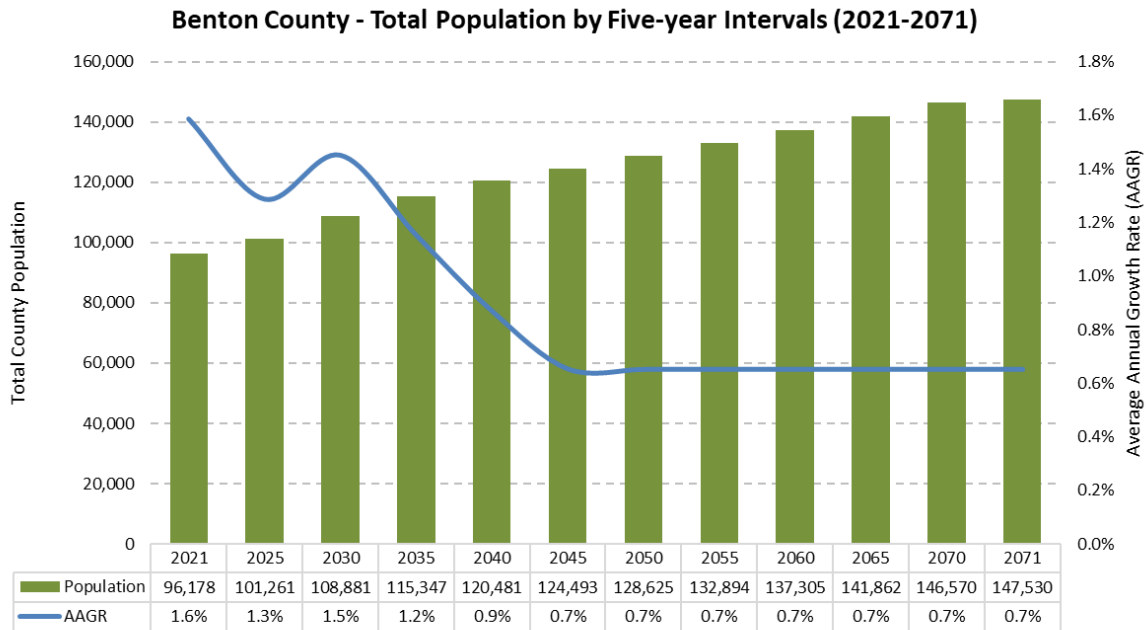
Source: Forecast by Population Research Center (PRC).

Figure 2. Forecasted total county population and AAGR, 2021-2071.

3.2 Births and Deaths

The total fertility rate (TFR) for women between the ages of 15 and 44 is projected to remain under 1.20 throughout the forecast timeframe (Figure 3). TFR in Benton County reached 1.38 in 2011 and has declined since then. Due to the COVID-19 pandemic in 2020, the fertility rate may have experienced short-term changes that does not follow the historical pattern. Therefore, without finalized 2020 birth data at the time of this report, the TFR in 2020 was intentionally left out of Figure 3. Nonetheless, the impacts of the uncertainties associated with COVID-19 is expected to diminish in the next several years.

As shown in Figure 4, the number of births has been showing a declining trend since 2016 and is projected to continue this trend till 2025. Births are expected to increase from 612 in 2025 to 759 in 2030. This may be attributed to the future changes in age structure Benton County may experience an increase in the younger population. The number of deaths is projected to grow significantly between 2021 and 2045 due to increases in older age groups. Natural decrease occurs when deaths is more than birth. Natural decrease is projected for the period of 2021-2031. After 2031, the number of deaths will continue to increase, but births are projected to surpass deaths and natural increase will occur. Figure 4 also incorporates the preliminary 2020 and 2021 data to illustrate the potential impacts of COVID-19. The 2020 preliminary and 2021 year-to-date births/deaths data was used in Figure 4.

Benton County - Total Fertility Rate for Women Age 15-44 (2010-2045)
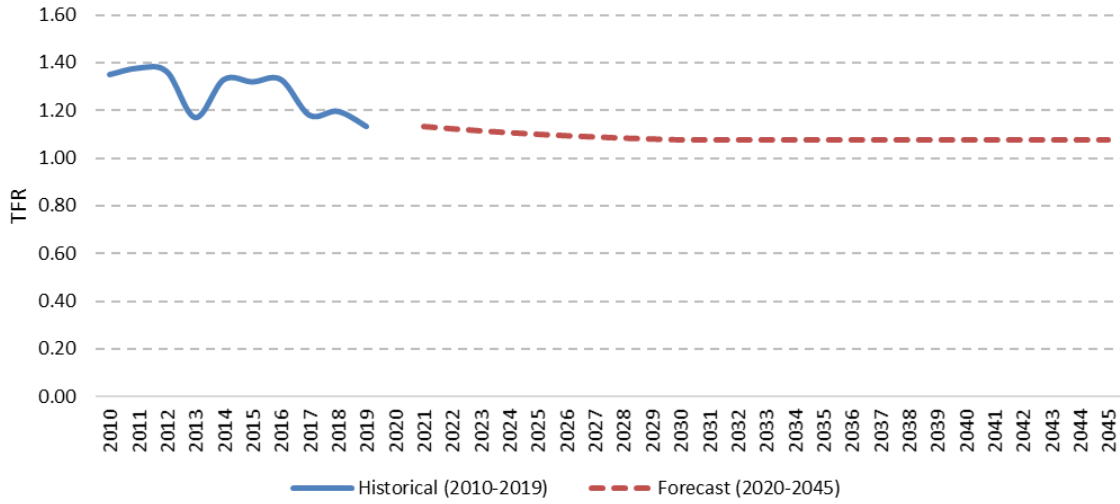
Sources: Oregon Health Authority, Center for Health Statistics. Calculations and forecast by Population Research Center (PRC).
* A break is shown for 2020 due to uncertainties associated with the COVID-19 pandemic and the lack of finalized 2020 age-specific birth data. Some recent research suggested the fertility rate dropped during the pandemic, but actual data is not yet available.

Figure 3. Historical and projected total fertility rate (TFR), 2010-2045.

Benton County - Annual Births/Deaths (2010-2045)
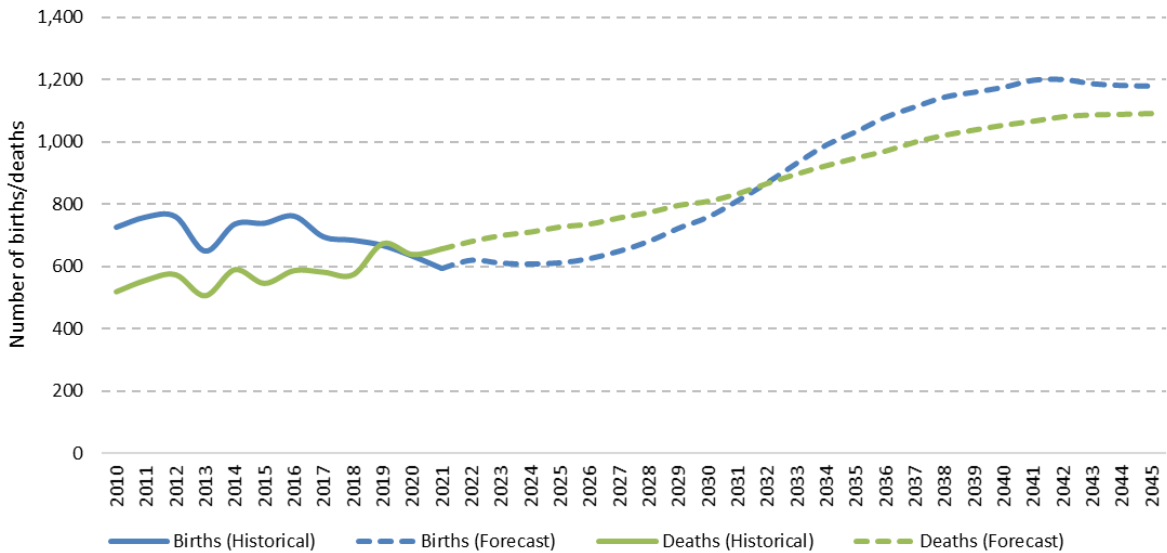
Source: Oregon Health Authority, Center for Health Statistics. Forecast by Population Research Center (PRC)
* For illustration purposes, the 2020 preliminary data was used because the final data is not available at the time of the report.

Figure 4. Historical and projected annual births/deaths trend, 2010-2045.

3.3 Migration

Figure 5 shows the historical migration rate from 2000 to 2019 for each 5-year age group. The 20-24 age group shows the highest net migration rate among all age groups and significantly higher than that of the Oregon State. This higher rate could mainly be associated with the student population at the Oregon State University. It should be noted the out-migration rate in Benton County in the post-college age groups (i.e., age 25-39) was not as high as the in-migration rate for among the 15-19 and 20-24 age groups, creating a net gain of population in the younger age groups. Assuming similar migration trend continues, it is likely that Benton County will experience a higher gain of younger population, which contributes to higher births numbers and natural increase, as shown in Figure 4.

Benton County and Oregon - Ten-year Net Migration Rate (2000-2010)
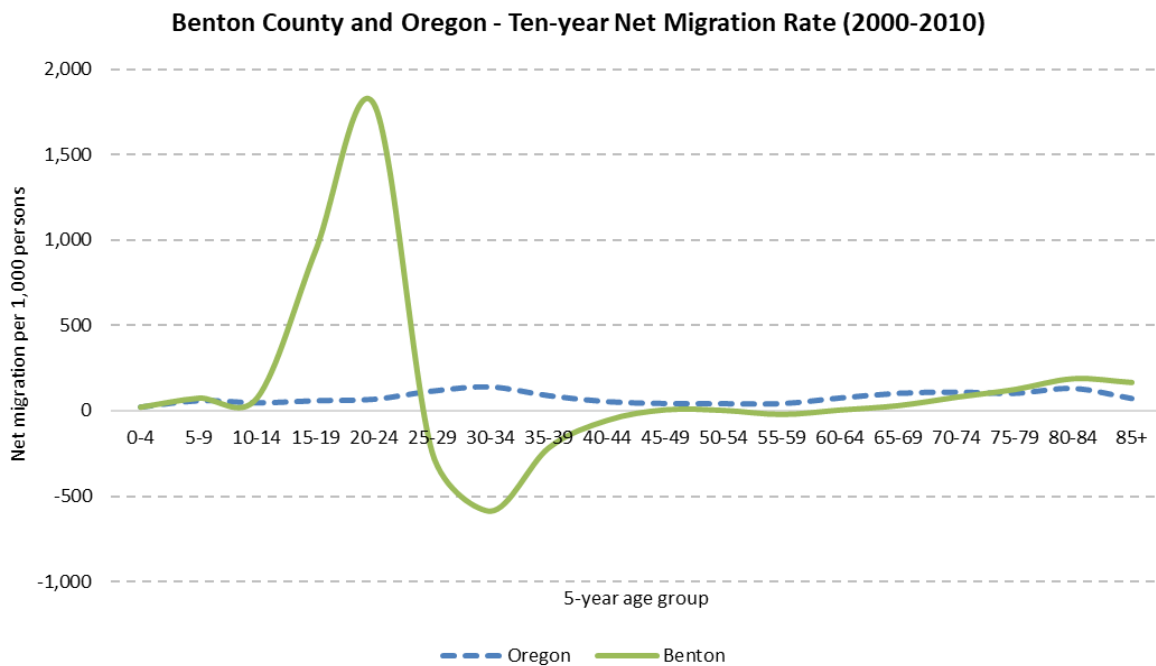
Sources: Center for Demography and Ecology, University of Wisconsin-Madison. Calculated by Population Research Center (PRC).

Figure 5. Net migration rates by age in Benton County and Oregon, 2000-2010.

The net migration in Benton County is projected to increase in 2021 and reach a peak of 1,665 in 2026 (Figure 6). Net migration is projected to decline after 2026. Net migration is 611 by 2045, which is around the average of the historical net migration range. In 2020, net migration dropped from 706 in 2019 to 240 in 2020. This may be another phenomenon related to the COVID-19 pandemic, especially given that the largest university in Benton County, Oregon State University, was mostly shutdown amid the pandemic, there were fewer students moving to the county. The actual impacts related to COVID-19 require further investigation and research.

Benton County - Annual Net Migration (2011-2045)
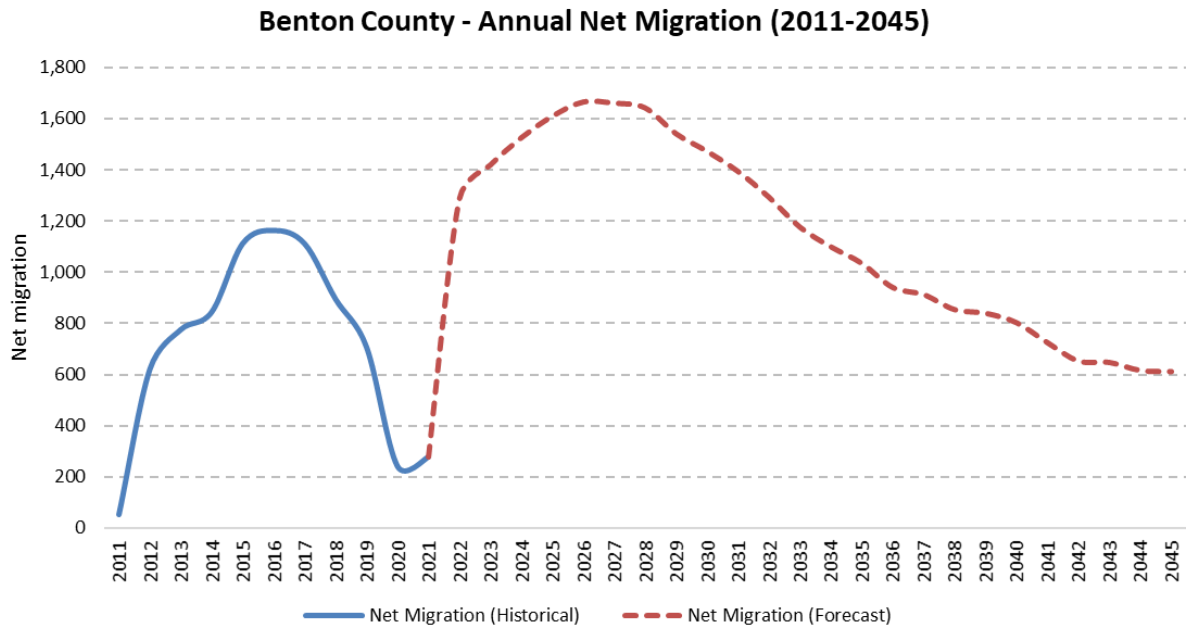
Sources: PRC Estimates. Calculated by Population Research Center (PRC).

Figure 6. Historical and projected total county net migration, 2011-2045.

3.4 Age Structure

Due to a relatively large college student body, the population in the 20-24 age group has accounted for the largest share based on the 2000 and 2010 census (Figure 7). Compared to the 2000 census, the population share in the 30-49 age groups slightly declined in 2010 while the share of the population over 55 increased, indicating a population aging forward. There is an observable increase in the population share in the oldest age group in 2010. In Figure X, population shares of the older age groups are projected to continue increasing across the years, for instance, the share of the 85+ age group increased from 2% in 2020 to 5% in 2045. Regardless of changes in other age groups, the 20-24 age group remains as the largest.
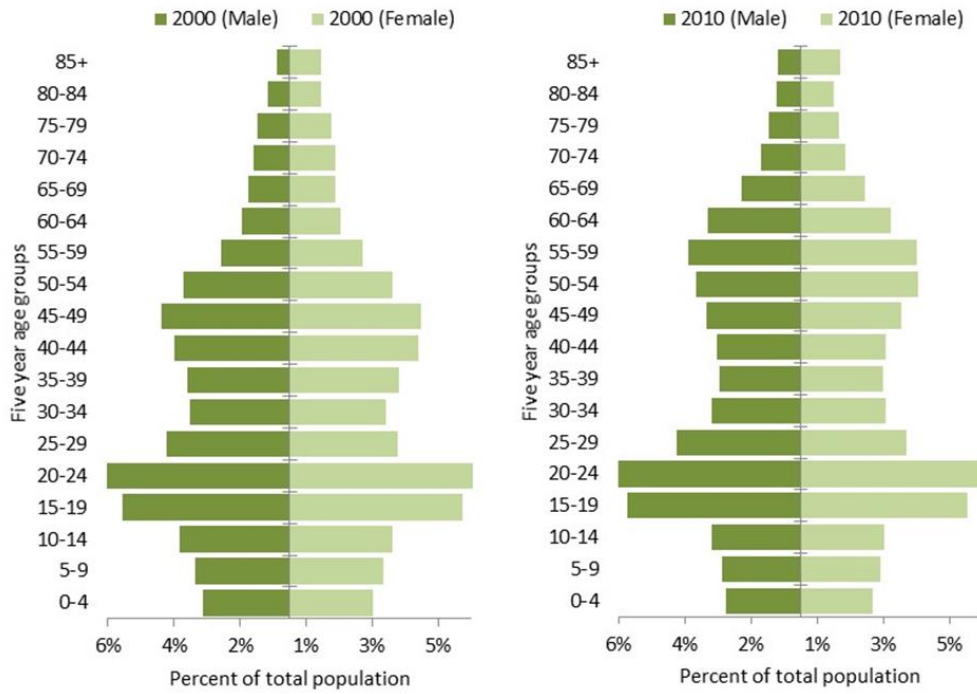
Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Calculated by Population Research Center (PRC).
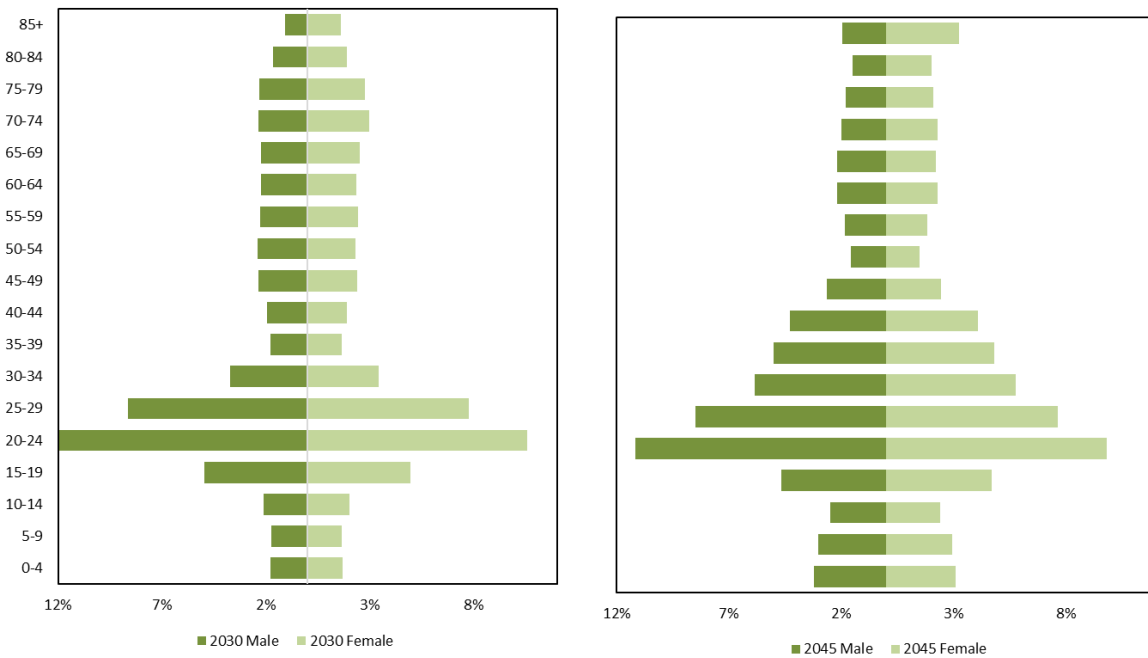
Source: Forecast by Population Research Center (PRC)

Figure 7. Population structure by age and sex, 2000, 2010, 2030, and 2045.

3.5 Race/Ethnicity

Table 1 shows the race/ethnicity characteristics in Benton County from the 2000 and 2010 census, as well as the 2019 American Community Survey (ACS) estimates. It is important to note that the 2019 ACS is an estimation, and the sampling methodology is different from the 2000 and 2010 census. Race factor was not included as a part of the forecast but is provided in this report for reference. Among non-White alone groups, populations identified as "Hispanic/Latino" or "Asian alone" experienced the most change in absolute numbers. The percentage of population identified as "White alone" decreased from 86.8% in the 2000 census to 83.6% in the 2010 census. The ACS estimate showed that percentage decreased 80.2% by 2019. Population identified as "American Indian and Alaska Native alone" and "some other race alone" are the only groups that showed a negative absolute change between 2000 and 2019.

Table 1. County population by race/ethnicity.

	2000		2010		2019 Estimates		Absolute change (2000-2019)	Relative Change (2000-2019)
Total population	78,153	100.0%	85,579	100.0%	91,107	100.0%		
Hispanic or Latino (of any race)	3,645	4.7%	5,467	6.4%	6,740	7.4%	3,095	84.9%
Not Hispanic or Latino	74,508	95.3%	80,112	93.6%	84,367	92.6%	9,859	13.2%
White alone	67,816	86.8%	71,552	83.6%	73,083	80.2%	5,267	7.8%
Black or African American alone	637	0.8%	715	0.8%	937	1.0%	300	47.1%
American Indian and Alaska Native alone	556	0.7%	493	0.6%	480	0.5%	-76	-13.7%
Asian alone	3,493	4.5%	4,404	5.1%	6,436	7.1%	2,943	84.3%
Native Hawaiian and Other Pacific Islander alone	175	0.2%	199	0.2%	212	0.2%	37	21.1%
Some other race alone	173	0.2%	156	0.2%	143	0.2%	-30	-17.3%
Two or more races	1,658	2.1%	2,593	3.0%	3,076	3.4%	1,418	85.5%

Source: U.S. Census Bureau, 2000 and 2010 census, and 2019 ACS. Calculated by PRC.

3.6 Component of Change

The component of population changes up to 2045 is shown in Figure 8. The darker blue shade indicates the natural increase/decrease, while the lighter blue shade indicates the net migration. Positive net migration implies that in-migration is higher than out-migration, and vice versa. Benton County's net migration remains relatively high compared to natural increase/decrease. One of the key contributors to higher net migration is the incoming student population at the University of Oregon. The university's plan for expansion for research purposes can potentially promote future population increase as it attracts more students and employment. Figure 8 also reflects unusually low net migration in 2021, which is likely related to COVID-19 impacts.
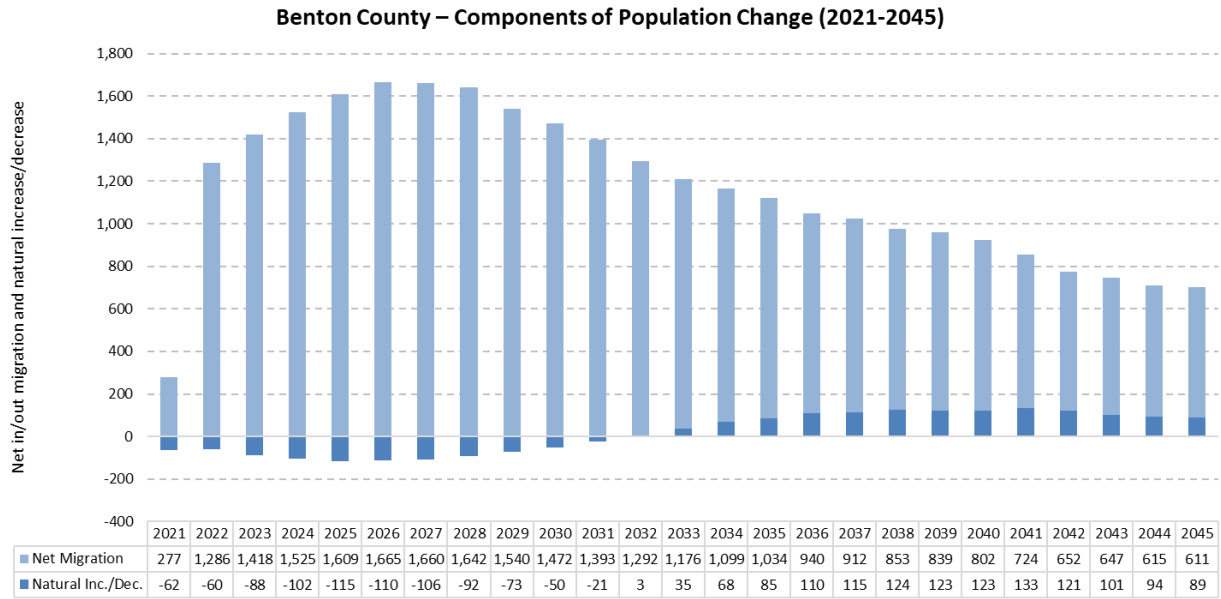
Benton County – Components of Population Change (2021-2045)

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Net Migration	277	1,286	1,418	1,525	1,609	1,665	1,660	1,642	1,540	1,472	1,393	1,292	1,176	1,099	1,034	940	912	853	839	802	724	652	647	615	611
Natural Inc./Dec.	-62	-60	-88	-102	-115	-110	-106	-92	-73	-50	-21	3	35	68	85	110	115	124	123	123	133	121	101	94	89

Figure 8. Components of population change, 2021-2045.

3.7 Sub-Area Population

Sub-area populations within and outside the urban growth boundaries (UGBs) are forecasted using the housing unit method. As shown in Table 2, the Corvallis UGB continues to be the most populated sub-area in Benton County, followed by the Albany UGB. In comparison, the Albany UGB experiences higher AAGR than Corvallis, which corresponds to the trends seen in the past two decades (i.e., 2000-2010 and 2010-2019). Among smaller sub-areas, the Adair Village UGB shows the highest AAGR throughout the forecast period as its population increases from 1,370 in 2020 to 3,666 in 2070. The Adair Village UGB is projected to maintain an AAGR of 2.6% between 2020 and 2045.

Table 2. Historical and forecasted population and AAGR in Benton County and its sub-areas.

	Historical			Estimates		Forecast			
	2000	2010	AAGR (2000-2010)	2020	AAGR (2010-2020)	2045	2070	AAGR (2020-2045)	AAGR (2045-2070)
Benton County	78,153	85,579	0.9%	94,665	1.0%	124,493	146,570	1.1%	0.7%
Outside UGBs	16,128	16,485	0.2%	16,209	-0.2%	19,091	20,235	0.7%	0.2%
Larger Sub-Areas									
Albany (part)	5,445	6,868	2.3%	8,300	1.9%	13,702	21,735	2.0%	1.8%
Corvallis	50,439	55,328	0.9%	62,254	1.2%	79,471	88,388	1.0%	0.4%
Smaller Sub-Areas									
Adair Village	592	929	4.5%	1,370	3.9%	2,649	3,666	2.6%	1.3%
Monroe	653	671	0.3%	651	-0.3%	1,021	1,414	1.8%	1.3%
Philomath	4,897	5,298	0.8%	5,881	1.0%	8,558	11,132	1.5%	1.1%

Sources: U.S. Census Bureau; PRC Estimates; Forecast by Population Research Center (PRC).

3.7.1 Larger UGBs

UGBs that has a population of more than 8,000 in the 2010 census are considered larger UGBs. The most populated UGB in Benton County is Corvallis, which also houses the Oregon State University. The Albany UGB is projected to have robust growth throughout the forecast period, increasing its population share from 8.8% in 2020 to 14.8% in 2070. On the other hand, the Corvallis UGB loses some of the population

shares, although it remains as the most populated sub-area in the county. Nonetheless, the two UGBs account for over 75% of the county population by the end of the forecast period.

Table 3. Population forecast for larger sub-areas and their shares of county population.

	Population			Share of County Population		
	Estimates	Forecast		Estimates	Forecast	
	2020	**2045**	**2070**	**2020**	**2045**	**2070**
Benton County	94,665	124,493	146,570	100.0%	100.0%	100.0%
Outside UGBs	16,209	19,091	20,235	17.1%	15.3%	13.8%
Larger Sub-Areas						
Albany (part)	8,300	13,702	21,735	8.8%	11.0%	14.8%
Corvallis	62,254	79,471	88,388	65.8%	63.8%	60.3%

Sources: PRC Estimates. Forecast by Population Research Center (PRC)
Note: Larger sub-areas refer to areas with populations over 8,000 by 2010.

3.7.2 Smaller UGBs

Smaller UGBs in in Benton County is projected to increase their shares of the county population. The Philomath UGB increases its population share by 1.4% between 2020 and 2070. Its close proximity to Corvallis may play an important role in the city's growth as the housing supply tightens in Corvallis. Both the Adair Village and Monroe UGBs are projected to increase their population shares, although the Philomath UGB remains as the most populated sub-area among smaller UGBs. According to the Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) data, all three smaller sub-areas are within close proximity to Albany and/or Corvallis and have relatively high percentage of residents driving to these cities for work. This phenomenon promotes faster growth as smaller sub-areas receive additional populations from larger cities.

Table 4. Population forecast for smaller sub-areas and their shares of county population.

	Population			Share of County Population		
	Estimates	Forecast		Estimates	Forecast	
	2020	**2045**	**2070**	**2020**	**2045**	**2070**
Benton County	94,665	124,493	146,570	100.0%	100.0%	100.0%
Outside UGBs	16,209	19,091	20,235	17.1%	15.3%	13.8%
Smaller Sub-Areas						
Adair Village	1,370	2,649	3,666	1.4%	2.1%	2.5%
Monroe	651	1,021	1,414	0.7%	0.8%	1.0%
Philomath	5,881	8,558	11,132	6.2%	6.9%	7.6%

Sources: PRC Estimates. Forecast by Population Research Center (PRC)
Note: Larger sub-areas refer to areas with populations over 8,000 by 2010.

4. 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.

5. Appendix A: General Survey for Oregon Forecast Program

County	Benton
Timestamp	Received via email on 12/01/2020
Jurisdiction	Adair Village
Name and Title	Patrick J. Depa, Associate Planner Beth Goodman, Senior Policy Advisor and Project Director Pat Hare, City Administrator
Jurisdiction	Adair Village
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	Adair Village posted the highest average annual growth rates at 4.7 percent, respectively, during the 2000 to 2010 period while all other cities (except for the Benton County portion of Albany) experienced average annual growth rates at or below that of the county as a whole. We need to say how Adair Village grew from 2010 to 2020. That's what really matters here. The population estimate from the Population Research Center for Adair Village was 935 people in 2010 and decreased to 840 in 2011. We think that decrease may have been the result of the reporting being done using water customers rather than actual residents. Adair Village has approximately that number of water customers outside of the UGB. Between 2012 and 2018, Adair Village's population estimates were static, remaining between 845 and 860 people, increasing to 900 people in 2019. This lack of growth in the population estimate may have been the result of a lack of reporting of new building permits on the City's behalf. Since 2018, the City has issued building permits for 122 new single-family detached dwelling units. All of these units have been built and are occupied at this point. At an average household size of 3.29 persons per household, these units would add 401 new residents to Adair Village. That would increase the total number of people from 860 (the count in 2018) to 1,261 people in 2020. Sub-areas that showed strong population growth during the 2000s are expected to continue experiencing relatively strong growth rates during the forecast period. Total population in Benton County as a whole as well as within its sub-areas will likely grow at a faster pace in the near-term (2017 to 2035) compared to the long-term.

	Benton County's positive population growth in the 2000s, averaging about 0.95% average annual growth between 2000-2019 was largely the result of substantial net in-migration, with 73% of population growth between 2000 and 2018 resulting from net in-migration. Since 2010, Benton County grew at an average annual growth rate of 0.81%, with in-migration accounting for 83% of growth through 2018. The tapering of growth rates is largely driven by an aging population—a demographic trend which is expected to contribute to natural decrease (more deaths than births). As natural decrease occurs, population growth will become increasingly reliant on net in-migration.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	The existing housing stock is in good condition and vacancies are rare. There is some vacancies as households within Adair Village move to the new homes being built in Adair Village. There has also been continued investment in existing housing stock that is evidenced by the surge of renovations and additions in the older neighborhoods. Newly built housing in Adair Village is often purchased before the housing is complete, suggesting that housing in Adair Village is in high demand.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	The City has two housing developments that started in the last year and a half. (a) Calloway Creek, the larger of the two developments is a four phase project that started in the spring of 2019. Phases I & II consist of 107 lot that are all sold and the last few houses are currently under construction. Phase III and Phase IV consist of over another 100 home sites and the developer has already pulled six new building permits for new home starts under these phases and has many more sales pending. "Most of the homes in Calloway Creek are sold before they are finished and I am only aware of 3 or 4 homes out of the 107 homes to date (since spring of 2019) that have not sold within a month of being completed". The developer estimates that the remainder of the homes in Phase III & IV will be sold by the end of 2021. (b) William R. Carr Subdivision, the smaller of the two developments was for 16 home sites and all 16 homes have been sold and are occupied.

Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	The City of Adair Village owns approximately six (6) acres of undeveloped land in the center of their town which is under design and will be developed as their core downtown. The core area is intended to be developed as mixed-use projects with commercial businesses on the first floor and residential units above. The city will promote all of the new buildings to be a minimum of two stories with the residential units above consisting of a combination of condominium and apartment style units. The City anticipates a range of 60-80 additional rental units upon build out. The upstairs units could also be used as offices. The new commercial district will span over more than 800' of street frontage. The buildings will be set at a zero lot line with street parking in front and larger parking areas in the rear of the buildings. The number of businesses will vary and is expected to include a mixture of restaurants, boutiques, the service industry, office and general retail, the job creation will further drive the need for more residential land as the population will significantly rise. The City wishes to ensure that the new growth in this area will be sustainable, well-planned, and efficient. As a result, the City plans to create an Urban Renewal District as well to help support this development through developing a downtown streetscape that creates a pedestrian friendly walkable community. The future downtown will be accented with a 2.5 acre park directly across the street with two original barracks buildings that are used as museums to highlight Adair Village's heritage of being a formal Military installation. The City has recently updated its Comprehensive plan and adopted a new Transportation System Plan (TSP) in 2019. With updated infrastructure, a strong school district and over 150 acres of County and State park land directly adjacent to the City, the City of Adair Village more development ready than ever before.
Infrastructure Projects (e.g. transportation and utilities)	The City is investing in the future through purchasing property to expand its waste water treatment plant and has recently completed construction of two - 1 MG (Million Gallon) water reservoirs and rehabilitated an existing reservoir which provides approximately 400,000 gallon of storage. Water and Sanitary capacities are equipped for substantial population growth. The City draws potable water from the Willamette River where it has a 3 cfs (cubic feet per second) water right certificate and an 82 cfs permit, providing the City

	with potential access to water resources which is six to seven times its current needs. The City is currently in the process of designing a new wastewater treatment facility. In recognition of the recent short-term population growth and anticipated long-term population growth, the facility is being designed to treat sewage for a population of nearly 3,200 people. The City adopted a new Transportation System Plan in 2019. Many of the Adair Village-led proposed projects in the TSP aim to improve pedestrian access or active transport. Other projects led by ODOT or Benton County will enhance the City's connectivity to neighboring communities, likely making the City an even more attractive location for people to live and work. Future growth will result in the need and demand for improved connections to the regional employment areas as well as improvements to the City's own infrastructure to allow for the increase in internal trips. Transportation system improvements that already have committed funding for near-term construction were assumed to be in place by 2040 when assessing long-range conditions and needs. Within the vicinity of Adair Village, this included planned improvement project on Ryals Avenue that will widen travel lanes and add paved shoulders from Arnold Avenue to Independence Highway.
Other Factors Promoting Population or Housing Growth	The housing prices in Adair Village are below that of its neighboring cities such as Corvallis or Monmouth. The average home prices over the last year (November 2019 to November 2020) have been : • Adair Village - $362,500 • Corvallis - $424,000 • Monmouth - $383,000 Housing in Adair Village costs $61,500 less than housing in Corvallis or 85% as much as housing in Corvallis. In comparison to Monmouth, housing in Adair Village costs $20,500 less or 95% as much as housing in Monmouth. Adair Village is in a prime location for people that work in nearby cities, especially Corvallis, but would rather live in a smaller city. Adair Village is even better positioned for households that have residents working in different cities.

	According to Jason Cadwell, Broker/Owner of Cadwell Reality Group and sole broker for Calloway Creek the amount of interest in their homes in Adair Village has been overwhelming. He attributes this interest to the following reasons:

Affordability - Average housing prices in Adair Village are substantially below those in Corvallis.

Accessibility – Adair Village is an easy commute to Corvallis, Albany, Monmouth & Salem. In 2017, about 14,000 people commuted into Corvallis each day for work. A study about housing in Corvallis asked people who commute into Corvallis their reason for not living in Corvallis. About 76% of commuters identified housing cost as a barrier to living in Corvallis.

Due to shortage of buildable land in Corvallis that is driving sky high housing prices, Benton County-Corvallis Economic Development Board backs annexations review. Because of the high housing prices, Benton County citizens are being priced out of the market leaving many people commuting into Corvallis to work each day.

Buyer Profile - The wonderful thing about Adair Village is that it appeals to many different buyer groups. Calloway Creek has many first time home buyers, move up buyers, retirees that have downsized from a large home inside Corvallis, we also have 3 or 4 investors/rentals. The buyers are a mix young professionals, families, empty nesters, teachers, coaches, work from home professionals etc.

High Amenity Setting - The City of Adair Village is extremely fortunate to be located adjacent to an 11,000 acre Federal Research Forest directly across 99W and a 1,600 acre State Game Management Area directly to the north. In addition, is other 37 acre State Park nestled in the center of the City which, has a small lake that Oregon Department of Fish & Wildlife stock with fish throughout the summer. |
| Other Factors Hindering Population or Housing Growth | The City expects to quickly run out of developable land for new housing, while there continues to be demand for new housing in Adair Village, in part likely driven by higher cost housing in nearby cities. A correction to Adair Village's population estimate for 2020 is necessary to provide an accurate forecast for Adair Village over the next 20 and 50 years, allowing the City to conduct a housing needs analysis to assess whether the City has sufficient land to accommodate expected growth. |

Other findings, including, if not discussed above: (a) Summary of current or proposed policies affecting growth in your jurisdiction. (b) Findings related to growth or population change from studies conducted in your jurisdiction. (c) The effects of wildfires or other disasters in your jurisdiction on housing, employment/economics, and infrastructure. (d) The effects of the COVID-19 pandemic and policy measures on employment and current and planned developments.	(a) The Mayor and the City Council are pro-growth and support residential and commercial investment. The City has recently purchased a one acre piece of property across from City Hall when it came available so that could be used in a strategic manner to promote future commercial development. The one acre piece of property was added to a five (5) acre parcel the City already owns to be used as part of their downtown civic core. The City adopted a Planned Development Chapter into its Development Code to prepare for all types to development and to look a situations where the City can relax some of the requirements or be flexible on others. These regulations provide developers with the opportunity to propose unique developments, including housing types not currently allowed in our code, to provide flexibility in future development. (b) NA (c) The City's housing and infrastructure are fairly well protected from wild fires due to the separation of the City from the McDonald-Dunn Forest by the 99W Highway and the City and no particular threats from the east.
Comments?	None.

County	Benton
Timestamp	11/17/2020 12:56
Jurisdiction	Benton County Oregon
Name and Title	Peter Banwarth, Epidemiologist
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	46% of Benton County residents were born in Oregon; 42% were born elsewhere in U.S.; 12% were born outside the U.S. 20% of foreign born are from Latin America. 80% of Benton County residents are White; 7.8% are Latino; 6.5% are Asian. These proportions have been stable over time. 16% are under age 18; 16% are 65 and over. 25% are between 18 and 24, due to OSU enrollment.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	4.4% of housing units are vacancy; effectively all of these are rental units. The rental vacancy rate is 5.6. 43% of housing units are rental units.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	
Infrastructure Projects (e.g. transportation and utilities)	
Other Factors Promoting Population or Housing Growth	
Other Factors Hindering Population or Housing Growth	
Other findings, including, if not discussed above: (a) Summary of current or proposed policies affecting growth in your jurisdiction. (b) Findings related to growth or population change from studies conducted in your jurisdiction. (c) The effects of wildfires or other disasters in your jurisdiction on housing, employment/economics, and infrastructure. (d) The effects of the COVID-19 pandemic and policy measures on employment and current and planned developments.	

Comments?	Additional information will be forthcoming from Benton County

County	Benton
Timestamp	12/2/2020 10:22
Email Address	peter.banwarth@co.benton.or.us
Jurisdiction	Benton County
Name and Title	Peter Banwarth Epidemiologist; writing for Community Development
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	Benton County outside of incorporated cities experiences gradual population growth and demographic change. Anecdotally, it appears that the number or percentage of Latinx people is increasing in rural parts of the county, including increased property ownership and farm ownership or management.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Rural housing continues to experience the challenge of gentrification. Affordable rural housing is under pressure from more affluent people who desire a rural lifestyle. This may be pushing lower-income rural residents farther from urban areas, resulting in increased transportation cost burden.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	Housing developments in unincorporated Benton County are infrequent, aside from one- or two-parcel infill development. Two subdivisions are in pre-application stage and could result in 10-12 new single-family residential lots in the coming years.
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	No new large employers.
Infrastructure Projects (e.g. transportation and utilities)	Significant safety improvements will be made along the Hwy 20 corridor between Albany and Corvallis.
Other Factors Promoting Population or Housing Growth	
Other Factors Hindering Population or Housing Growth	Zoning limits the conversion of farm or forest land to residential development, preserving these resource lands and directing population growth to incorporated cities and their UGBs.

Other findings, including, if not discussed above: (a) Summary of current or proposed policies affecting growth in your jurisdiction. (b) Findings related to growth or population change from studies conducted in your jurisdiction. (c) The effects of wildfires or other disasters in your jurisdiction on housing, employment/economics, and infrastructure. (d) The effects of the COVID-19 pandemic and policy measures on employment and current and planned developments.	I am not aware of any.
Comments?	

County	Benton
Timestamp	11/30/2020
Jurisdiction	City of Corvallis
Name and Title	Rian Amiton, Senior Planner
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	According to the most recent Census data, Corvallis' largest ethnic and racial minority populations are Asian (10%) and Latino (8%). Persons over 65 years of age account for 12% of Corvallis' population while 14% are 18 or younger. The average household size is 2.29. Corvallis poverty rate is 26.3% according to the 2018 Census data.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	In 2018, owner-occupied units comprised 42% of Corvallis households while 58% were renter-occupied. Approximately 38% of renting households in Corvallis spend more than 50% (severely rent burdened) of their monthly income towards housing costs. The vacancy rate in Corvallis is generally estimated to be around 3%; however, a survey conducted in September 2020 found a 5% vacancy rate. The increase is assumed to be in response to the COVID-19 pandemic and Oregon State University's move to remote learning.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	See Housing Development Survey
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	Nothing notable to report.
Infrastructure Projects (e.g. transportation and utilities)	Corvallis is currently updating its Water Master Plan. This is anticipated to result in long term capacity expansions, and near term projects to improve resilience/redundancy, replace aged-out infrastructure, and address existing deficiencies. Road network will continue to expand per the City's 2018 Transportation System Plan, to support development of lands designated for residential and employment uses on the City's Comprehensive Plan.
Other Factors Promoting Population or Housing Growth	
Other Factors Hindering Population or Housing Growth	Within City limits, there is limited availability of vacant residentially-designated land. Annexation, re-zone, or other measures are necessary to accommodate anticipated population growth through 2036.

	The City's off-street parking standards (found in Chapter 4.1 of the Land Development Code) are higher than most jurisdictions, particularly for residential development.
Other findings, including, if not discussed above: (a) Summary of current or proposed policies affecting growth in your jurisdiction. (b) Findings related to growth or population change from studies conducted in your jurisdiction. (c) The effects of wildfires or other disasters in your jurisdiction on housing, employment/economics, and infrastructure. (d) The effects of the COVID-19 pandemic and policy measures on employment and current and planned developments.	Community Development staff has embarked on two long-range planning projects. The first is to simplify and consolidate the City's mixed use zones, with a goal to make residential development easier in these areas. The other project is an area plan for south Corvallis, which could result in substantial changes to the zoning in that neighborhood. Community Development plans to work with the community to adopt area plans throughout the City over the next decade. Useful information can be found in the following documents: 2016 Housing Needs Analysis and Economic Opportunities Analysis (adopted June 3, 2019): https://apps.corvallisoregon.gov/webdocs/showdoc.aspx?docID=1474948 (note Appendix C, documenting recent comprehensive plan and zoning map changes to resolve a lack of land for high density residential housing) 2019 Land Development Information Report: https://apps.corvallisoregon.gov/webdocs/showdoc.aspx?docID=731279 (this annual document provides an analysis of buildable lands within City limits [the urban fringe is excluded]).
Comments?	

County	Benton
Timestamp	10/30/2020 8:55
Email Address	chris.workman@philomathoregon.gov
Jurisdiction	Philomath
Name and Title	Chris Workman, City Manager
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	Philomath is growing. We've had two large apartment complexes constructed, 342 units total, and six subdivisions (293 homes) get approved in the past five years. Not seeing significant change in birth ratees, immigration, or racial mix, but the apartments have definitely had an affect in decreasing the median age.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Vacancy rates are extremely low. Not seeing any changes in demolitions/re-builds. Renovations are up based on the huge increase in building permits we've seen in the last four years.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	Heather Glen, subdivision, 1 of 10 approved homes constructed, completed over next 2-5 years. Fawn Meadows, subdivision, 3 of 15 approved homes constructed, completed over next 2-5 years. Newton Creek Estates, subdivision, 0 of 53 approved homes constructed, completed over next 1-2 years. Benton Habitat for Humanity, subdivision, 1 of 6 approved homes constructed, completed over next 2-5 years. Millpond Crossing, subdivision, 22 of 168 approved homes constructed, completed over next 1-3 years. Forrest Meadows Expansion, Mobile Home Park, 0 of 42 approved homes in place, completed over next 1-3 years.
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	Lepman RV Park, 4 FTE, completed by 2023 Lepman Self Storage, 2 FTE, completed by 2023 Lepman Industrial Park, 18-27 FTE, completed by 2023
Infrastructure Projects (e.g. transportation and utilities)	New water treatment plant will double water treatment capacity, completed in 2022. New water reservoir will double water storage capacity, completed in 2022. New downtown Streetscapes Project will repave all of downtown and widen sidewalk, increase development activity, completed in 2022 and 2023.

Other Factors Promoting Population or Housing Growth	Constructing one new community park and one new neighborhood park within the next two years.
Other Factors Hindering Population or Housing Growth	Grass Roots group called Grow Philomath Sensibly is challenging every land use approval, adding delay and substantial cost to all development, residential and commercial/industrial. LUBA appeals have all upheld the city's decisions, but all developments are now warned that they are likely to face an appeal.
Other findings, including, if not discussed above: (a) Summary of current or proposed policies affecting growth in your jurisdiction. (b) Findings related to growth or population change from studies conducted in your jurisdiction. (c) The effects of wildfires or other disasters in your jurisdiction on housing, employment/economics, and infrastructure. (d) The effects of the COVID-19 pandemic and policy measures on employment and current and planned developments.	No effects on housing seen from COVID or wildfires, other than mix of student or non-student tenants at the new apartment buildings is probably atypical due to OSU not holding in person classes.
Comments?	None

6. Appendix B: Detail Population Forecast Results

Age	2020	2021	2025	2030	2035	2040	2045
0-4	3,762	3,561	3,139	3,301	4,376	5,549	5,966
5-9	3,741	3,955	3,789	3,204	3,368	4,464	5,663
10-14	4,184	4,441	4,147	3,932	3,325	3,494	4,631
15-19	8,829	9,381	9,653	9,434	9,313	8,650	8,911
20-24	14,127	17,043	20,103	21,421	21,174	21,096	19,931
25-29	6,590	7,427	10,519	15,624	16,733	15,922	15,339
30-34	5,825	4,729	4,091	6,819	10,949	11,749	11,036
35-39	5,160	4,776	3,955	3,245	5,360	8,651	9,338
40-44	4,924	4,710	4,597	3,653	2,993	4,925	7,965
45-49	4,825	4,483	4,520	4,502	3,578	2,930	4,815
50-54	4,834	4,640	4,556	4,491	4,474	3,555	2,912
55-59	5,044	4,617	4,500	4,477	4,415	4,397	3,494
60-64	5,341	5,380	4,674	4,376	4,356	4,295	4,278
65-69	5,618	5,597	5,304	4,542	4,254	4,235	4,174
70-74	4,635	4,917	5,352	5,065	4,338	4,066	4,047
75-79	3,166	2,933	4,051	4,862	4,622	3,958	3,717
80-84	1,940	1,792	2,357	3,383	4,078	3,886	3,323
85+	2,119	1,797	1,956	2,550	3,641	4,658	4,954

Source: PRC Estimates, 2020; Forecast by Population Research Center (PRC).

7. Appendix C: Comparison of Current and Previous Forecast

To provide a better understanding of the changes since the last round of forecast for the Region 4 counties, this section compares the current 2021 total county population forecast to the population forecast published by the Population Research Center in 2017. The 2019 forecast of Lane County was used since Lane County was forecasted as part of the Region 1 counties in 2019.

Benton County - Population Comparison, 2021 vs. 2017

Benton	2021 FC	2017 FC
2000	78,334	78,153
2010	85,735	85,788
2020	94,665	95,818
2025	101,261	101,632
2035	115,347	110,274
2045	124,493	115,646

Historical (2021) — — Forecast (2021) — Historical (2017) — — Forecast (2017)