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

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Coordinated Population Forecast

2021

Through

2071

Polk County

Urban Growth

Boundaries (UGB)

& Area Outside UGBs

Population Research Center
PORTLAND STATE UNIVERSITY

Coordinated Population Forecast for Polk County, its Urban Growth Boundaries (UGB), and Area Outside UGBs

2021 – 2071

Prepared by

Population Research Center

College of Urban and Public Affairs

Portland State University

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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

Polk County has roughly 84,000 people in 2020. The economic base is agriculture (particularly wine), forestry, and manufacturing. Western Oregon University in the City of Monmouth attracts about 5,000 students and is a major employer. Monmouth and Independence are steadily adding housing units to accommodate people moving there for employment and/or education. People that work in Monmouth could contribute to nearby cities' growth. Positive net migration remained relatively strong in Polk County according to recent data. Net migration rate has been high compared to that of the state in most age groups, which contributed to the robust population growth in the forecast.

3. Historical Trend and Population Forecast

3.1 County Population

Polk County has experienced several periods of robust population growth in the past. The AAGR during the periods of 1975, 1980, 1995, and 2005 were over 2.0% (Figure 1). Over the period between 1975 and 2020, the total county population increased from 41,015 to 83,807, a 104% increase over 45 years. With the exception of 2015, the AAGR remained over 1.0% since 2000. Between 2010 and 2020, the county population experienced an 11% growth.

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

	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020
Population	41,015	45,362	45,235	49,541	56,660	62,380	69,256	75,403	78,570	83,807
AAGR	3.0%	2.0%	-0.1%	1.8%	2.7%	1.9%	2.1%	1.7%	0.8%	1.3%
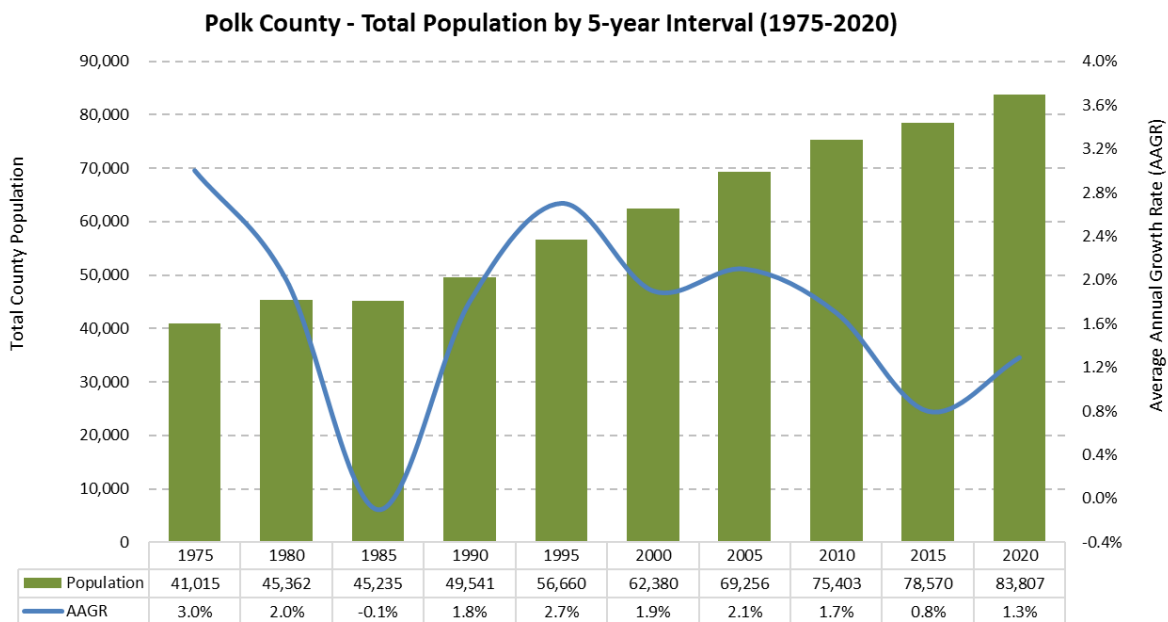
Source: U.S. Census Bureau, 1980, 1990, 2000, and 2010 census; PRC Annual Estimates, 1975, 1985, 1995, 2005, 2015, and 2020.

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

Figure 2 shows the total population forecast and AAGR in Polk County. Over the 50-year period, the county population is projected to increase from 86,150 in 2021 to 192,035 in 2071. After the population experiences a relatively high growth rate from 2021 to 2025, the AAGR remains around 1.5% afterwards. The total population is projected to increase by 49% between 2021 and 2045. Compared to the historical population, the forecast tends to continue the growth trend occurred over the past 20 years.

Polk County - Total Population by 5-year Interval (2021-2071)

	2021	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2071
Population	86,150	92,866	101,329	110,043	119,187	128,783	139,068	150,175	162,168	175,120	189,106	192,035
AAGR	2.8%	1.9%	1.7%	1.6%	1.6%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
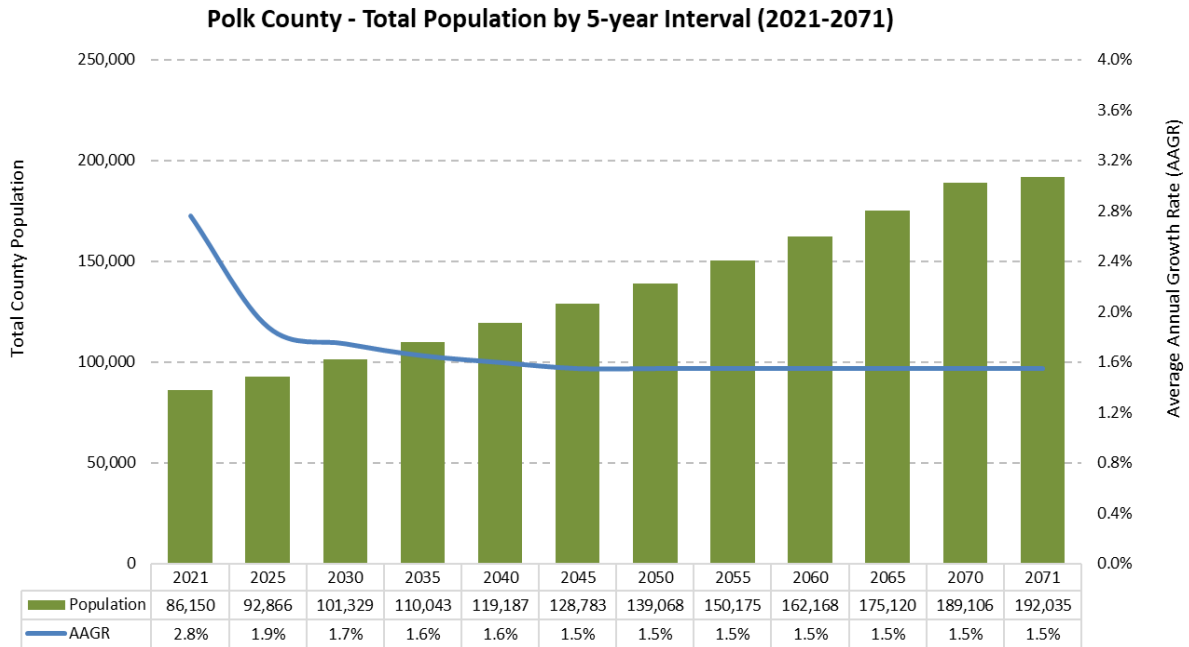
Source: Forecast by Population Research Center (PRC).

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

3.2 Births and Deaths

Polk County's total fertility rate (TFR) for women aged 15-44 has experienced a decline since 2017 (Figure 3). Prior to 2017, the TFR has remained above 1.70 since 2010. In 2017, the TFR dropped to 1.54 and has not returned to the pre-2017 level. The TFR is projected to remain around 1.50 throughout the forecast timeframe. A projected TFR of 1.49 was applied in the forecast during 2030 to 2045. The 2020 TFR was intentionally excluded in Figure 3 due to uncertainties associated with the COVID-19 pandemic. The expected TFR pattern may be temporarily disrupted because of the pandemic. However, it is unlikely to accurately reflect this impact at the time of the report due to the lack of age-specific fertility data for 2020 and 2021.

As shown in Figure 4, births are projected to continue to increase and outnumber deaths in the coming years. However, by 2033, the number of deaths will be higher than that of births. Historically, Polk County has had more annual births than deaths. Nonetheless, the number of deaths has demonstrated an inclining trend over the past 10 years, especially since 2018. Figure 4 also incorporates the preliminary 2020 and 2021 data to illustrate the potential impacts of COVID-19. A drop in births occurred in 2020-2021 along with an increase in deaths over the same period. Births and deaths are expected to return to a normal forecast pattern as the effect of the pandemic diminishes. According to the latest official vital data, 881 births and 784 deaths occurred in Polk County in 2019. By 2045, there projected to be 1,267 annual births and 1,456 annual deaths.

Polk County – Total Fertility Rate for Women Age 15-44 (2010-2045)
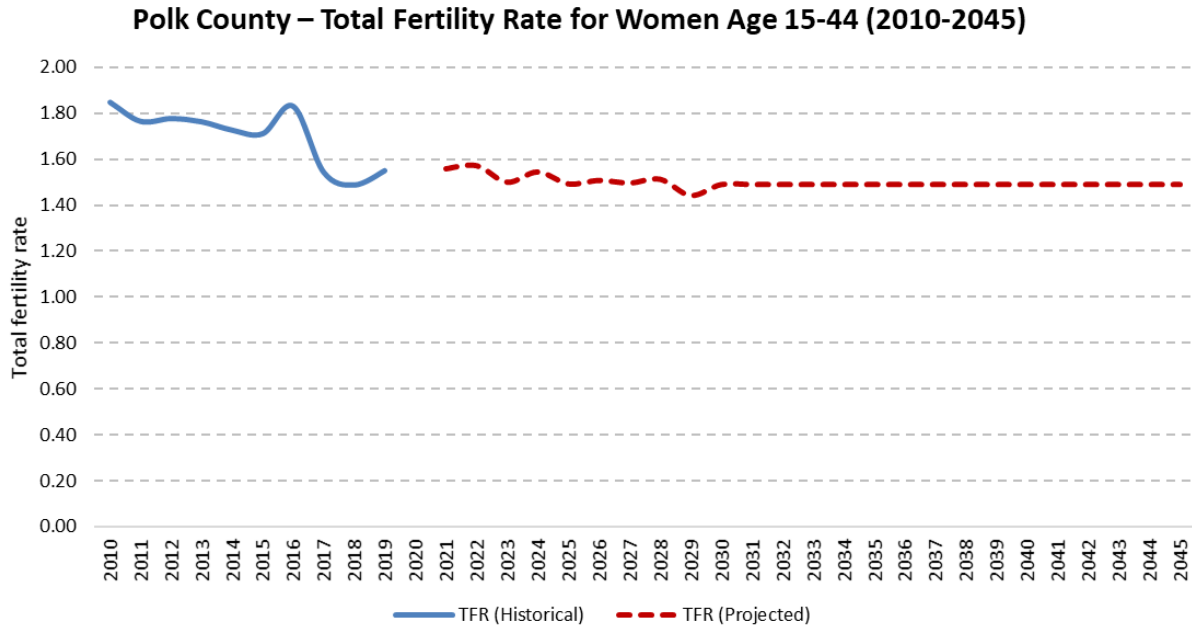
Sources: Oregon Health Authority, Center for Health Statistics. Calculations and forecast by Population Research Center (PRC).
* A break is shown for 2020 due to uncertainties associated with the COVID-19 pandemic and the lack of finalized 2020 age-specific birth data. Some recent research suggested 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.

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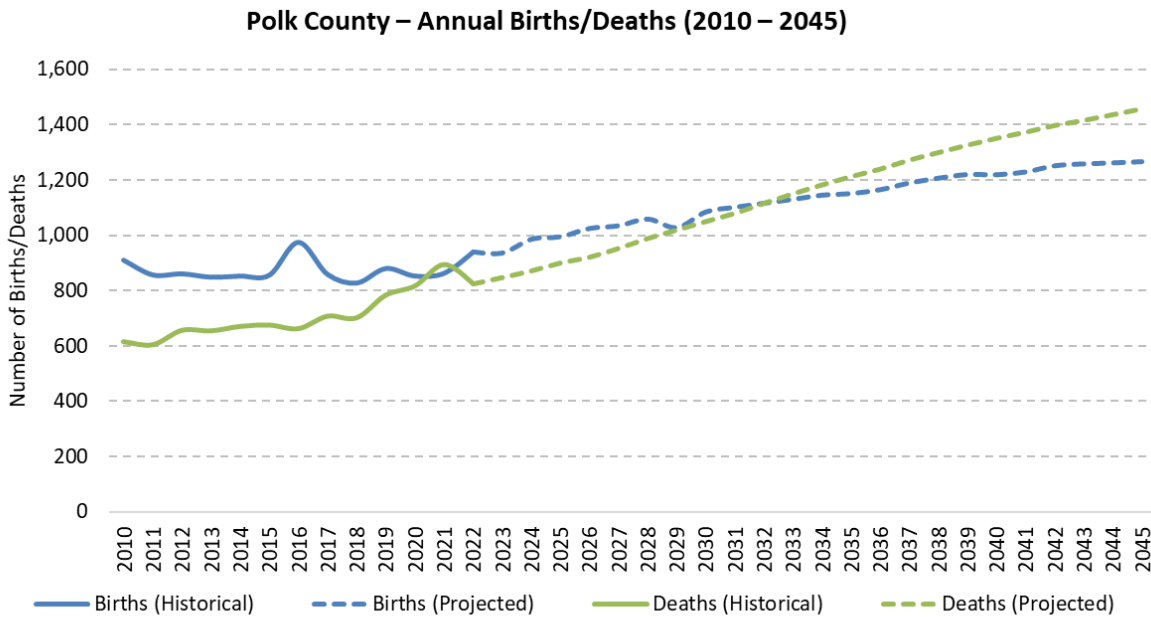
Source: Oregon Health Authority, Center for Health Statistics. Forecast by Population Research Center (PRC)
* For illustration purposes, the 2020 preliminary data was used because the final data is not available at the time of the report.

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

3.3 Migration

Figure 5 shows the historical migration rate from 2000 to 2010 for each 5-year age group. Overall, Polk County have had significantly higher net migration rates compared to the state between 2000 and 2010. Although the 25-29 and 30-34 age groups had negative net migration rates, other age groups under 85 all had positive net migration. The net migration rate in the 15-19, 35-39, and 75-79 age groups were particularly high. Higher in-migration for these age groups implied that births and deaths both have the potential of continuous increase in the future.
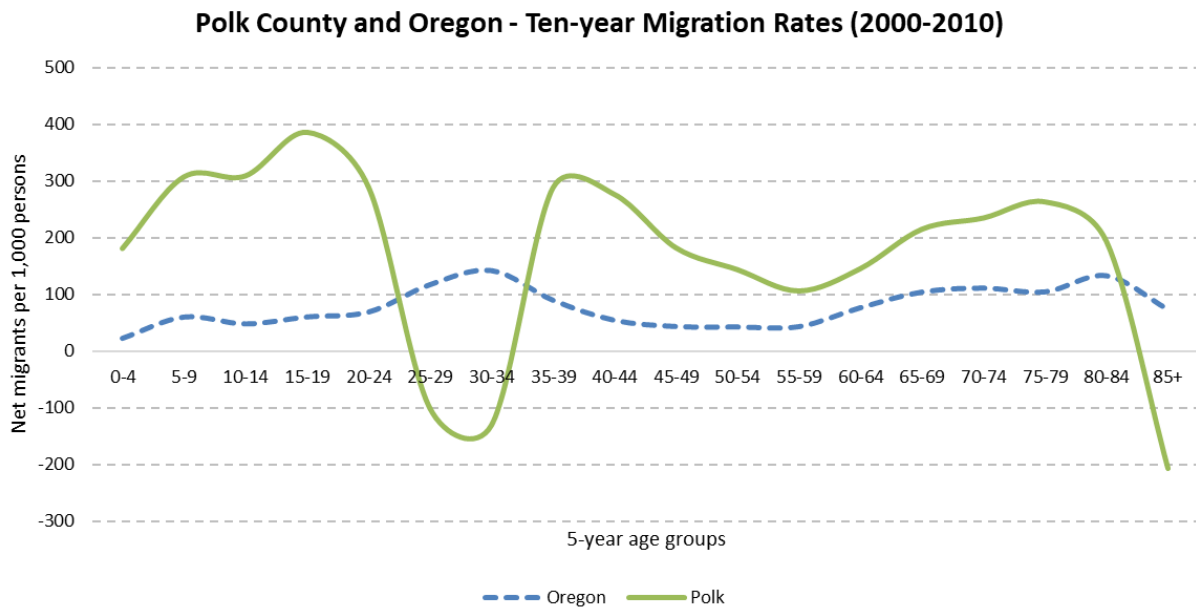
Sources: Center for Demography and Ecology, University of Wisconsin-Madison. Calculated by Population Research Center (PRC).

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

Net migration is projected to increase in Polk County (Figure 6). The drop in net migration during 2020-2021 can be attributed to the COVID-19 pandemic impacts. Compared to the historical estimates, Polk County is projected to have higher net migration over the forecast period, increasing from 1,575 in 2022 to over 2,100 in 2045. The continuous increase in net migration may be associated with the overall positive net migrations rate across all age groups. As the county population increases, there is expected to be higher in-migration.
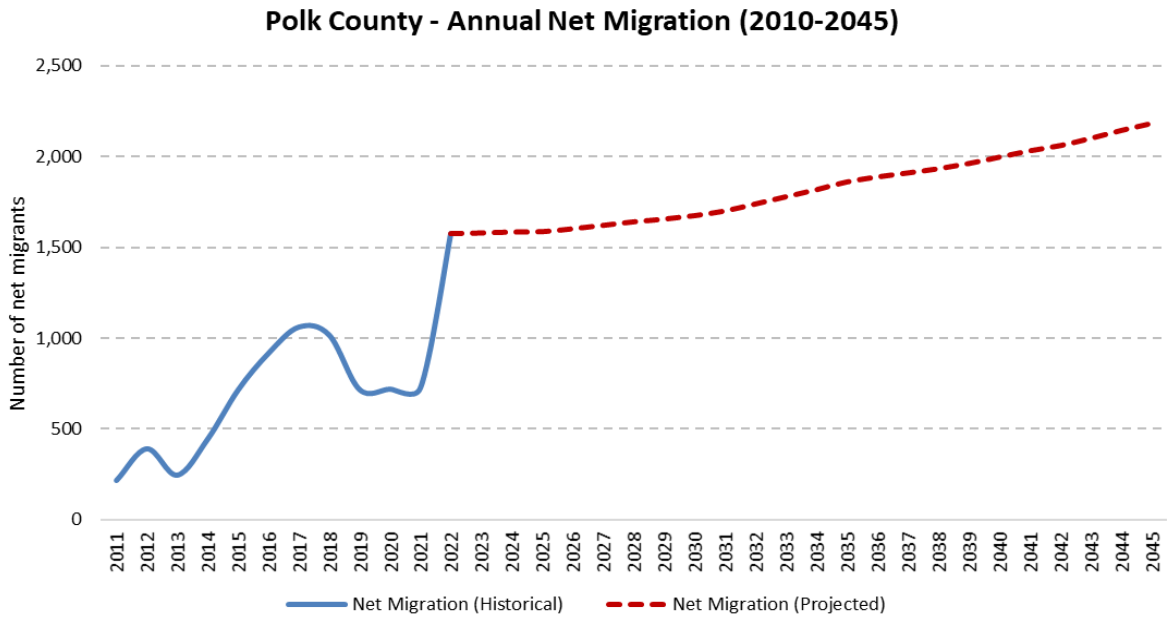
Polk County - Annual Net Migration (2010-2045)

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

3.4 Age Structure

Polk County has had a relatively solid base of younger population. The 2000 census showed that population between the ages of 10 and 24 accounted for a large proportion of the total population (Figure 7). It should be noted that students enrolled in the Western Oregon University, which has a full-time student enrollment of about 5,000 (pre-pandemic), may have contributed to the larger share of population aged 15-24. Population in the 40-44 and 45-49 age groups also accounted for a large proportion of the total population according to the 2000 census. Population in these age groups were observed to age forward in the 2010 census. The forecast shows that proportion of the older age groups is expected to increase as the middle-age population ages forward. By 2030, population in the 75-79 age group accounts for over 5% of the total, compared to 4% in 2010. The younger population continues to account for a relatively larger share, assuming the current net migration trend continues.
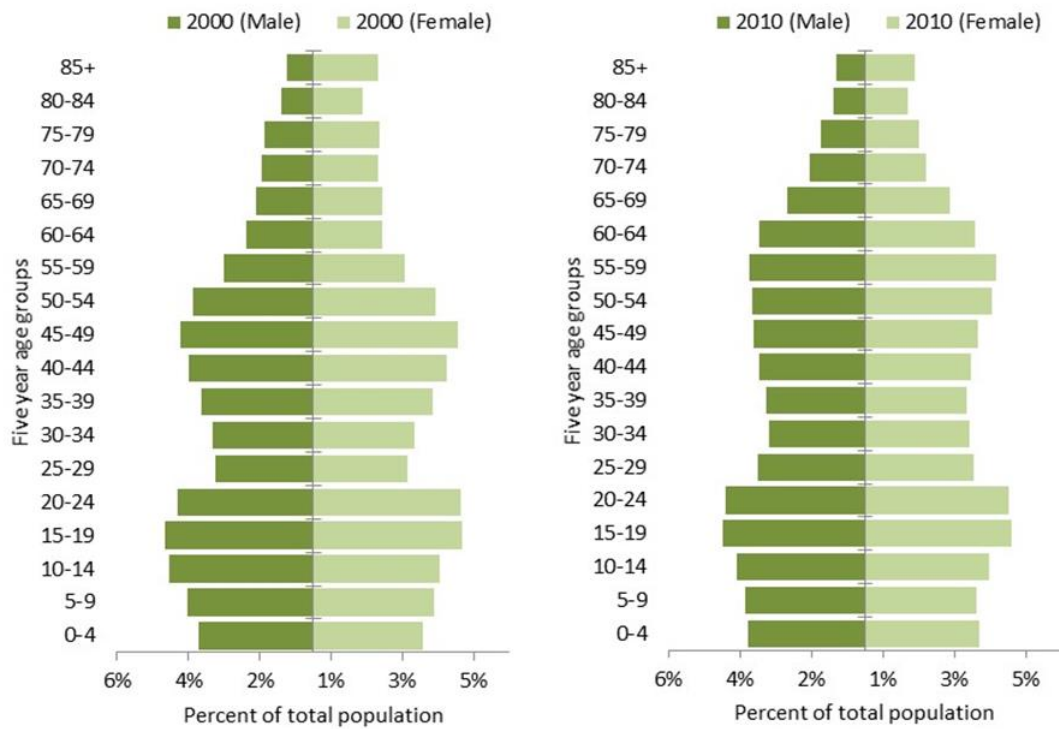
Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Calculated by Population Research Center (PRC).
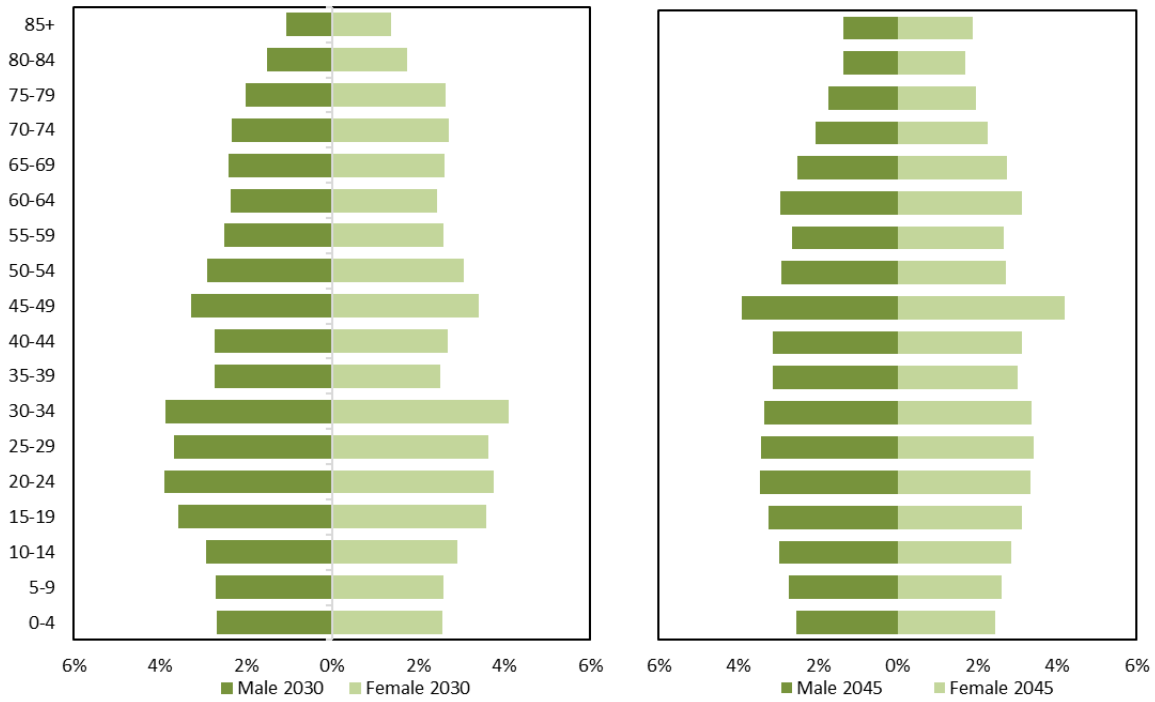
Source: Forecast by Population Research Center (PRC)

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 Polk 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. Polk County's Native Hawaiian/Pacific Islander population showed the highest relative change between 2000 and 2019, nonetheless, it accounts for only 0.5% of the county population. Population identified as "two or more races" continued to be the largest non-White group, accounting for 3.1% of the total county population.

Table 1. County population by race/ethnicity.

	2000		2010		2019 Estimates		Absolute change (2000-2019)	Relative Change (2000-2019)
Total population	62,380	100.0%	75,403	100.0%	83,037	100.0%		
Hispanic or Latino (of any race)	5,480	8.8%	9,088	12.1%	11,545	13.9%	6,065	110.7%
Not Hispanic or Latino	56,900	91.2%	66,315	87.9%	71,492	86.1%	14,592	25.6%
White alone	53,394	85.6%	60,702	80.5%	64,837	78.1%	11,443	21.4%
Black or African American alone	229	0.4%	394	0.5%	659	0.8%	430	187.8%
American Indian and Alaska Native alone	1,078	1.7%	1,380	1.8%	1,474	1.8%	396	36.7%
Asian alone	671	1.1%	1,403	1.9%	1,520	1.8%	849	126.5%
Native Hawaiian and Other Pacific Islander alone	152	0.2%	201	0.3%	391	0.5%	239	157.2%
Some other race alone	57	0.1%	79	0.1%	65	0.1%	8	14.0%
Two or more races	1,319	2.1%	2,156	2.9%	2,546	3.1%	1,227	93.0%

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

3.6 Component of Change

With the exception of 2021, which reflects the potential impacts of the COVID-19 pandemic, Polk County continues to experience natural increase through 2032 (Figure 8). Although natural decrease occurs after 2032, in-migration remains strong and contributes to population growth. Although older population is expected to increase in the future, natural decrease associated with an aging population is not projected to post significant impact on the county-wide growth in the foreseeable future.

Polk 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	725	1,575	1,579	1,584	1,586	1,602	1,621	1,641	1,655	1,675	1,701	1,739	1,779	1,818	1,861	1,888	1,911	1,934	1,963	1,998	2,033	2,062	2,102	2,146	2,184
Natural Inc./Dec.	-30	115	88	114	94	104	81	70	9	35	22	1	-19	-37	-61	-74	-82	-92	-105	-131	-142	-144	-156	-173	-189

(Y-axis: Net in/out migration and natural increase/decrease)
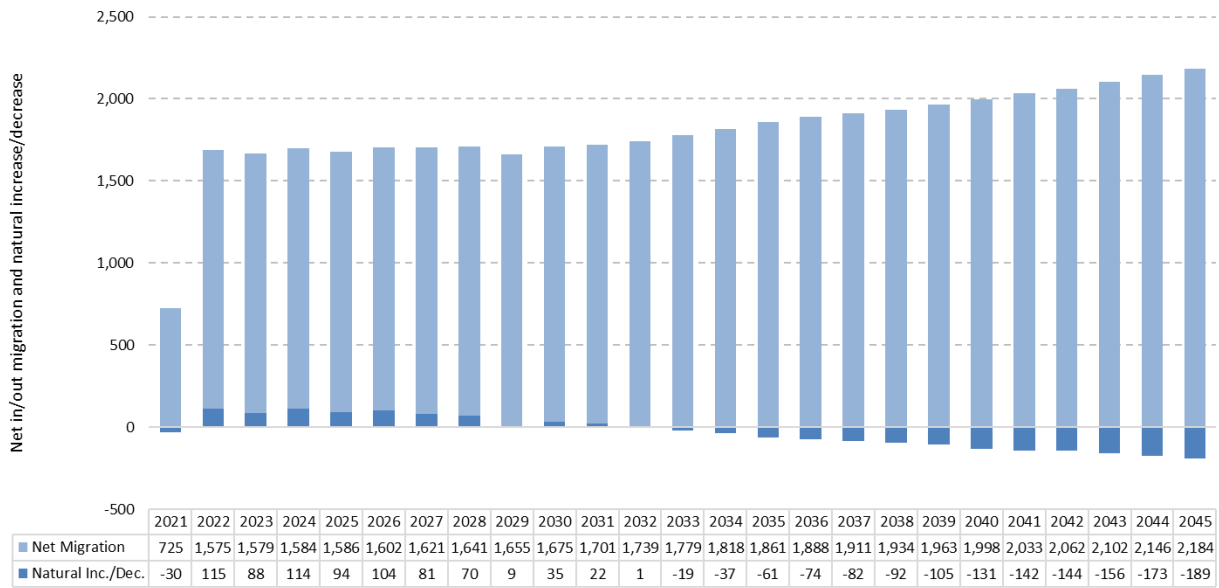
Source: Forecast by Population Research Center (PRC).

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. In general, populations within Polk County's UGBs increase over the 2020-2045 and 2045-2070 forecast period. As shown in Table 2, the Dallas and Salem UGBs continues to be the most populated sub-areas in the county. Although only a part of the Salem UGB lies within Polk County's jurisdiction, it is the most populated sub-area. By 2045, Polk County's portion of the Salem UGB is projected to have 43,222 people. Falls City experienced a population decline between 2000 and 2010 but is projected to return to a population growth in the forecast.

Table 2. Historical and forecasted population and AAGR in Polk 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)**
Polk County	62,380	75,403	1.9%	83,805	1.1%	128,783	189,106	1.7%	1.5%
Outside UGBs	13,807	14,055	0.2%	15,057	0.7%	20,076	25,926	1.2%	1.0%
Larger Sub-Areas									
Dallas	13,260	15,432	1.5%	17,201	1.1%	27,568	43,635	1.9%	1.8%
Independence	6,353	8,867	3.3%	9,851	1.1%	18,636	30,695	2.6%	2.0%
Monmouth	7,210	8,474	1.6%	10,022	1.7%	16,527	24,034	2.0%	1.5%
Salem (part)*	20,013	26,716	2.9%	29,768	1.1%	43,222	60,836	1.5%	1.4%
Smaller Sub-Areas									
Falls City	999	971	-0.3%	1,000	0.3%	1,429	1,983	1.4%	1.3%
Willamina (part)*	739	888	1.8%	905	0.2%	1,324	1,998	1.5%	1.6%

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. As shown in Table 3, although the Salem UGB continues to be the most populated, Dallas' share of the

county population increases from 20.5% in 2020 to 21.4% in 2045, and to 23.1% in 2070. Independence shows an increase in county and becomes more populated than Monmouth by 2045. Population outside of the UGBs is projected to account for a smaller share. As the county population is projected to experience robust growth, all of its sub-areas are expected to have population increase.

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
Polk County	83,805	128,783	189,106	100.0%	100.0%	100.0%
Outside UGBs	15,057	20,076	25,926	18.0%	15.6%	13.7%
Larger Sub-Area						
Dallas	17,201	27,568	43,635	20.5%	21.4%	23.1%
Independence	9,851	18,636	30,695	11.8%	14.5%	16.2%
Monmouth	10,022	16,527	24,034	12.0%	12.8%	12.7%
Salem (part)*	29,768	43,222	60,836	35.5%	33.6%	32.2%

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

Among smaller sub-areas, the Falls City and Polk County's portion of the Willamina UGBs continue to account for a small portion, approximately 2%, of the total county population (Table 4). Populations within these two UGBs are projected to double by 2070. Due to rapid growth in the larger UGBs, the population shares for the two smaller UGBs do not expect to increase.

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
Polk County	83,805	128,783	189,106	100.0%	100.0%	100.0%
Outside UGBs	15,057	20,076	25,926	18.0%	15.6%	13.7%
Smaller Sub-Areas						
Falls City	1,000	1,429	1,983	1.2%	1.1%	1.0%
Willamina (part)*	905	1,324	1,998	1.1%	1.0%	1.1%

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 and Responses for the Oregon Forecast Program

SUMMARY	Independence is a city of 9k people, 20 minutes from Salem and adjacent to Monmouth. Interestingly, 34% hispanic/latino population. Low vacancy rates. Roughly 400 housing units in 5 year pipeline, with first 100-150 completed in 2021. Limited known economic development activity.
County	Polk
Timestamp	11/30/2020 16:41
Email Address	kennedy.jeff@ci.independence.or.us
Jurisdiction	City of Independence Oregon
Name and Title	Jeff Kennedy, Building Official
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	34% Hispanic population remains steady.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Low vacancy rates, some seasonal occupancy in the apartments on the West side of town closer to the college.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	110 unit apartment complex due to be completed by summer of 2021. Approximately 300 single family home lots currently under development. About 70 will start building in 2021, 100 more ready in 2022, and the balance ready to build in 2023.
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	Only one new industrial property being built currently. 23,000 square feet. It will be an automated facility employing only 7 people.
Infrastructure Projects (e.g. transportation and utilities)	New waste treatment project this year. Will allow growth for 20 plus years.
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?	

SUMMARY	Monmouth is a city of 10k people, directly adjacent to Independence and 25 minutes SW of Salem by car. Home to 5k student population of Western Oregon University, a public university. Low vacancy rate. Roughly 300-350 units in the 2-3 year development pipeline (66% SFR). 100k sf of new retail and 10k sf new industrial space to be delivered in next 2 years. Housing Needs Analysis forecast steadily increasing demand in coming years. Limited UGB land available to development.
County	Polk
Timestamp	11/29/2020 13:52
Email Address	sdufner@ci.monmouth.or.us
Jurisdiction	City of Monmouth
Name and Title	Suzanne Dufner, Community and Economic Development Director
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Low vacancy rates pre-COVID, especially in the single family housing stock. Seasonal occupancy associated with Western Oregon University.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	Hoffman Estates, 67 lot subdivision nearing completion 2020; Edwards Addn Ph 8, 23 lots infrastructure completed 2020; Edwards Addn Ph 9, 24 lots estimated completion 2021; Riddle Rd Apartments, 80 units, estimated completion 2021-2022; Monmouth Commons, 27 apartment units estimated completion Fall 2021; Ash Creek Subdivision, 130 single family units estimated completion 2022
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	Ash Creek Station Master Planned Commercial Development - 100,000 sqft of new commercial/retail/medical office space, estimated completion 2021-2022; Monmouth Commons - 5,000 sqft new commercial retail space, estimated completion Fall 2021; Rosemead Industrial Park - 10,000 sf industrial space, estimated completion 2022
Infrastructure Projects (e.g. transportation and utilities)	Main St Waterline (Knox - Monmouth) - upsize 810 lf w/12" line; Water Transmission Main - upsize 5,730 lf to 16"; Marion County well #3 - Drill 2 new wells; Gwinn St Distribution trunk line - construct 1,900 lf of 16" trunk line along Gwinn St alignment; Warren St Sewer Extn - Construct 1,000 lf of sanitary sewer line along Warren St (between Clay and Jackson St); SW Pump Station Interceptor - Construct remaining 1,900 lf of the SW Pump Station Interceptor, 18" trunk line following Gwinn St (between Ecols to Heffley St)
Other Factors Promoting Population or Housing Growth	City is investing heavily in infrastructure and economic development in the last 5 years of the City's Urban Renewal Plan.

Other Factors Hindering Population or Housing Growth	Land availability inside city limits, wetland mitigation
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.	Housing Needs Analysis completed in 2019 forecasts steadily increasing housing needs/growth over next 20 year. HNA is available on City website at: https://www.ci.monmouth.or.us/pview.aspx?id=41257&catid=552
Comments?	

SUMMARY	Salem is Marion County's seat and has roughly 170k people. The city's economic base is the state, county, and local government, eds and meds, and food processing and packing. The hospital is expanding, adding 50-75 jobs by 2022 and a new hotel is scheduled to open that year as well. In 2019-20, the city approved ~1000 SFR, and ~800 MFR. Another 450 units are currently under review, mostly MFR. Zoning has shifted to accomodate MFR (smaller parking requirements) and affordable housing development (no SDCs). Respondent believes upcoming comprehensive plan process will add MFR zoned land.
County	Marion/Polk
Timestamp	11/25/2020 13:58
Email Address	ekim@cityofsalem.net
Jurisdiction	City of Salem
Name and Title	Eunice Kim, Long Range Planning Manager
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	Salem appears to be getting more diverse in terms of racial and ethnic backgrounds. Our Housing Needs Analysis specifically projects that our Hispanic and Latino population will continue to grow. The community is also expected to see an increase in residents who are at least 60 years old.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	We have been seeing an increase in applications/building permits for multifamily projects, including smaller new infill projects and additions to/reuse of existing buildings. Salem is expected to also see its first mico-apartment project downtown (146 new residents) open in early 2021.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	In addition to multifamily development (see above), we have continued to see the development of single-family subdivisions on vacant land. We have also seen more development projects to house and serve our homeless population and those at risk of becoming homeless, including new temporary and permanent shelters and transitional housing.
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	Salem Hospital is expanding, with 150 new beds and 50-75 new jobs in 2022. A new hotel is expected to open downtown in 2022.
Infrastructure Projects (e.g. transportation and utilities)	
Other Factors Promoting Population or Housing Growth	We have recently updated our zoning code to make it easier to develop multifamily housing to help accommodate our growing population. This included reducing parking requirements (and eliminating them along frequent bus routes), simplifying the approval process, and reducing the number of design standards. You can learn more here: https://www.cityofsalem.net/Pages/multifamily-housing-design-standards.aspx

	We have waived system development charges (SDCs) for affordable housing projects to encourage that type of development. We have also temporarily waived SDCs for accessory dwelling units.
Other Factors Hindering Population or Housing Growth	In terms of group living, it is a challenge for the Salem Housing Authority – and other housing providers – to find funding for the on-site services needed to support the population being housed (e.g., chronically homeless population, people with disabilities, and others).
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.	We are in the process of updating our Comprehensive Plan, which is expected to include updated goals, policies, and comprehensive plan map. We anticipate redesignating more land for multifamily housing throughout Salem, including more mixed-use designations that allow multifamily housing outright (as opposed to through a conditional use permit as is required today). You can learn more here: https://www.cityofsalem.net/our-salem

Our existing Comprehensive Plan can be found here: https://www.cityofsalem.net/Pages/salem-area-comprehensive-plan.aspx

We completed our Housing Needs Analysis several years ago. It includes many observations related to our projected population and future housing needs: https://www.cityofsalem.net/CityDocuments/econorthwest-housing-needs-analysis-2015-2035.pdf

Our Economic Opportunities Analysis can be found here: https://www.cityofsalem.net/CityDocuments/econorthwest-economic-opportunities-analysis-2015-2035.pdf

The City has declared housing emergencies this year, which have made it easier for permanent and temporary shelters to locate and expand in Salem. |
| Comments? | |

6. Appendix B: Detail Population Forecast Results

Age	2020	2021	2025	2030	2035	2040	2045
0-4	5,278	4,502	4,792	5,311	5,767	6,133	6,432
5-9	5,519	5,297	5,101	5,364	5,950	6,460	6,870
10-14	5,547	5,634	6,133	5,935	6,241	6,922	7,515
15-19	6,263	5,936	6,559	7,246	7,015	7,370	8,177
20-24	6,142	8,051	6,923	7,762	8,576	8,297	8,727
25-29	4,890	5,986	8,561	7,377	8,263	9,131	8,812
30-34	4,703	4,824	5,233	8,075	6,958	7,792	8,611
35-39	5,144	5,256	4,791	5,303	8,173	7,057	7,913
40-44	5,273	5,240	6,055	5,484	6,070	9,356	8,079
45-49	4,935	4,710	5,633	6,765	6,124	6,779	10,454
50-54	4,848	4,647	4,933	6,046	7,261	6,572	7,275
55-59	4,771	4,721	4,717	5,156	6,321	7,591	6,870
60-64	4,751	4,856	4,910	4,856	5,308	6,508	7,816
65-69	4,686	5,065	5,030	5,088	5,032	5,500	6,744
70-74	4,118	4,555	5,046	5,097	5,156	5,105	5,576
75-79	3,151	3,210	3,991	4,704	4,753	4,816	4,788
80-84	2,040	1,904	2,587	3,290	3,864	3,905	3,960
85+	1,748	1,756	1,872	2,470	3,212	3,891	4,164

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.

Polk County - Population Comparison, 2021 vs. 2017

Polk	2021 FC	2017 FC
2000	62,679	62,380
2010	75,495	75,505
2020	83,807	85,012
2025	92,866	91,761
2035	110,043	105,217
2045	128,783	118,797