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

Portland State University. Population Research Center

Cindy Chen

*Portland State University, cxc2@pdx.edu*

Ethan Sharygin

*Portland State University*

Paul Runge

*Portland State University*

Kevin Rancik

*Portland State University*

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## Authors

Portland State University. Population Research Center, Cindy Chen, Ethan Sharygin, Paul Runge, Kevin Rancik, Deborah Loftus, Charles Rynerson, and Huda Alkitkat

# Coordinated Population Forecast



**2021**

Through

**2071**

**Linn  
County**

Urban Growth  
Boundaries (UGB)  
& Area Outside UGBs

Photo Credit: Gary Halvorson, October 2009.

[https://commons.wikimedia.org/wiki/File:Lebanon Dam \(Linn County, Oregon scenic images\) \(linnD A0139\).jpg](https://commons.wikimedia.org/wiki/File:Lebanon_Dam_(Linn_County,_Oregon_scenic_images)_ (linnD A0139).jpg)

**Coordinated Population Forecast for Linn 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**

**June 30, 2021**

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## **Population Research Center (PRC) Project Staff**

**Cindy Chen, Population Forecast Program Manager**

**Ethan Sharygin, Director**

**Paul Runge, Graduate Research Assistant**

**Kevin Rancik, GIS & Research Analyst**

**Deborah Loftus, Accounting Technician**

**Charles Rynerson, Oregon State Data Center Coordinator**

**Huda Alkitkat, Population Estimates Program Manager**

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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<sup>1</sup>. Mortality rates for the 85+ age group were further divided into 5-year age groups up to 100+.
  - b) We applied some constraints 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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<sup>1</sup> <https://csss.uw.edu/research/working-papers/contemporary-model-life-tables-developed-countries-application-model-based>

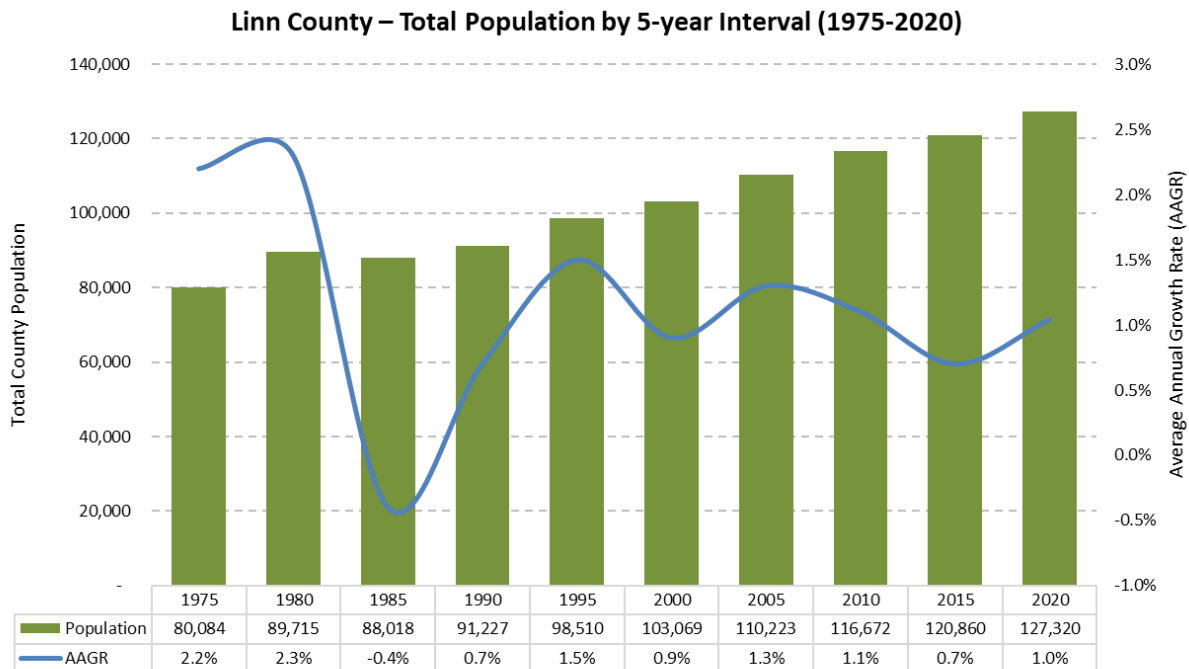
## 2. County Summary

Linn County’s seat is Albany, a 15–20-minute drive from Corvallis and 35–40-minute drive from Salem. The county’s economic base is mining, timber, and manufacturing. Single family residential (SFR) subdivision development predominates in smaller sub-areas that are within commuting distance to larger cities. It is possible that smaller sub-areas receive spillover demand from larger cities such as Corvallis, Albany, Eugene, and Salem because these areas are more affordable in comparison. Based on the general surveys, larger cities/towns within the county tend to cite expansion of their economic base. County-wide population growth varied over the past few decades but maintained an annual average growth rate of at least 0.7% since 2000.

## 3. Historical Trend and Population Forecast

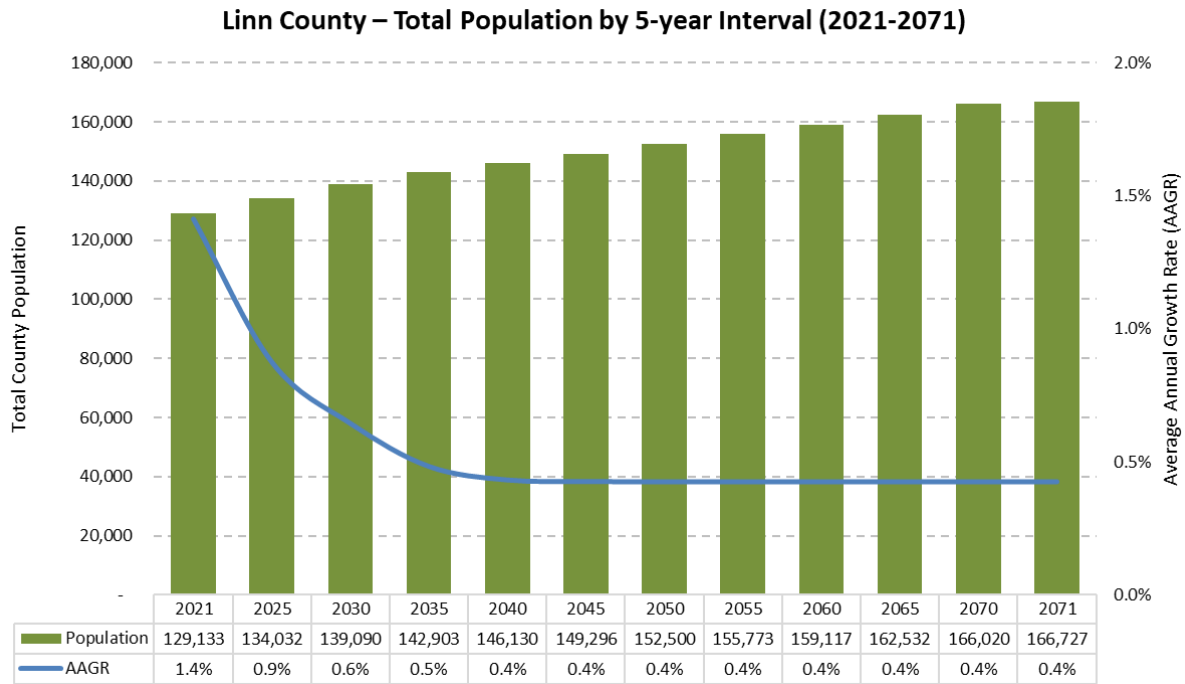
### 3.1 County Population

Historical data showed that Linn County population increased from 80,884 in 1975 to 127,320 in 2020, indicating nearly 60% growth in 45 year (Figure 1). Over the period from 1975 to 2020, the AAGR varied and reached a peak of 2.3% in 1980, followed by a 0.4% average annual decrease between 1980 and 1985. The AAGR remained between 0.7% and 1.3% since 2000. As shown in Figure 2, Linn County’s population is projected to continue to grow throughout the forecast period, reaching 166,727 in 2071. The point estimate of the growth rate reaches 1.4% in 2021. Population growth is projected to slow after 2030 as the growth rate gradually declines to 0.4% by 2071. In general, the county-wide population is expected to maintain a relatively steady growth rate. By 2045, the total county population is expected to reach 149,296.



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.**

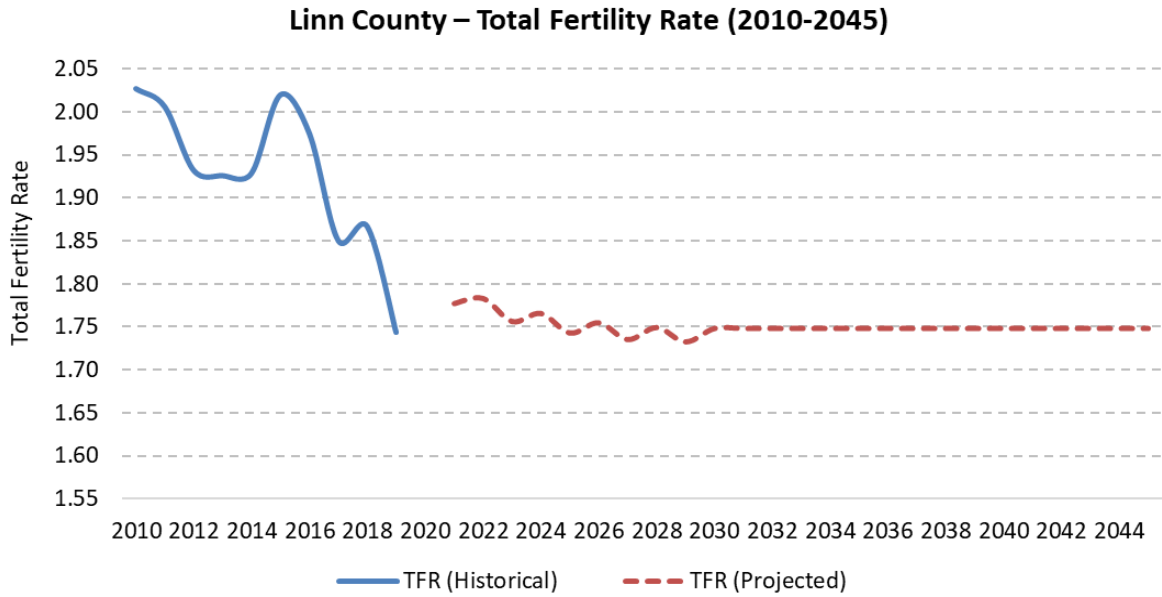


**Figure 2. Forecasted total county population and AAGR, 2021-2071.**

### 3.2 Births and Deaths

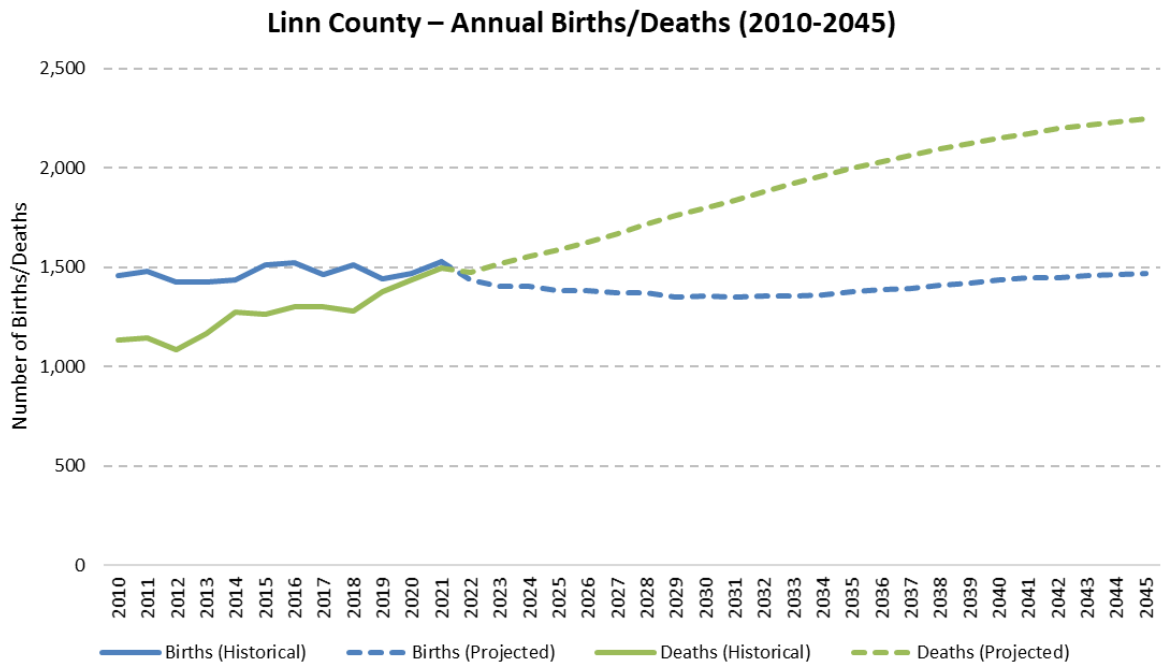
The total fertility rate (TFR) for women between the ages of 15 and 44 is projected remain between 1.75 and 1.78 throughout the forecast timeframe (Figure 3). TFR in Linn County has been declining since 2015 and was down to 1.74 by 2019. Due to the COVID-19 pandemic in 2020, the fertility rate may have experienced short-term changes that does not follow the historical pattern. Therefore, without finalized 2020 age-specific birth data at the time of this report, the TFR in 2020 was intentionally left out of Figure 3. Nonetheless, the impacts associated with COVID-19 are considered temporary and expected to diminish in the next several years. The long-term projection of TFR is expected to be around 1.75.

As shown in Figure 4, the total county-wide deaths are projected to out-number births after 2021. By 2022, there are projected to be 1,476 deaths, compared to 1,435 births. The number of deaths has been demonstrating an increasing trend since 2010 and is expected to continue this trend throughout the forecast timeframe. Births are projected to decline, reaching a low point of 1,352 in 2031. However, the number of births is projected to show slight increases after 2031, reaching 1,471 by 2045. Nonetheless, due to increase of older population, the number of deaths is projected to reach 2,247 in 2045, leading to a natural decrease of 776 persons. It should be noted that the 2020 and 2021 are preliminary estimates of births and deaths. Due to the COVID-19 pandemic, there are more uncertainties associated with the birth/death data. However, short-term impacts associated with COVID-19 are not expected to change the long-term birth and death trend.



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.

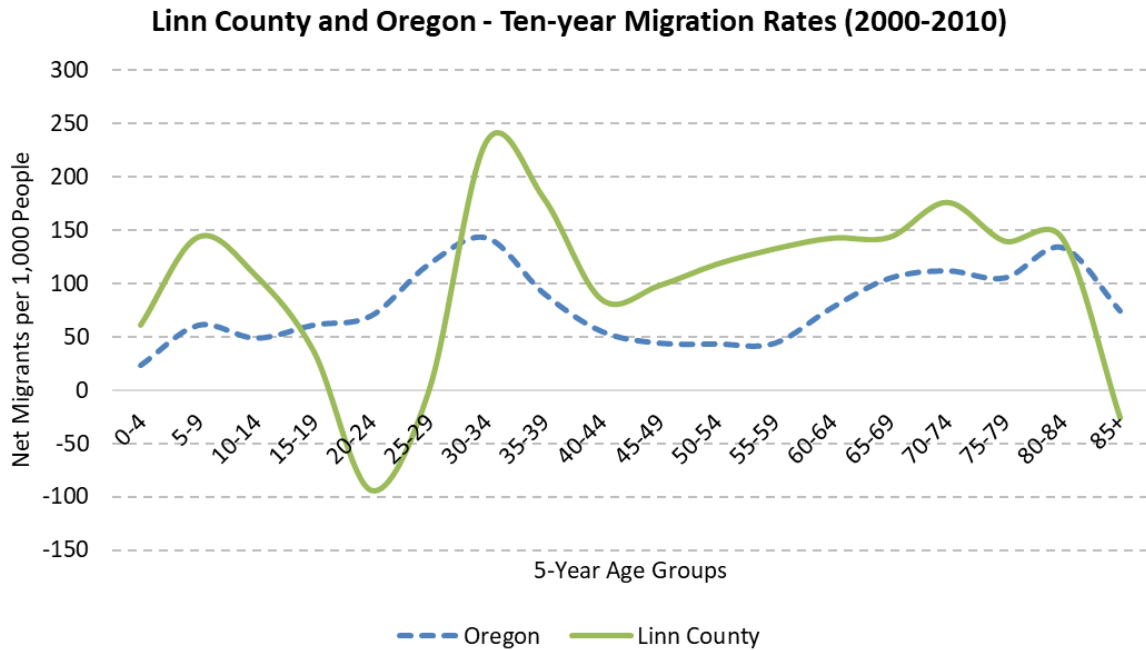


Source: Oregon Health Authority, Center for Health Statistics. Forecast by Population Research Center (PRC)  
 \* For illustration purposes, the 2020 preliminary data was used because the final data is not available at the time of the report.

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

### 3.3 Migration

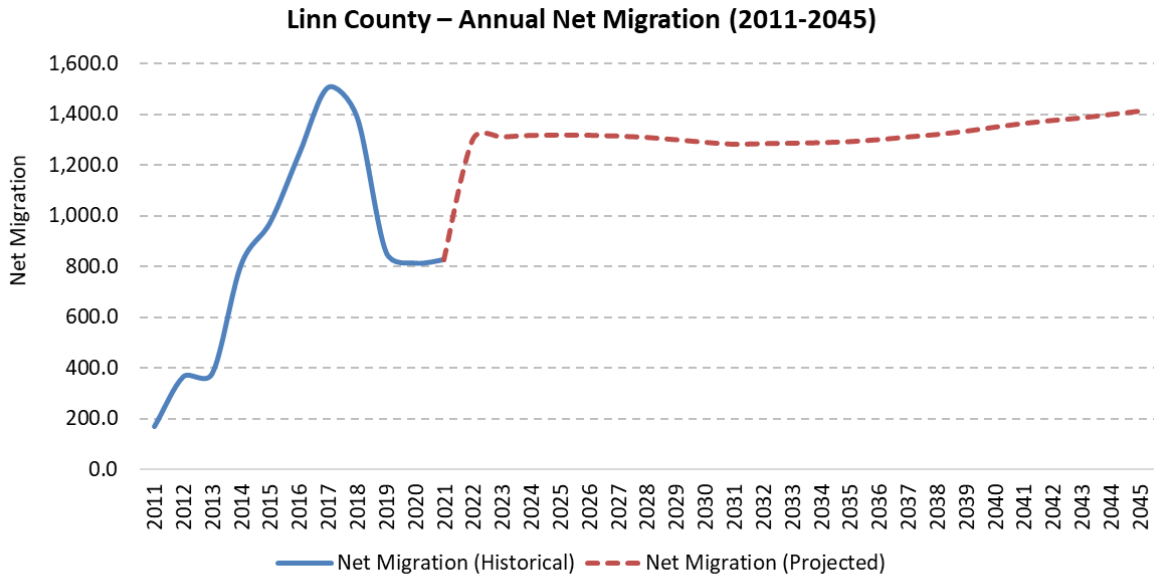
Figure 5 shows the historical migration rate from 2000 to 2010 for each 5-year age group. Compared to the state-wide net migration rate, Linn County has higher net migration rate in the age groups greater than 25-29. The 30-34 age group has the highest net migration rate in Linn County, while the 20-24 age group has the lowest net migration. In general, net migration rate in the middle- to old-age groups in Linn County is higher than that of the state.



Sources: Center for Demography and Ecology, University of Wisconsin-Madison. Calculated by Population Research Center (PRC).

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

The net migration in Linn County has followed an increasing trend since 2011, reaching a peak of 1,505 in 2017 (Figure 6). The net migration declined in 2018 to 1,388, and further declined in 2019 to 857. The lower 2020 and 2021 estimates accounted for the impacts associated with COVID-19 and therefore are considered temporary. The net migration returns to the 1,300s in 2022 and remains close to this range up to 2037. In 2038, the net migration shows slight increasing trend and continues to the year 2045. Between 2038 and 2045, net migration in Linn County increased from 1,319 to 1,410.

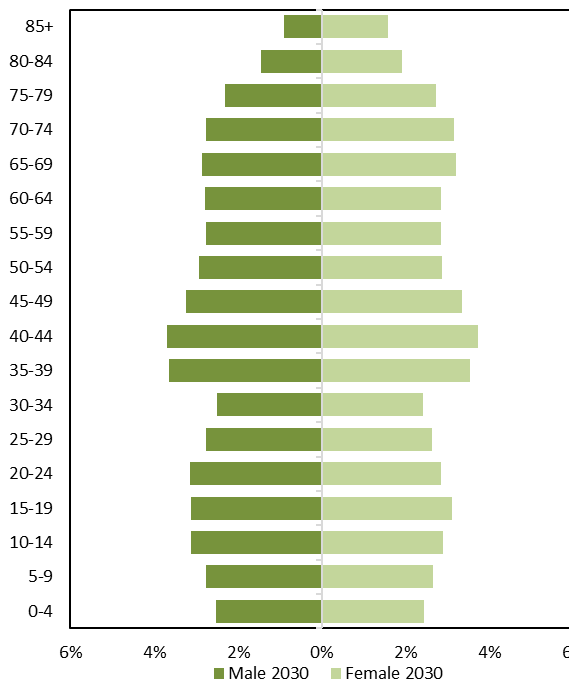
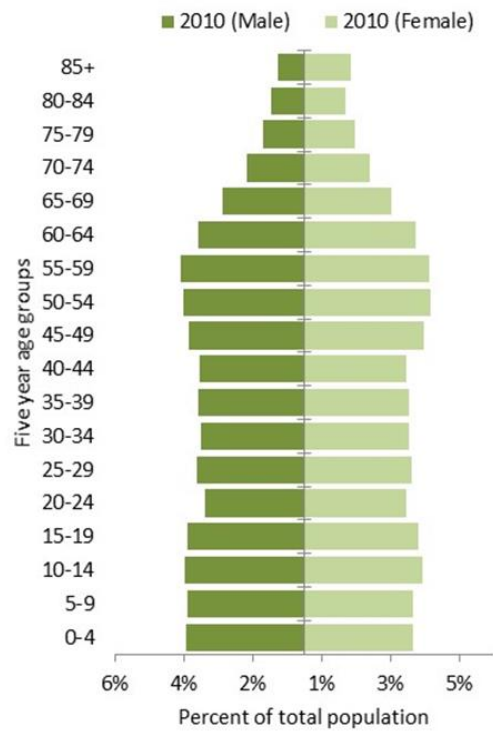
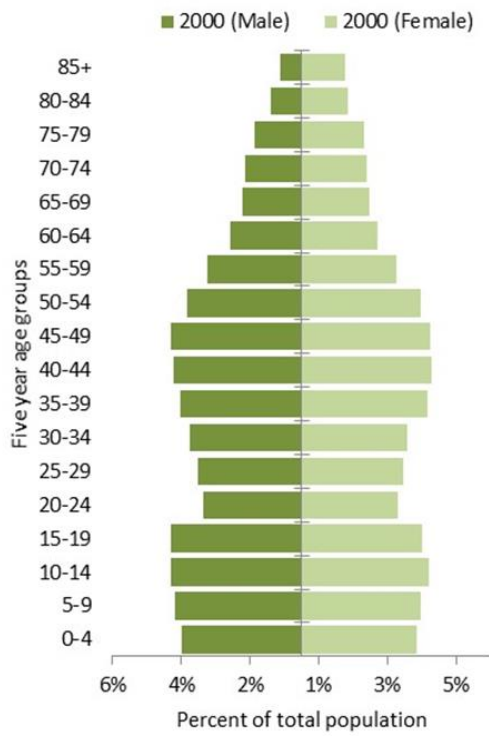


Sources: PRC Estimates. Calculated by Population Research Center (PRC).

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

### 3.4 Age Structure

The decennial census showed that Linn County has a middle-age population that aged forward between 2000 and 2010 (Figure 7). Population in the 40-44 and 45-49 age groups accounted for relatively larger proportions in the 2000 census, while the 50-54 and 55-59 age groups accounted for the larger proportions in 2010. Population under 20 years old showed slight decrease in proportion in 2010 compared to the 2000 census. The age structure in 2030 is projected to change compared to the historical census. Population in the 35-39 and 40-44 age groups is projected to account for the largest proportion by 2030, while younger population accounts for a relatively lower proportion. Population in the 10-24 age range is expected to account for lower proportions compared to the 2010 census. The share of the 0-4 age group decreases to about 5% of the total county population in 2030, compared to over 7% in 2010.



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 Linn 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. Between 2000 and 2010, the share of Hispanic/Latino population increased 3.4%. Populations of two or more races and Asian alone showed the most change in terms of population share based on the 2019 estimates. Population identified as Asian alone accounted for 0.9% of the county-wide population in the 2010 census but increased to 2.7% in the 2019 estimates. Population identified as two or more races increased its share to 4.3% in the 2019 estimate, compared to 2.5% in the 2010 census. Populations identified as Hispanic/Latino, Black/African American, and two or more races indicated over 100% in relative change between 2000 and 2019.

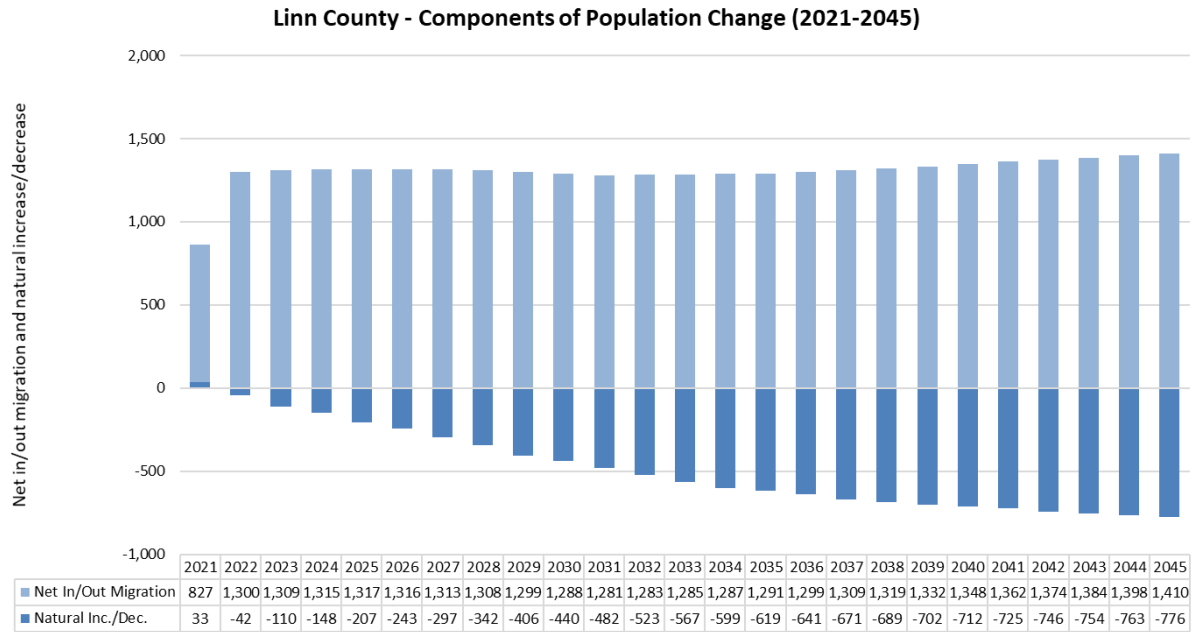
**Table 1. County population by race/ethnicity.**

	2000		2010		2019 Estimates		Absolute change (2000-2019)	Relative Change (2000-2019)
Total population	103,069	100.0%	116,672	100.0%	125,048	100.0%		
Hispanic or Latino (of any race)	4,514	4.4%	9,127	7.8%	11,393	8.9%	6,879	152.4%
Not Hispanic or Latino	98,555	95.6%	107,545	92.2%	113,655	91.1%	15,100	15.3%
White alone	94,012	91.2%	101,579	87.1%	106,183	81.8%	12,171	12.9%
Black or African American alone	285	0.3%	456	0.4%	616	1.0%	331	116.1%
American Indian and Alaska Native alone	1,192	1.2%	1,268	1.1%	884	0.9%	-308	-25.8%
Asian alone	789	0.8%	1,078	0.9%	1,310	2.7%	521	66.0%
Native Hawaiian and Other Pacific Islander alone	125	0.1%	150	0.1%	123	0.2%	-2	-1.6%
Some other race alone	92	0.1%	126	0.1%	177	0.2%	85	92.4%
Two or more races	2,060	2.0%	2,888	2.5%	4,362	4.3%	2,302	111.7%

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. At the county level, net migration remains positive, while natural decrease is expected to occur in 2021, and will continue to occur afterwards. This implies that county-wide deaths are expected to outnumber births. However, since net migration remains positive and the absolute number of in-migration is more than that of natural decrease, the total population is projected to continue to grow.



Source: Forecast by Population Research Center (PRC).

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

### 3.7 Sub-Area Population

Linn County’s sub-area population growth within the UGBs is expected to remain positive for the most part (Table 2). The only UGBs that are projected to experience population decline in the future are Tangent and Gates. Albany continues to be the most populated sub-area in Linn County and is projected to reach a population of 59,289 within its UGB in 2045. Most of the sub-areas are expected to experience an average annual growth rate of at least 1% within their UGB between 2020 and 2045. Millersburg and Idanha are projected to have over 2% of annual population growth within their UGB throughout the forecast period. The county population share of the larger UGBs, including Albany, Lebanon, and Sweet Home, remains over 60% throughout the forecast period.

**Table 2. Historical and forecasted population and AAGR in Linn 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)
<b>Linn County</b>	103,069	116,672	1.2%	127,320	0.9%	149,296	166,020	0.6%	0.4%
<b>Outside UGBs</b>	32,786	31,831	-0.3%	34,426	0.8%	34,013	31,247	0.0%	-0.3%
<b>Larger Sub-Areas</b>									
Albany (part)*	36,644	44,325	1.9%	47,654	0.7%	59,289	68,521	0.9%	0.6%
Lebanon	15,913	18,295	1.4%	20,314	1.0%	22,483	23,525	0.4%	0.2%
Sweet Home	7,949	8,890	1.1%	9,461	0.6%	11,246	12,368	0.7%	0.4%
<b>Smaller Sub-Areas</b>									
Brownsville	1,483	1,705	1.4%	1,746	0.2%	2,379	2,919	1.2%	0.8%
Gates (part)*	42	40	-0.5%	45	1.1%	46	44	0.1%	-0.2%
Halsey	731	916	2.3%	950	0.4%	1,297	1,614	1.2%	0.9%
Harrisburg	2,870	3,693	2.5%	3,804	0.3%	5,491	7,719	1.5%	1.4%
Idanha (part)*	86	58	-4.0%	65	1.2%	185	379	4.2%	2.9%
Lyons	912	1,228	3.0%	1,248	0.2%	1,570	1,833	0.9%	0.6%
Mill City (part)*	1,389	1,696	2.0%	1,798	0.6%	2,291	2,586	1.0%	0.5%
Millersburg	657	1,340	7.1%	2,850	7.5%	5,356	9,017	2.5%	2.1%
Scio	722	887	2.1%	975	0.9%	1,413	1,775	1.5%	0.9%
Sodaville	291	311	0.7%	355	1.3%	504	678	1.4%	1.2%
Tangent	336	1,225	12.9%	1,394	1.3%	1,478	1,527	0.2%	0.1%
Waterloo	256	231	-1.0%	235	0.2%	255	270	0.3%	0.2%

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

### 3.7.1 Larger UGBs

Larger UGBs in Linn County include Albany, Lebanon, and Sweet Home. As shown in Table 3, larger UGBs account for about 60% of the county population in the 2020 estimate. This share is projected to increase to 63% by 2045. Linn County’s portion of the Albany UGB continues to account for the highest share of population and its share is projected to increase from 37.4% in 2020 to 39.7% in 2045. Sweet Home is projected to maintain a relatively constant share of the county population in the next 25 to 50 years, while Lebanon is projected to experience a slight decrease in population shares within its UGB. The slower growth within the Lebanon UGB could be due to the slower housing development trend in the recent decade. In general, all larger sub-areas are expected to have population increases within their urban growth boundary.

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

	Population			Share of County Population		
	Estimates 2020	Forecast 2045 2070		Estimates 2020	Forecast 2045 2070	
<b>Linn County</b>	127,320	149,296	166,020	100.0%	100.0%	100.0%
<b>Outside UGBs</b>	34,426	34,013	31,247	27.0%	22.8%	18.8%
<b>Larger Sub-Areas</b>						
Albany (part)*	47,654	59,289	68,521	37.4%	39.7%	41.3%
Lebanon	20,314	22,483	23,525	16.0%	15.1%	14.2%
Sweet Home	9,461	11,246	12,368	7.4%	7.5%	7.4%

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 sub-areas are projected to increase their share of the county population from 12.1% in 2020 to 14.9% in 2045 (Table 4). By 2070, the total share of smaller sub-areas is projected to increase to 18.3%.

Several areas play an important role in increasing the share of county population for smaller sub-areas. The Millersburg UGB is expected to experience rapid population growth due to recent robust housing development trend. Because of the robust housing growth trend, the Millersburg UGB is projected to increase its population share from 2.2% in 2020 to 3.6% in 2045, and by 2070, the Millersburg UGB is expected to account for 5.4% of the county population. Idanha (Linn) shows rapid relative increase in population, although the area only accounts for 0.1-0.2% of the total county population.

**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
<b>Linn County</b>	127,320	149,296	166,020	100.0%	100.0%	100.0%
<b>Outside UGBs</b>	34,426	34,013	31,247	27.0%	22.8%	18.8%
<b>Smaller Sub-Areas</b>						
Brownsville	1,746	2,379	2,919	1.4%	1.6%	1.8%
Gates (part)*	45	46	44	0.0%	0.0%	0.0%
Halsey	950	1,297	1,614	0.7%	0.9%	1.0%
Harrisburg	3,804	5,491	7,719	3.0%	3.7%	4.6%
Idanha (part)*	65	185	379	0.1%	0.1%	0.2%
Lyons	1,248	1,570	1,833	1.0%	1.1%	1.1%
Mill City (part)*	1,798	2,291	2,586	1.4%	1.5%	1.6%
Millersburg	2,850	5,356	9,017	2.2%	3.6%	5.4%
Scio	975	1,413	1,775	0.8%	0.9%	1.1%
Sodaville	355	504	678	0.3%	0.3%	0.4%
Tangent	1,394	1,478	1,527	1.1%	1.0%	0.9%
Waterloo	235	255	270	0.2%	0.2%	0.2%

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	City of 1,500 people, 20 minutes from Lebanon and 35 minutes from Albany, Eugene, and Corvallis by car. 65-80 unit SFR development planned w/ roads being built now, model home to be built this year, but utilities not yet approved/constructed. No new economic development. Industrial and residential land seems available for development but adding utilities is sometimes cost prohibitive. Some with floodplain constraints are present.
County	Linn
Timestamp	12/2/2020 16:21
Email Address	assistant@ci.brownsville.or.us
Jurisdiction	City of Brownsville
Name and Title	Elizabeth Coleman Administrative Assistant   Planning
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	Number of persons per household increasing. No racial or ethnic change.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Demolitions: None. Vacancy rates: Very few rentals are available in the City limits. Seasonal occupancy: N/A Several new houses being built on vacant lots, inside and outside subdivisions.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	Currently, River's Edge Subdivision, on the north side of town off of Depot Avenue is in the process of infrastructure construction. Private streets are nearly complete, no utilities have been accepted by the City yet. This is a Three Phase project. Year of completion; 2021-22 hopeful.
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	Log peeling plant still in operation. No new facilities projected at this time.
Infrastructure Projects (e.g. transportation and utilities)	City of Brownsville Downtown Sewer project in progress.
Other Factors Promoting Population or Housing Growth	The City is working on a Land Use Inventory project. The project may determine Brownsville has enough residential land. Light Industrial lands are not fully built out, and there are no projected facilities or business coming in.

<p>Other Factors Hindering Population or Housing Growth</p>	<p>Lots are costly. Some areas that are vacant and considered developable are in the 100-year Floodplain or on dry lots, which attributes to higher development costs. A city as small as Brownsville cannot afford the necessary infrastructure to accommodate lots that have no utilities available or require costly public utility extensions to develop.</p>
<p>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.</p>	<p>a. TMDL.  b. Not applicable  c. Not applicable  d. Local businesses have reduced hours of operation or have kept the same. The current PUD is still moving forward but at a much slower pace. Several applications requiring public hearings are in a holding pattern due to the inability to meet in public.</p>
<p>Comments?</p>	

SUMMARY	City of 3500 people, between Corvallis and Eugene, 30 minutes from each by car. No significant residential construction in past decade, but 31 SFR units approved in 11/2020. Another 25 unit manufactured housing park being considered by planning commission. Growth of 10-40 jobs in industrial base possible. Repaving streets and passed \$7M water bond to upgrade system, hoping to use those to attract development in future.
County	Linn
Timestamp	11/24/2020 15:42
Email Address	meldridge@ci.harrisburg.or.us
Jurisdiction	City of Harrisburg
Name and Title	Michele Eldridge, Asst. City Administrator/City Recorder
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	Our population has been holding steady at the numbers it currently has, due to no new housing developments for some time now. I think our population is aging slightly, which would hold true for the fact that the numbers of children attending the Harrisburg School District are down. Our demographics show that we have roughly 8% of our population that is Hispanic, and 3.2% that is 'other race'. That accounts generally for black, Indian, and Asian families. There is also a 0.3% population that are American Indian.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Vacancy rates are extremely low, but I believe that's attributable to the pandemic. They were still quite low before the pandemic began. Seasonal occupancy doesn't appear to be common in Harrisburg. Demolitions are light, and most have been accessory structures, rather than actual homes. Renovations were more common the last couple of years than what they are now.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	A 31-unit Subdivision was approved in November, all with single family dwellings. This is the first subdivision we've had in over 13 years. In addition, we have an application for a 25 unit Over 55/senior manufactured home park, that is scheduled for the December Planning Commission meeting. I believe that the MDP will be built faster than the subdivision, due to only placement permits being required for the new manufactured homes. However, since metro areas nearby the City are running out of areas to build for contractors, I anticipate the subdivision may built out faster than a couple of years.
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	There are no new employers in town, although we hope that McCracken Trucking and Warehouse will be able to build their planned expansion warehouse in Harrisburg. This is already an approved site plan, that got put to the side once the pandemic affected that company. That would likely employ 10 to 14 people. In addition, Harrisburg has an Enterprise Zone that is somewhat active. Gheen Irrigation LLC is making a slight addition to their warehouse buildings, that is projected to add 6 more people to their employment base. Knife River also has a large professional business office that went through plan review, and which has been constructed through the foundation. If they are able to extend their permits, and proceed, they intend on transferring about 20 or 25 young professionals from other locations to the new building.



<p>Infrastructure Projects (e.g. transportation and utilities)</p>	<p>A water bond of \$7.5 million was approved a couple of years ago, that will result in the construction of two new water reservoirs, two water filtration systems, the removal of a well, and construction of a new one, and the replacement of approximately 3.5 miles of main waterlines. The New Water Master Plan was approved by DHS, and the filtration units are in the pre-design phase. The changes should result in a much better quality water product for our citizens.</p> <p>As a small City, we have an aggressive plan to maintain our street systems. We have dedicated \$250k a year towards maintenance for our streets, when we once only budgeted \$15k a year for maintenance. The HRA (Urban Renewal Agency) was also extended, and provided for \$2.5 million in street replacements in our downtown core. As such, we have roughly 8 different projects under construction in the City of Harrisburg at this time.</p> <p>Unfortunately, in terms of transportation, we need to replace our outdated TSP. The grants we applied for this year have been all been cancelled, and state revenues are such that it's unlikely that they will be funded to the levels that they were in the past. In addition, we have no modes of transportation in the City. The closest that Lane Transit District will come to Harrisburg is 4 miles away in Junction City. Our attempts to come up with a minimally set up connector have all come up empty over the years. LTD will not extend to an area outside of their county.</p>
<p>Other Factors Promoting Population or Housing Growth</p>	<p>Wetlands continue to be a huge problem for the City. While we've joined a consortium of other cities to try to work with the State and DSL to allow property inside a city limits to have less restrictions, wetlands remain a huge issue for us. We expanded our UGB in 2013, and added quite a few residential acres that can be built on; however, we also don't have adequate infrastructure that extends to these areas. Between the cost of bringing basic services to these areas, and the wetlands that show in the Local Wetland Inventory, the City is not growing as fast as we could. We hope that with in-fill of other properties near the UGB, that it will result in more development for the City.</p>
<p>Other Factors Hindering Population or Housing Growth</p>	<p>We hope that the City's water system improvements will assist in bringing new citizens to town. In addition, the growth, albeit slow, that is creeping out to the eastern edge of town, will help to extend more of our infrastructure to these areas, making it more cost effective for developers to consider building in the southeastern part of the city. Harrisburg is friendly to developers and business, and we plan on marketing the City as we continue to make improvements to the downtown core, streets, and the water system.</p>

<p>Other findings, including, if not discussed above:</p> <p>(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.</p>	<p>As stated above, the City does plan on marketing ourselves once we have the downtown core streets replaced, and the water system is closer to being completed. Having updated streets in town will be a signal to developers that Harrisburg cares about its assets, and that we encourage the growth of our City. We emphasize the friendliness of our staff, and our ability to work with businesses and developers. In addition, we still have some funds available through the property improvement grant program for businesses located within the HRA District. The program has resulted in improvements for five commercial buildings thus far, including two on the main route through town. (3rd St is also Hwy 99E).</p> <p>Harrisburg is incredibly lucky that we were not impacted by wildfires (other than smoke) or other disasters this year, other than the pandemic which we are all going through together. However, the longer the pandemic stays and affects us, the more impact there will be in terms of the businesses that may not be able to stay afloat. The CRF funds were helpful for many of our smallest businesses; the City was able to provide almost \$60,000 to them when those resources were available to us. However, that doesn't make up for all of their lost revenue, and none for the larger industrial businesses that provide most of the employment base in Harrisburg. There are many citizens who tell us how their lives have been deeply affected by the pandemic.</p>
<p>Comments?</p>	

SUMMARY	Idanha is a city of 100-200 people, over an hour from Salem. No development or economic development. Some seasonal occupancy.
County	Linn/Marion
Timestamp	11/24/2020 11:08
Email Address	cityofid@bmi.net
Jurisdiction	linn/marion
Name and Title	rebecca oladeinde/ city recorder
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	none
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	more summer homes are now rentals year around
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	0
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	0
Infrastructure Projects (e.g. transportation and utilities)	just completed our water project we got a 1.7 million dollar grant for new water plant and distribution lines
Other Factors Promoting Population or Housing Growth	
Other Factors Hindering Population or Housing Growth	no new developments going on

<p>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.</p>	
<p>Comments?</p>	

SUMMARY	City of 15k, 25-30 minutes from Albany and Corvallis. Low vacancy rates, affordable relative to Albany and Corvallis. Uptick in apartment construction over last decade, though no housing developments planned currently. Sewer expansion will complete within 5 years, opening up land for residential development. City cites potential for employment growth (100-400 jobs) via long-term expansion of a local medical school and another employment site currently under consideration for development. Nothing seems committed to yet. Rep cites lack of employment lands for long term.
County	Linn
Timestamp	11/16/2020 11:32
Email Address	khart@ci.lebanon.or.us
Jurisdiction	City of Lebanon
Name and Title	Kelly Hart, Community Development Director
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	The city is experiencing a shift in population based on influence from the university and hospital. Overall, the City's population is still an aging population, but if the university moves forward with expansion, there will be an influx of a younger, more diverse population.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Extremely low vacancy rates, seasonal occupancy is in our community is related to Western University's schedule as there is minimal student housing provided on-site. Increase in renovations, minor increases in ADU construction have occurred over the past two years. There has been a significant increase in construction of apartments over the last 5 years.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	None at this time.
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	<p>Two large sites currently being pursued for development. One site is 49 acres, and if the project moves forward is estimated to bring 50-100 jobs. Initial operations may begin as early as 2022, with buildout and full operations expected to be completed over a 5-10 year period. Jobs would be blue collar jobs.</p> <p>The second site is 140 acres, approximately 20 acres are wetland areas likely to be preserved. This site, if constructed would be for a university. Could bring seasonal population up by over 1,000 people per term, with university positions and support staffing for the maintenance of the buildings and grounds. Number of employees could be approximately 300 with 75% being blue collar jobs. Build out is approximately 20 years. As an interim, the university will be occupying its existing facility and renting a 40,000 square foot space to accommodate a new college within the university. This will bring approximately 250 new students per term seasonally, and approximately 20 new jobs. This facility is expected to begin operations fall 2021.</p>

<p>Infrastructure Projects (e.g. transportation and utilities)</p>	<p>City Westside Interceptor Project would construct a new sewer main along the west and south side of the City, opening up 100s of acres of land for residential development at the southern end of the city. Construction to begin in 2021 and be completed within 5 years.</p>
<p>Other Factors Promoting Population or Housing Growth</p>	<p>Western University, affordability in comparison to Albany and Corvallis, housing need in the City.</p>
<p>Other Factors Hindering Population or Housing Growth</p>	<p>affordable housing choices and severe rent burden in the community. Limited new Industry jobs in the City due to constricted industrial lands associated with wetlands.</p>
<p>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.</p>	<p>Largest policy affecting growth in our City is the wetlands designation, and difficulties of mitigation and cost prohibitive policies to develop the industrial sites. Without being able to bring additional jobs and industry to the community, there is a limit on the amount of growth to occur.</p> <p>The City's Housing Needs Assessment identifies the 20 year projection of housing units needed is 2,417 units (1,447 SFR, 398 townhomes/duplexes, 417 MFR, 155 MFG homes) plus 85 group quarters units.</p> <p>The City of Lebanon was not directly impacted by the wildfires, but we do anticipate a minor increase in population of persons relocating from impacted areas.</p> <p>The City overall has been able to observe limited impact of COVID-19 in terms of permanent closure of businesses, but anticipate the closures to increase as the duration of the economic impact continues. Housing developments have not seen a reduction in activity, but the City has experienced a reduction in interest to expand or relocate commercial and industrial businesses.</p>
<p>Comments?</p>	

SUMMARY	Town of 1200 people about 35 minutes by car to Salem. Few employers, high poverty. Very little growth expected, if any.
County	Linn
Timestamp	11/6/2020 11:46
Email Address	sharishark@att.net
Jurisdiction	City of Lyons, Lynn County
Name and Title	Sharon Durbin, Planning Commissioner
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	Population is low, mostly white and mostly aging.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	High levels of poverty in this town, no seasonal occupancy and few renovations but many needed repairs.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	There are no planned housing developments or group quarters facilities.
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	There are no new employers but one employer is seeking employees due to a new innovation and increased production.
Infrastructure Projects (e.g. transportation and utilities)	None, we are hoping to get a water treatment plant and sewers.
Other Factors Promoting Population or Housing Growth	There are no factors promoting growth in this small town of about 1200.
Other Factors Hindering Population or Housing Growth	Poverty and location.

<p>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.</p>	<p>Restaurants are closing but not much change is happening in this rural area with few employers.</p>
<p>Comments?</p>	



SUMMARY	City of 1800 people about 45 minutes by car from Salem. Roughly 25 SFR under construction or permitted, though 20 SFR homes lost in 2020 wildfires. Replacement units and add'l subdivision activity possible in next 2-5 years. FEMA assisting with temporary housing 20+ units. No add'l economic development.
County	Linn/Marion
Timestamp	11/30/2020 11:27
Email Address	dwkinney@wvi.com
Jurisdiction	Mill City
Name and Title	David W. Kinney, Planning Consultant
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Mill City lost 20 homes in Beachie Creek wildfire on September 7-8, 2020. FEMA and the City of Mill City are working to provide temporary housing for N. Santiam Canyon residents who lost homes due to the wildfire. The # of housing units that will be provided and the duration of the temporary housing is unknown as of 11-30-2020. Due to fire, housing opportunities in Mill City & North Santiam Canyon are very limited.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	See housing questionnaire.  Residential Housing Units SFR Units Destroyed by Wildfire 2020 (20 units) SFR Units lost to fire to be replaced 2021-2026 16 units SFR New Construction 2021-2026 55 units Temp Housing (FEMA & City RV Pk) 2021 20-40 units (guesstimate)  New construction includes the 16-lot Freeman Meadows Subdivision (approved), 8 permits approved in 2020 and small infill projects throughout the City.  An 85+ unit subdivision has been proposed. The City has approved a UGB modification to include the property in the City limits, but no applications have been filed. At the earliest this project would be developed from 2022-2027.
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	Santiam Canyon School District will complete a Middle School/High School campus classroom, gymnasium and campus site improvements by June 2021. The project includes 3 new classroom buildings, a 2nd gymnasium, new Elem cafeteria and central campus improvements. Building capacity should handle student growth for the next 10-20 years.  Wood products firms in area (Frank Lumber, Freres Lumber) are doing well. No significant changes are anticipated.

<p>Infrastructure Projects (e.g. transportation and utilities)</p>	<p>City will complete \$2.5 million water system upgrade in 2023. Replaces aging water mains.</p> <p>North Santiam Canyon communities will complete a Wastewater Facilities Plan for Mill City, Gates, Detroit and Idanha. Funding not expected for 5-10 years. Mill City's WWTF appears to be adequate and will handle growth in the City for the next 5-7 years.</p>
<p>Other Factors Promoting Population or Housing Growth</p>	
<p>Other Factors Hindering Population or Housing Growth</p>	
<p>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.</p>	
<p>Comments?</p>	

SUMMARY	Suburb of 1300 people directly north of Albany. 30 minutes from Corvallis and Lebanon by car. Most housing is owner occupied, low vacancy, some construction in past 3 years. Thinks current pop estimates are low. Currently 80 SFR units under construction with 90 more in permitting. No more annexation opportunities for residential land without UGB expansion. Three primary owners of remaining 200 acres of residential land unwilling to sell/develop. Supply of 400 acres of industrial land for development.
County	Linn
Timestamp	11/23/2020 15:22
Email Address	jgabell@cityofmillersburg.org
Jurisdiction	City of Millersburg
Name and Title	Jake Gabell - Deputy City Recorder
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	We believe we may have an even split between retirees and families which represent individuals with jobs more related to “professionals” including a large number in engineering, medical, law enforcement, fire service, etc.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Majority of housing is owner occupied with very low vacancy rates. The largest percentage of homes have been constructed in the last three years.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	See other survey response
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	
Infrastructure Projects (e.g. transportation and utilities)	Ti Square addition, 10-20 employees 2021; Intermodal Center 2022; The City of Millersburg and Linn County combined own 407 acres of industrial zoned property within our city limits which have a number of projects/state leads looking at the properties.
Other Factors Promoting Population or Housing Growth	New fire station to start construction in 2021 with new road providing access to City owned industrial zoned property. Pacific Power has purchased 4.5 acres of industrial zoned property for a new power substation.
Other Factors Hindering Population or Housing Growth	The city does not currently have any property remaining within our UGB which has not been annexed into the city. The majority of remaining residential buildable lands (approximately 200 acres) currently rests with three primary owners who state they are not interested in selling their properties currently or in the near future for development.

<p>Other findings, including, if not discussed above:</p> <p>(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.</p>	<p>The City has started a housing needs analysis and buildable lands survey to explore potential need for expansion of our UGB.</p>
<p>Comments?</p>	<p>(a) Our development code was just updated and includes a mixed use zone near the freeway interchange with Hwy. 99E currently owned by Samaritan Health, which allows for mixed use higher density housing with health care/commercial development.</p> <p>(b) Our population growth the past three years has exceed previous stated estimates.</p> <p>(c) No disaster impacts</p> <p>(d) We have a large industrial base which represent essential service providers including operations related to national security, aerospace, medical, energy, defense, electronics, and high performance materials and advanced alloys with one employer planning on \$35 million in investments and do not expect a significant impact on these employers due to COVID-19 at this time.</p>

SUMMARY	Town of 300 roughly 15 minutes to Lebanon and Sweethome. Seven new houses in recent years. City administrator sees the city being lifted by tide of Lebanon and Sweethome's growth. Limited land in UGB.
County	Linn
Timestamp	11/5/2020 11:32
Email Address	sodaville@cityofsodaville.org
Jurisdiction	City of Sodaville
Name and Title	Judy K. Smith City Administrator
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	Population increase last 2 years. 7 new houses. Majority white race.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	7 new houses.
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)	n/a
Infrastructure Projects (e.g. transportation and utilities)	2 new paving projects. Pipeline water project PER completed, implemented over next 2 years. (City of Lebanon to City of Sodaville for supplemental water)
Other Factors Promoting Population or Housing Growth	Surrounding community growth (Lebanon and Sweet Home) increasing population in those cities but people are preferring the small city atmosphere to live.
Other Factors Hindering Population or Housing Growth	Small UGB, may have to increase in a few years if possible.

<p>Other findings, including, if not discussed above:</p> <p>(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.</p>	
<p>Comments?</p>	

SUMMARY	Town of 800 people, 30 minutes from Albany and 45 minutes from Salem. Low vacancy rates, yet limited construction likely due to limited economic base, lack of proximity to employment centers, and land constraints due to flood hazards.
County	Linn
Timestamp	11/4/2020 11:57
Email Address	cmartin.cityofscio@smt-net.com
Jurisdiction	City of Scio
Name and Title	Cathy I Martin, Administrative Assistant
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Vacancy rates are low, turnover occurs within 30-60 days of vacation
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	8 unit Duplex project located in the South Addition to Scio, is expected to be completed in 2023
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	
Infrastructure Projects (e.g. transportation and utilities)	City Sewer Renovation Project - plan to start construction FY' 2022-2023
Other Factors Promoting Population or Housing Growth	
Other Factors Hindering Population or Housing Growth	Most of the Buildable Lands Area inside the city limits and the UGB are located within the Special Flood Hazard Area

<p>Other findings, including, if not discussed above:</p> <p>(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.</p>	
<p>Comments?</p>	



SUMMARY	Town of 1300 about 15-20 minutes drive from Albany and Corvallis. Low vacancy, little land. See next entry.
County	Linn
Timestamp	11/9/2020 12:20
Email Address	bev@cityoftangent.org
Jurisdiction	City of Tangent
Name and Title	Bev Manfredo, Finance Director
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Very low vacancy rates.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	None known
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	None known
Infrastructure Projects (e.g. transportation and utilities)	None known
Other Factors Promoting Population or Housing Growth	None known
Other Factors Hindering Population or Housing Growth	Land

<p>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.</p>	<p>None known.</p>
<p>Comments?</p>	

SUMMARY	Low vacancy, sparse development activity. Recent and expected economic growth of 30+ service and traded sector jobs. Limited vacant parcels zoned residential. Wetlands and large minimum lot sizes also constrain land supply.
County	Linn
Timestamp	11/11/2020 13:28
Email Address	creed333@live.com
Jurisdiction	City of Tangent
Name and Title	City Planner
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	None to note. There has been little or no noticeable change in Tangent's population demographics over the past year.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	One or two new residences were constructed or manufactured homes placed. City hall can provide more specific information on this, though they are out of the office at the time of this writing. There are virtually no vacant residences in town, to my knowledge. One non-conforming residence in a commercial zone has been remodeled, and mixed R/C use has been instigated there. Land use approval is pending.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	<p>One existing dwelling which was the former site of an adult foster home recently established a new AFH, with four or five clients and two owner operator residents. This was occupied in the last six months.</p> <p>While no development plan is in place, app. 1.6 acres of land was recently annexed and zoned for medium density (8-16 units per acre) residential development on the far north end of town, 550' away from the current terminus of public sanitary sewer. Two intervening, though non-adjacent, properties to the south were also annexed into the city limits, though no city zoning has yet been assigned. They are both likely to eventually contain residential zoning components, though it is unknown when they will seek city zoning.</p>
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	<p>Relocation of Oregon Powdercoating from one location in town to a newly developed site (Summer 2020) resulted in an unknown number of newly hired employee, likely 10 or less. This is phase 1 of a 5 phase commercial/industrial complex with potential self-storage and other, as yet undetermined uses to come (by 2025).</p> <p>Cascade Equine Veterinarian is underway constructing phase 1 of a new horse campus which will employ 5-8 people and include a couple of students on site. Completion and occupancy of phase 1 slated for 2021. Timing for additional phases is unknown.</p> <p>L&amp;M Fabrication currently employees about 110, 10 of which were hired within the past six months. A recently-approved expansion (complete in fall 2020) permits a full build out scenario within the next five years consisting of 140 employees total.</p>

	<p>Pacific Landscape Services (PLSI) was recently approved and located in town, with 15 current employees, anticipating 24 total by 2022.</p>
<p>Infrastructure Projects (e.g. transportation and utilities)</p>	<p>Tangent Drive re-construction is on ODOT's STIP for 2024. To include bike/ped improvements; surfacing; storm water detention; street trees.</p> <p>Highway Improvements on Oregon Hwy 99E occurring in association with 3 private developments on the south end of town, totaling about 550 lineal feet (2 of the 3 projects abutting) and 210 lineal feet (the 3rd project not abutting the other two). Include storm drainage improvements; two 10' wide shared bike / pedestrian (multi-use) paths; and (private side) large canopy street trees. Projected completion 2021.</p> <p>Oregon Powdercoating also built over 600 lineal feet of multi-use path and street trees on their new property fronting on Old Hwy 34.</p> <p>Minor storm water improvements have occurred. The city has no public water, and no major sanitary sewer projects have taken place or are currently planned.</p>
<p>Other Factors Promoting Population or Housing Growth</p>	<p>Working with DLCD regarding regional housing needs analysis, in hopes of arriving at current BLI and housing and commercial/industrial land needs data for the city.</p>
<p>Other Factors Hindering Population or Housing Growth</p>	<p>Apparent lack of available, vacant land zoned for residential development. Natural resources such as flood plain, wetlands and riparian areas constrain prospective development of the city's extremely limited existing supply.</p>

<p>Other findings, including, if not discussed above:</p> <p>(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.</p>	<p>a) 1. It is difficult for the plan and code to respond to changing circumstances, priorities or perspectives due to a self-imposed requirement that all changes to those planning documents must be ratified by a majority citizen vote.</p> <p>2. 67% of city residential zoning has a minimum lot size of 10,000 s.f., precluding or discouraging more urban densities.</p> <p>3. I have not had discussions with prospective residential developers to discern whether factors such as the lack of a public water system, SDC's, or other influences make Tangent more or less desirable for building, e.g., a subdivision or multi-family development.</p> <p>b) No current studies exist. PSU is our source of information for the best population numbers for our community.</p> <p>c) Tangent is not in the canyons but on the valley floor; we did not see direct adverse impacts like our nearby neighbors to the east, only smoke and ash like all of us. Our hearts go out to those truly and so tragically affected. We have not experienced housing or economic fallout from the wild fires, and there was no impact on infrastructure.</p> <p>d) Applications for development have been unusually slow since the pandemic set in. It has become increasingly difficult to conduct regular city business, and particularly to host public hearings.</p>
<p>Comments?</p>	

## 6. Appendix B: Detail Population Forecast Results

<b>Age</b>	<b>2020</b>	<b>2021</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
<b>0-4</b>	7,882	7,404	7,188	6,926	6,845	7,054	7,329
<b>5-9</b>	7,827	7,893	7,851	7,522	7,248	7,163	7,381
<b>10-14</b>	7,732	8,154	8,354	8,363	8,013	7,722	7,631
<b>15-19</b>	7,713	8,101	8,417	8,677	8,684	8,323	8,020
<b>20-24</b>	7,131	6,544	7,738	8,331	8,592	8,592	8,237
<b>25-29</b>	7,748	8,221	6,516	7,495	8,073	8,325	8,328
<b>30-34</b>	7,797	9,134	9,037	6,822	7,816	8,428	8,687
<b>35-39</b>	8,484	8,647	9,692	9,979	7,531	8,637	9,311
<b>40-44</b>	7,859	7,712	8,834	10,331	10,619	8,010	9,202
<b>45-49</b>	7,772	7,195	7,809	9,132	10,681	10,979	8,281
<b>50-54</b>	7,847	7,567	7,558	8,077	9,449	11,051	11,359
<b>55-59</b>	8,092	8,093	7,689	7,802	8,341	9,759	11,414
<b>60-64</b>	8,357	8,580	8,409	7,862	7,979	8,531	9,984
<b>65-69</b>	7,709	8,439	8,587	8,421	7,877	7,991	8,547
<b>70-74</b>	6,692	7,248	7,928	8,227	8,059	7,547	7,648
<b>75-79</b>	4,807	4,652	6,007	6,989	7,237	7,081	6,658
<b>80-84</b>	3,182	2,980	3,574	4,681	5,425	5,609	5,479
<b>85+</b>	2,689	2,568	2,845	3,452	4,433	5,328	5,798

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.

