

Coordinated Population Forecast



2021

Through

2071

**Marion
County**

Urban Growth

Boundaries (UGB)

& Area Outside UGBs

Photo Credit: Gary Halvorson, March 2005.

[https://commons.wikimedia.org/wiki/File:Public Service Building \(Marion County, Oregon scenic images\) \(marD0027c\).jpg](https://commons.wikimedia.org/wiki/File:Public_Service_Building_(Marion_County,_Oregon_scenic_images)_ (marD0027c).jpg)

**Coordinated Population Forecast for Marion 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

This project is funded by the State of Oregon through the Department of Land Conservation and Development (DLCD). The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

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

The PRC project staff wish to acknowledge and express gratitude for support from the Forecast Advisory Committee (DLCD) and the hard work of many people who contributed to the development of these forecasts by answering questions, lending insight, providing data, or giving feedback.

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).

Table of Contents

1. Methodology.....	6
1.1 Data and Assumptions	6
2. County Summary.....	7
3. Historical Trend and Population Forecast.....	7
3.1 County Population	7
3.2 Births and Deaths.....	8
3.3 Migration.....	10
3.4 Age Structure	11
3.5 Race/Ethnicity	13
3.6 Component of Change	13
3.7 Sub-Area Population	14
3.7.1 Larger UGBs.....	15
3.7.2 Smaller UGBs.....	16
4. Glossary of Key Terms.....	18
5. Appendix A: General Survey and Responses for the Oregon Forecast Program	19
6. Appendix B: Detail Population Forecast Results.....	49
7. Appendix C: Comparison of Current and Previous Forecast.....	50

List of Figures

Figure 1. Historical total county population and AAGR, 1975-2020.....	7
Figure 2. Forecasted total county population and AAGR, 2021-2071.	8
Figure 3. Historical and projected total fertility rate (TFR), 2010-2045.....	9
Figure 4. Historical and projected annual births/deaths trend, 2010-2045.	9
Figure 5. Net migration rates by age in Marion County and Oregon, 2000-2010.	10
Figure 6. Historical and projected total county net migration, 2011-2045.	11
Figure 7. Population structure by age and sex, 2000, 2010, 2030, and 2045.....	12
Figure 8. Components of population change, 2021-2045.	14

List of Tables

Table 1. County population by race/ethnicity.	13
Table 2. Historical and forecasted population and AAGR in Marion County and its sub-areas.	15
Table 3. Population forecast for larger sub-areas and their shares of county population.....	16
Table 4. Population forecast for smaller sub-areas and their shares of county population.	17

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 2011¹. 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.

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

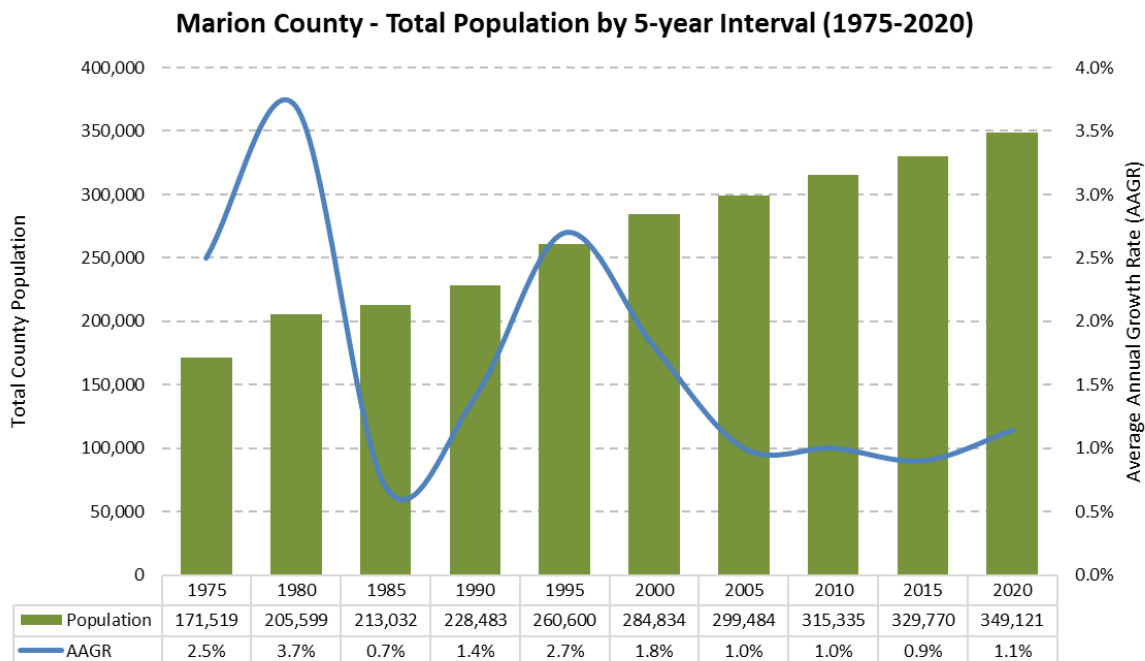
2. County Summary

Marion county's economic base is government, agriculture, food processing, and manufacturing. The county centers on the county seat, Salem, which is home to about half the county's population. Based on the general and housing surveys collected by the Population Research Center, steady housing developments in Salem and communities within commuting distance to Salem/Portland/Albany are expected to continue. Smaller cities seem to grow based on availability of annexed/annexable undeveloped land within their UGB usually used for single family residential (SFR) subdivisions. Growing cities also cite low infrastructure barriers to development. Some smaller cities proposed infrastructure development plans that are taking or will take place within their UGBs, which can promote future population growth in these areas.

3. Historical Trend and Population Forecast

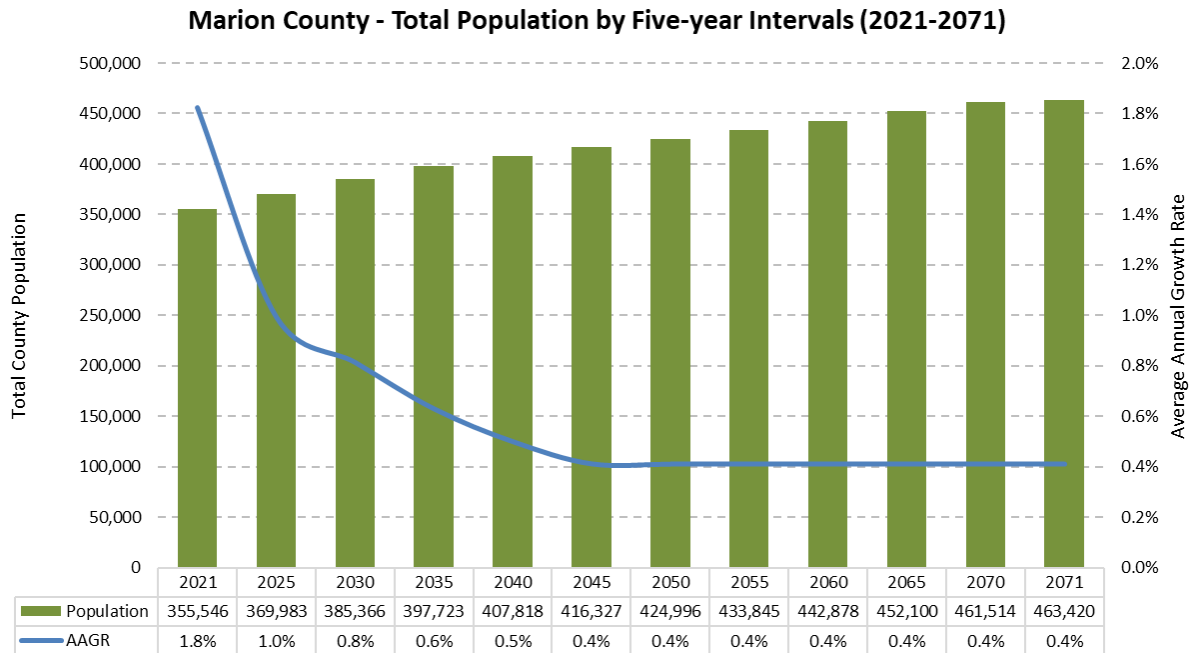
3.1 County Population

Marion County's population growth reached its peak in 1975-1980 at 3.7% and has remained around 1.0% since 2005. Over the period from 1975 to 2020, Marion County's population increased from 171,519 to 349,121, reflecting a 104% growth in a 45-year timeframe (Figure 1). The county-wide population experienced the most robust growth in the late 1970s and the 1990s. The forecast shows that the county's population will increase to 416,327 in 2045 and 463,420 in 2071, reflecting a total of 30% growth over 50 years. The county is forecasted to experience a relatively higher population growth rate in the next several years. The AAGR is anticipated to gradually decline to around 0.4% by 2045. This rate is carried out to the rest of the forecast.



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.



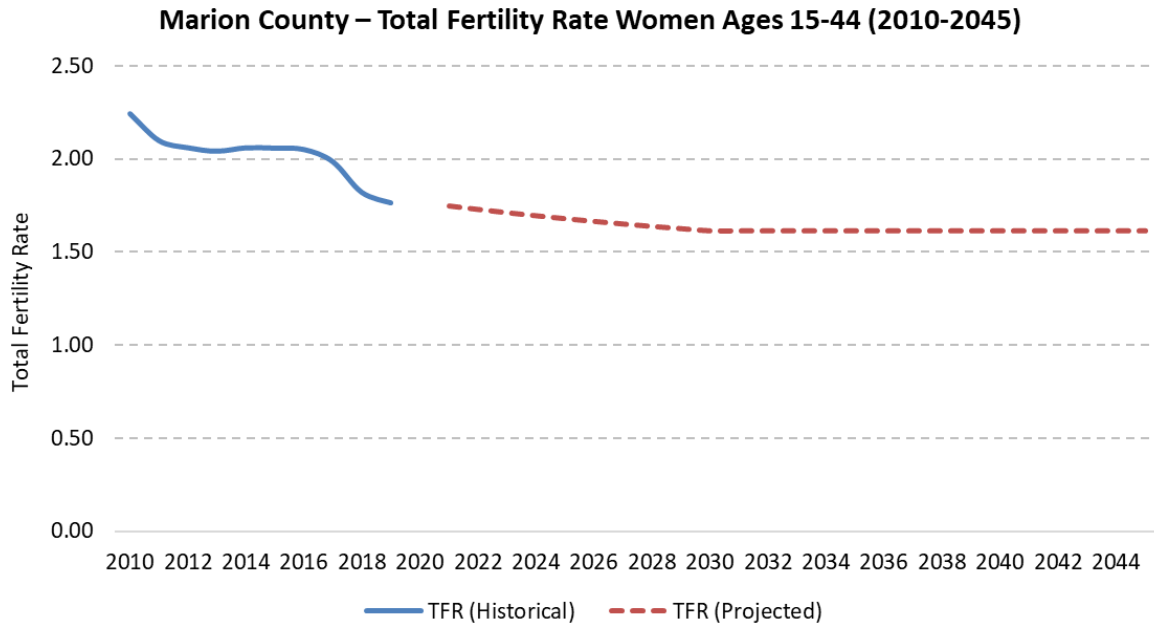
Source: Forecast by Population Research Center (PRC).

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

3.2 Births and Deaths

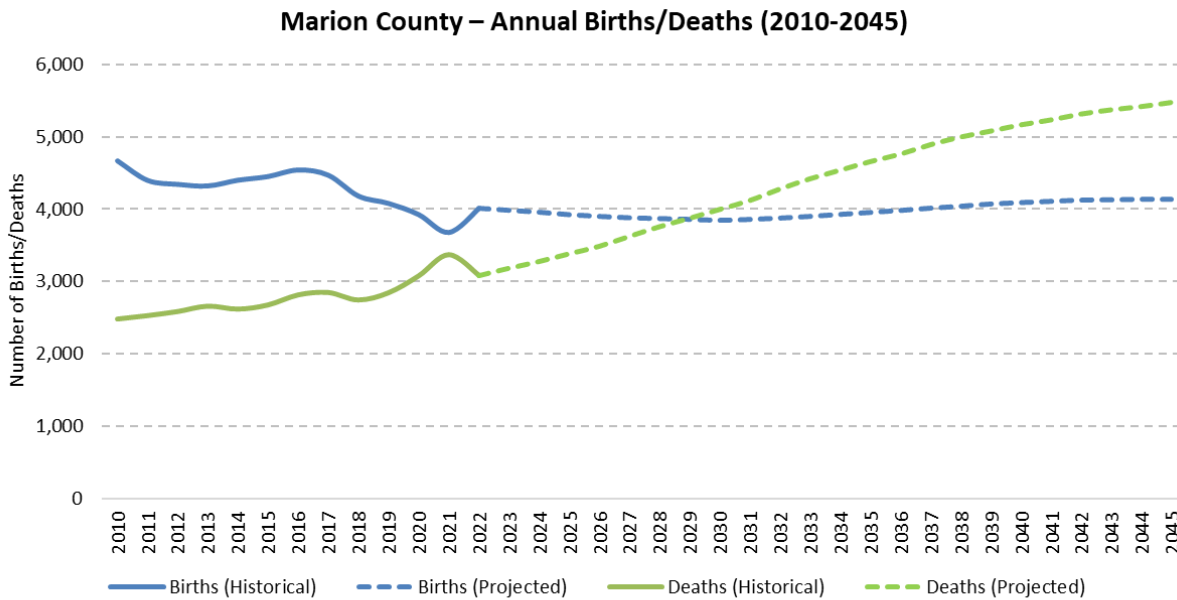
The total fertility rate (TFR) for women between the ages of 15 and 44 is shown in Figure 3. Marion County’s TFR experienced a drop after 2016, in which the TFR declined to under 2.0 in 2017 from 2.05 in 2016. Because of the recent declining trend, the TFR in Marion County is projected to remain in the 1.62-1.75. 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 excluded. Nonetheless, the impacts associated with COVID-19 are expected to diminish in the next several years and the TFR is expected to return to normal.

As shown in Figure 4, the county-wide annual births are projected to remain in the upper 3,000 and lower 4,000 range. In contrast, annual deaths are projected to increase significantly in the next several years and outnumber annual births by 2029. By 2045, the projected annual births and deaths are 4,138 and 5,474, respectively. Preliminary and estimated birth and death data are shown for 2020 and 2021 to reflect impacts associated with the COVID-19 pandemic. Fewer births and more deaths in 2020 and 2021 can be attributed to changing behaviors in response to the pandemic.



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.

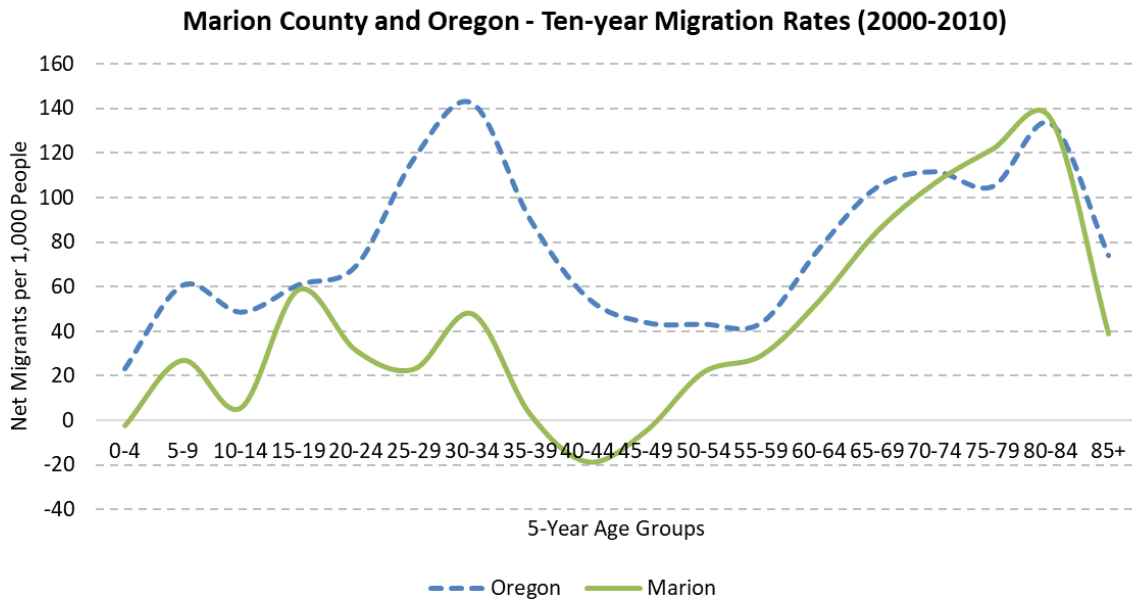


Source: Oregon Health Authority, Center for Health Statistics. Forecast by Population Research Center (PRC)
 * For illustration purposes, the 2020 preliminary data was used because the final data is not available at the time of the report.

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, Marion County has had significantly lower net migration rate in the younger age groups. Historical data showed that Marion County had considerably higher net migration rate in the older age groups, that is, people over 65, compared to that of the younger age groups. This net migration pattern implies that Marion County is more likely to experience a significant increase of older population while the share of population under 65 decreases.

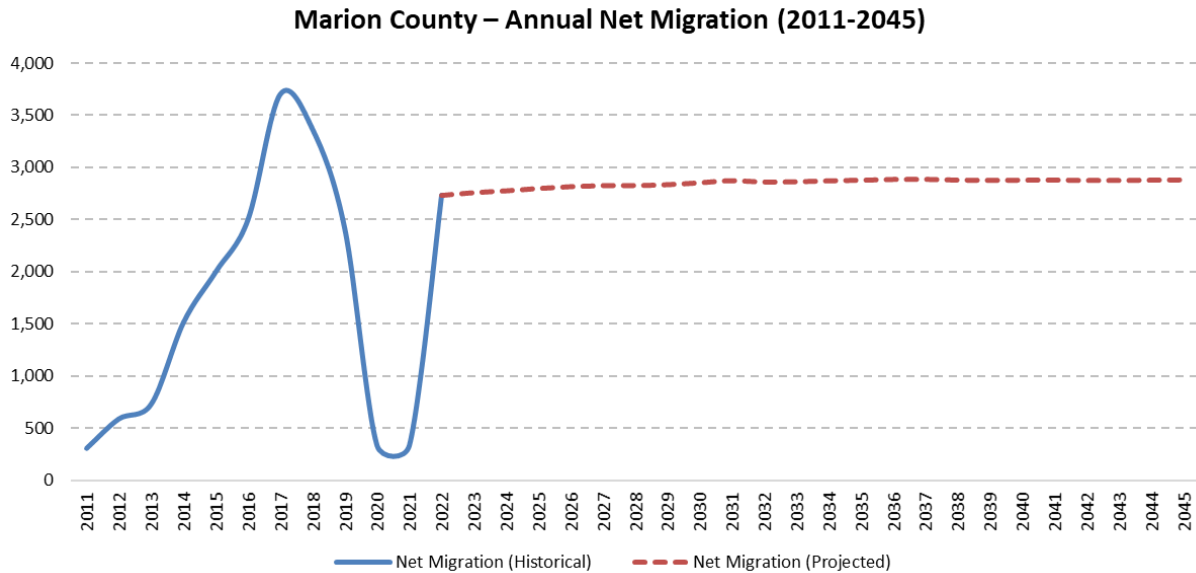


Sources: Center for Demography and Ecology, University of Wisconsin-Madison. Calculated by Population Research Center (PRC).

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

The net migration rates applied to the forecast were based on the historical rates shown in Figure 5, minor adjustments were implemented based on recent comments and information collected from the county and/or cities. After consulting representatives from Marion County, the DLCD, and cities within the county, the PRC forecast team agreed that the net migration rates among older population required further adjustments in Marion County to reflect the realistic population trend. The net migration applied in the results allocated the net migration rates among other age groups, specifically in the younger and middle-age age groups, instead of having a cluster of net migration in the 65+ age groups.

As shown in Figure 6, Marion County’s net migration reached a peak of 3,705 in 2018. Lower net migration during 2020 and 2021 may be related to the COVID-19 pandemic, in which during this time, travel restrictions and behavioral changes have reduced the number net migration. The long-term projection of net migration remains in the mid to upper 2,000s.

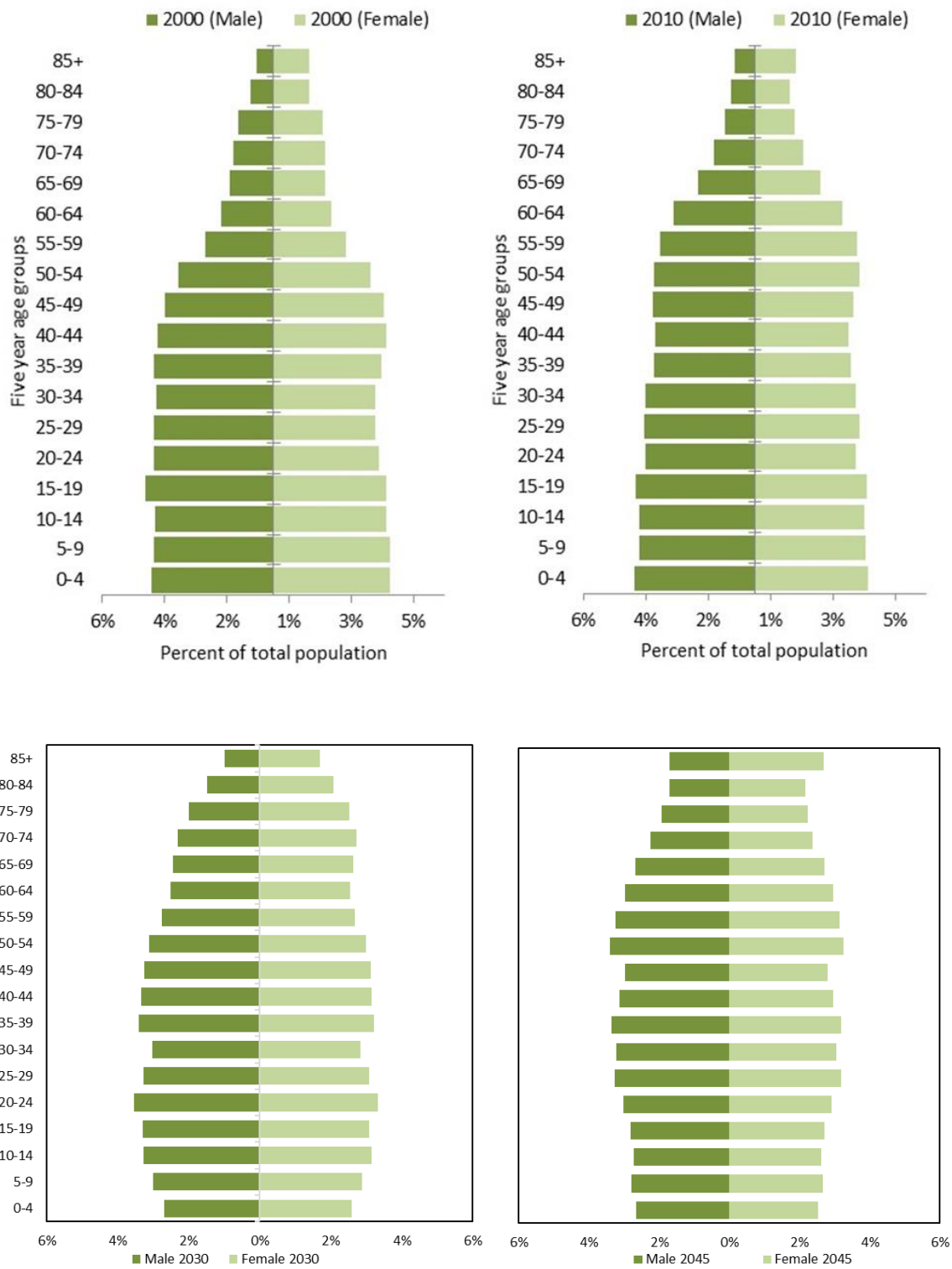


Sources: PRC Estimates. Calculated by Population Research Center (PRC).

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

3.4 Age Structure

Compared to the 2000 and 2010 decennial census, the forecast shows the younger population aging forward and the proportion of the older population increases (Figure 7). While population 85+ only accounted for about 2% of the county population in 2010, this percentage increases to 3% in 2030, and then to 5% in 2045. The proportion of the youngest age groups (e.g., 0-4, 5-9, and 10-14) is projected to decrease. The changing age structure can be attributed to many factors, including longer life expectancy, lower fertility rate, and higher net migration in population over 65. Relatively lower net migration in population between the ages of 35 and 50 can impact the net migration for children under 18, as they often move with their parents.



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 Marion County from the 2000 and 2010 census, as well as the 2019 American Community Survey (ACS) estimates. It is important to note that the 2019 ACS is an estimation, and the sampling methodology is different from the 2000 and 2010 census. Race factor was not included as a part of the forecast but is provided in this report for reference. Among non-White alone and non-Hispanic/Latino populations, population that identified as “two or more races” showed the most absolute change between 2000 and 2019, followed by Native Hawaiian and Alaska Native. The Hispanic/Latino population showed significant increase between the two periods, 2000-2010 and 2010-2019. Between 2000 and 2019, the Hispanic/Latino population showed a significant increase in both absolute number and county share. In the 10-year period between 2000 and 2010, the Hispanic/Latino population increased from 48,714 to 76,594, a 57% growth. According to the 2019 estimate, the Hispanic/Latino population grew to 90,277, a 18% growth from 2010.

Table 1. County population by race/ethnicity.

	2000		2010		2019 Estimates		Absolute change (2000-2019)	Relative Change (2000-2019)
Total population	284,834	100.0%	315,335	100.0%	339,641	100.0%		
Hispanic or Latino (of any race)	48,714	17.1%	76,594	24.3%	90,277	26.6%	41,563	85.3%
Not Hispanic or Latino	236,120	82.9%	238,741	75.7%	249,364	73.4%	13,244	5.6%
White alone	217,880	76.5%	216,758	68.7%	222,354	65.5%	4,474	2.1%
Black or African American alone	2,274	0.8%	2,906	0.9%	3,596	1.1%	1,322	58.1%
American Indian and Alaska Native alone	3,326	1.2%	3,290	1.0%	1,958	0.6%	-1,368	-41.1%
Asian alone	4,905	1.7%	5,790	1.8%	6,792	2.0%	1,887	38.5%
Native Hawaiian and Other Pacific Islander alone	967	0.3%	2,254	0.7%	2,973	0.9%	2,006	207.4%
Some other race alone	337	0.1%	411	0.1%	327	0.1%	-10	-3.0%
Two or more races	6,431	2.3%	7,332	2.3%	11,364	3.3%	4,933	76.7%

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. In Marion County, natural increase is projected to increase in the next several years and natural decrease occurs in 2029. Natural decrease continues throughout the rest of the forecast. Net migration remains positive and contributes to the county-wide population growth. Unusually lower net migration in 2021 was estimated using the 2020 migration data to reflect the potential impacts of the COVID-19 pandemic.

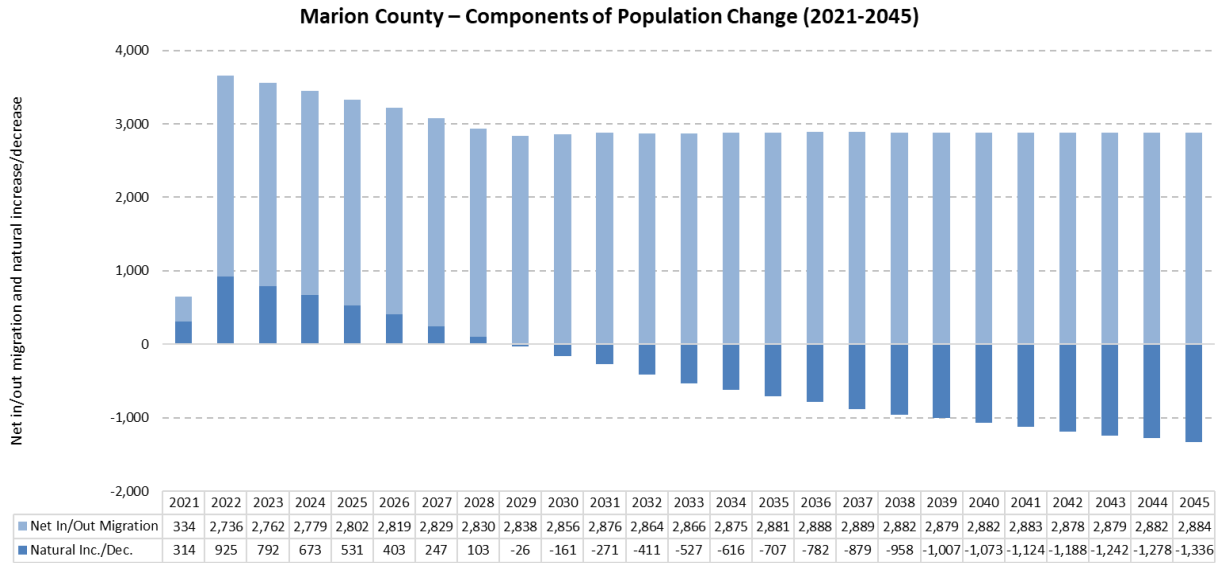


Figure 8. Components of population change, 2021-2045.

3.7 Sub-Area Population

All UGBs in Marion County are projected to growth according to the forecast. Smaller sub-areas show a more robust growth compared to larger sub-areas (Table 2). The Aurora, Donald, and Mill City UGBs are projected to experience an average annual growth rate of at least 2.0% between 2020 and 2045. With a projected population of 218,273 by 2045, the Salem UGB continues to be the most populated in Marion County. The Keizer UGB is the second most populated UGB in Marion County and is projected to have 44,927 people by 2045. Some smaller UGBs such as Aumsville, Detroit, Idanha, Jefferson, Mill City, St. Paul, and Turner are expected to have robust growth throughout the forecast period. In contrast, population outside of the UGBs is projected to decrease during the second half of the forecast period, mainly due to higher population increases within the UGBs.

Table 2. Historical and forecasted population and AAGR in Marion 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)
Marion County	284,834	315,335	1.0%	349,121	1.0%	416,327	461,514	0.7%	0.4%
Outside UGBs	46,237	45,596	-0.1%	61,285	3.0%	61,117	57,036	0.0%	-0.3%
Larger Sub-Areas									
Keizer	33,143	37,335	1.2%	38,590	0.3%	44,927	50,579	0.6%	0.5%
Salem (part)*	149,299	164,289	1.0%	177,362	0.8%	218,273	241,864	0.8%	0.4%
Silverton	8,215	9,864	1.8%	11,050	1.1%	13,289	14,996	0.7%	0.5%
Stayton	7,260	8,151	1.2%	8,159	0.0%	9,453	10,308	0.6%	0.3%
Woodburn	20,861	25,377	2.0%	25,882	0.2%	31,121	36,228	0.7%	0.6%
Smaller Sub-Areas									
Aumsville	3,211	3,771	1.6%	4,376	1.5%	6,250	8,609	1.4%	1.3%
Aurora	752	1,015	3.0%	1,023	0.1%	1,838	2,926	2.3%	1.9%
Detroit	272	209	-2.6%	205	-0.2%	269	357	1.1%	1.1%
Donald	632	1,013	4.7%	995	-0.2%	2,353	4,073	3.4%	2.2%
Gates (part)*	446	447	0.0%	498	1.1%	510	501	0.1%	-0.1%
Gervais	2,078	2,562	2.1%	2,624	0.2%	3,396	4,097	1.0%	0.8%
Hubbard	2,523	3,393	3.0%	3,454	0.2%	4,129	4,642	0.7%	0.5%
Idanha (part)*	138	80	-5.5%	90	1.2%	114	143	1.0%	0.9%
Jefferson	2,646	3,278	2.1%	3,335	0.2%	5,375	7,986	1.9%	1.6%
Mill City (part)*	327	336	0.3%	312	-0.8%	592	993	2.6%	2.1%
Mt. Angel	3,037	3,359	1.0%	3,595	0.7%	4,895	5,772	1.2%	0.7%
Scotts Mills	334	373	1.1%	387	0.4%	578	793	1.6%	1.3%
St. Paul	368	413	1.2%	440	0.6%	688	1,112	1.8%	1.9%
Sublimity	1,896	2,558	3.0%	3,050	1.8%	3,512	3,596	0.6%	0.1%
Turner	1,160	1,918	5.0%	2,410	2.3%	3,649	4,901	1.7%	1.2%

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

3.7.1 Larger UGBs

As shown in Table 3, among larger sub-areas, the Keizer and Salem UGBs account for most of the population shares. The Keizer/Salem combined UGB is shown as two separate UGBs instead of a combined UGB in this report. By 2045, there expect to be 218,273 people within Marion County’s portion of the Salem UGB. As the second most populated UGB in Marion County, the Keizer UGB expects to have 44,927 people by 2045. The Salem UGB is expected to account for 52.4% of the county population in 2045, compared to 50.8% in 2020. Woodburn is projected to maintain a steady growth within its UGB. With 31,121 people projected, Woodburn is expected to account for 7.5% of the county population by 2045. Both Silverton and Stayton UGBs are projected to maintain their current shares of the county.

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
Marion County	349,121	416,327	461,514	100.0%	100.0%	100.0%
Outside UGBs	61,285	61,117	57,036	17.6%	14.7%	12.4%
Larger Sub-Area						
Keizer	38,590	44,927	50,579	11.1%	10.8%	11.0%
Salem (part)*	177,362	218,273	241,864	50.8%	52.4%	52.4%
Silverton	11,050	13,289	14,996	3.2%	3.2%	3.2%
Stayton	8,159	9,453	10,308	2.3%	2.3%	2.3%
Woodburn	25,882	31,121	36,228	7.4%	7.5%	7.9%

Sources: PRC Population 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

As shown in Table 4, in 2020, Aumsville, Hubbard, Jefferson, and Mt. Angel are the only UGBs that account for 1% or more of the county population. This distribution is not projected to change in 2045. Nonetheless, other smaller sub-areas are projected to experience steady population increase within their UGBs throughout the forecast. Land-use and infrastructure limitations are usually common factors that restrict the growth in smaller UGBs. In this forecast, future infrastructure development plans are taken into consideration. In general, the smaller UGBs are projected to increase their shares of the county population in the future. The total county population share of smaller UGBs is expected to increase from 7.7% in 2020 to 10.9% in 2070.

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
Marion County	349,121	416,327	461,514	100.0%	100.0%	100.0%
Outside UGBs	61,285	61,117	57,036	17.6%	14.7%	12.4%
Smaller Sub-Areas						
Aumsville	4,376	6,250	8,609	1.3%	1.5%	1.9%
Aurora	1,023	1,838	2,926	0.3%	0.4%	0.6%
Detroit	205	269	357	0.1%	0.1%	0.1%
Donald	995	2,353	4,073	0.3%	0.6%	0.9%
Gates (part)*	498	510	501	0.1%	0.1%	0.1%
Gervais	2,624	3,396	4,097	0.8%	0.8%	0.9%
Hubbard	3,454	4,129	4,642	1.0%	1.0%	1.0%
Idanha (part)*	90	114	143	0.0%	0.0%	0.0%
Jefferson	3,335	5,375	7,986	1.0%	1.3%	1.7%
Mill City (part)*	312	592	993	0.1%	0.1%	0.2%
Mt. Angel	3,595	4,895	5,772	1.0%	1.2%	1.3%
Scotts Mills	387	578	793	0.1%	0.1%	0.2%
St. Paul	440	688	1,112	0.1%	0.2%	0.2%
Sublimity	3,050	3,512	3,596	0.9%	0.8%	0.8%
Turner	2,410	3,649	4,901	0.7%	0.9%	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	Town of 200 people an hour from Salem by car. Devestated by fire: 80% homes destroyed, all three hotels and almost all of commercial area. No new economic or housing development plans. Unclear whether people will rebuild. Population in town has been aging as well.
County	Marion
Timestamp	10/30/2020 12:58
Email Address	shengle@comcast.net
Jurisdiction	City of Detroit
Name and Title	Shelley Engle, Council Presidebt
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	Our city has aged. We have under 10 children of school age.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Due to the forest fires, we have lost 80% of homes, all hotels, and at this time of year, seasonal occupancy would be down anyway.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	We have no plans for new housing developments or group quarters facilities.
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	Economic development is stalled due to lack of infrastructure and sewers
Infrastructure Projects (e.g. transportation and utilities)	A planned sewer system, underground fiber and underground power lines
Other Factors Promoting Population or Housing Growth	none
Other Factors Hindering Population or Housing Growth	Forest fires and lack of industry, commerce and sewer system

<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 forest fires of Labor Day weekend were devastating to the City of Detroit. The retail/commercial district was almost 100% destroyed, as were 80% of all homes. Both marinas were destroyed as were all three hotels. There is one tiny restaurant left and a small convenience store. City Hall and the fire station have vanished. Schools left Detroit over 15 years ago.</p>
<p>Comments?</p>	

SUMMARY	See prior response.
County	Marion
Timestamp	10/30/2020 13:03
Email Address	shengle@comcast.net
Jurisdiction	City of Detroit
Name and Title	Shelley Engle, Council President
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	an aging population with very few children, and no racial diversity
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Almost complete devastation of housing, including hotels in Detroit due to the forest fires
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	None
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	None
Infrastructure Projects (e.g. transportation and utilities)	Hopeful sewers, underground fiber and underground power lines. Currently the water system has been destroyed and will not fully be online for another 8 months or so.
Other Factors Promoting Population or Housing Growth	None
Other Factors Hindering Population or Housing Growth	The Labor Day forest fires, lack of industry or commerce and lack of a sewer system

<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 almost and complete destruction due to the Labor Day forest fires, the timber wars due to the spotted owl, and lack of a sewer system has completely hindered the growth and development of the City of Detroit</p>
<p>Comments?</p>	

SUMMARY	See prior response. Town of 200 people an hour from Salem by car. Devastated by fire: 80% homes destroyed, all three hotels and almost all of commercial area. No new economic or housing development plans. Unclear whether people will rebuild. Population in town has been aging as well.
County	Marion
Timestamp	12/2/2020 9:12
Email Address	detroit@wvi.com
Jurisdiction	Municipality
Name and Title	Kelly Galbraith, City Recorder
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	City of Detroit 2nd home owners growing(younger group of people)full-time residents population not growing as much
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Hardly any vacancies in Detroit. Hard to find house rentals. Seasonal rentals more prevalent than more permanent rentals. Now 75% of homes gone due to wildfire.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	None
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	Do not know who will rebuild now. Too early to tell
Infrastructure Projects (e.g. transportation and utilities)	Do not know yet
Other Factors Promoting Population or Housing Growth	None
Other Factors Hindering Population or Housing Growth	The wildfires will hinder population growth as some people will not rebuild.

<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	Donald is a town of 1000, 15-20 minutes from the southern Portland metro and 15 minutes from Woodburn by car. UGB expanded by 90 acres in 2019. Only two housing units constructed in 2020, but 350-450 units were permitted in 2020 for development over the next decade (80% SFR). Still leaves 15 acres of undeveloped UGB land zoned for residential. Some small levels of employment growth this year, perhaps 10-20 jobs. City planning to expand sewer and water systems to support the new subdivision and an industrial park, but lacks budget to do so themselves. This raises issues for decade long subdivision build out.
County	Marion
Timestamp	11/30/2020 15:28
Email Address	hbyram@mwvcog.org
Jurisdiction	City of Donald
Name and Title	Holly Byram, City Planner
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	No changing trends noticed generally.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Only two new units housing units in 2020. Very low vacancy rates. No known seasonal vacation rentals.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	In 2020 the City of Donald approved the Harvest Gardens Subdivision which plans for 297 single-family homes over a 12-year timeframe. The subdivision also includes a pad for multi-family residential development, to include between 49 -133 additional multi-family units within the same 12 year time frame, to be determined. Phase 1 of the Subdivision designed with 29 homes will begin construction in early 2021.
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	New business licenses in 2020 included: two new small convenience stores, one food cart, three small specialty contractor/parts businesses, and the expansion of an existing electrical company. Only a couple of employees each of the above. The City was just notified that a lot in the Donald Industrial Park sold to a business specializing in lumber/trusses. Unknown job numbers associated with this yet.
Infrastructure Projects (e.g. transportation and utilities)	The City is underway planning projects to expand capacity of water and sewer systems in support of the Harvest Gardens Subdivision, as well as the full build-out of the Donald Industrial Park, and remaining UGB area.
Other Factors Promoting Population or Housing Growth	The City of Donald expanded their UGB by 87.6 acres in 2019. Of that expansion area, 76.7 acres were designated for residential development. Approximately 61.8 acres of that residential area were annexed in 2020 for the Harvest Gardens Subdivision described above (297 single-family homes plus at least 49 multi-family units). ODOT's project to redesign the Donald-Aurora I-5 Interchange will increase safety and capacity of the regional transportation system, and

	potential expansion of interchange area business park in Marion County Jurisdiction (outside of City UGB).
Other Factors Hindering Population or Housing Growth	Largest factor hindering growth is money for sewer infrastructure, water infrastructure, and transportation infrastructure.
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.	In 2019 the City adopted a package of code changes which included new PUD standards to guide residential growth, residential design standards, and a new Mixed Use Downtown zone which design standards for the small commercial core of the city.
Comments?	

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	Jefferson is a city of 3k people 25 minutes from Salem and 15-20 minutes from Albany by car. 42 housing units added in 2020, filling a need according to the respondent. Three apartment buildings currently proposed but not permitted. Limited economic development, though perhaps some new jobs related to a new broadband facility.
County	Marion
Timestamp	11/24/2020 13:37
Email Address	Adixon@mwvcog.org
Jurisdiction	City of Jefferson
Name and Title	Amy Dixon, Contact Planner
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	A 30-unit apartment complex was just completed. In the last year 12 new single family dwellings have been built.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	30-unit apartment was just completed. two more apartment complexes are being proposed along with a mixed use building (residential over commercial ground floor)
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	A new building has been submitted to house the local broadband provider. Unknown number of jobs this will create.
Infrastructure Projects (e.g. transportation and utilities)	A new water treatment plant is under way.
Other Factors Promoting Population or Housing Growth	A new TSP and a transportation service study between Albany and Salem area are two projects currently underway..
Other Factors Hindering Population or Housing Growth	Economy downturn impacts on retail business due to COVID

<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>There are code amendments in progress that will encourage needed dwelling units.</p>
<p>Comments?</p>	

SUMMARY	City of 39k directly north of Salem. Growth potential is limited by land/UGB constraints, therefore the city is increasing the allowed density in some residential and mixed use areas.
County	Marion
Timestamp	10/30/2020 15:25
Email Address	withams@keizer.org
Jurisdiction	City of Keizer
Name and Title	Shane Witham, Interim Community Development Director
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	
Infrastructure Projects (e.g. transportation and utilities)	
Other Factors Promoting Population or Housing Growth	We adopted a new overlay district in our commercial area to allow for more mixed use development and to reduce barriers to additional density in residential zoned parcels
Other Factors Hindering Population or Housing Growth	We are mostly built out to the limits of our shared UGB with Salem so growth potential is extremely limited.

<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 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	Mt Angel is a city of 4k people about 30-35 minutes from Salem. Residents tend to be elderly. Lots are large enough to partition, and that is more common now than in past. In addition, roughly 160 SFR homes are under construction. No economic development, some businesses closed due to pandemic. Low SDCs promote growth, large lot requirements hinder it.
County	Marion
Timestamp	11/23/2020 11:29
Email Address	ckemp@ci.mt-angel.or.us
Jurisdiction	City of Mt. Angel
Name and Title	Colby Kemp - Assistant to the City Manager
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	Population has been steadily increasing. Continue to see a large number of residents in the 65+ age range. Ethnicity percentages continue to remain steady. No influx in certain ethnicities.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Housing continues to expand in the form of new homes being constructed. More Partition applications submitted now than ever before. Mt. Angel has a definite lack of affordable and rental housing options. Buildable lands inventory needs to be conducted.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	Mt. Angel currently has three subdivisions under construction. Maryhill Phase III will consist of 43 single family homes, and is currently under construction with a completion target of 2021. Wachter Meadows will consist of 62 single family homes. They have been moving slowly, and hope to be completed by 2023. Grandview Estates, a 55+ community, will consist of 56 single family units. They should be completed in 2021.
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	No new business moving in to the City. Due to COVID we have lost 3 small businesses who have had to close due to lack of business.
Infrastructure Projects (e.g. transportation and utilities)	Transportation Plan update, Paving Projects for unimproved roads. Waterline Upgrade (Marion Court,) and a Sewer Trunk Line project.
Other Factors Promoting Population or Housing Growth	Interest from people wanting to move to this area. SDC fees are lower than surrounding cities.
Other Factors Hindering Population or Housing Growth	Lack of buildable lands inventory. Minimum lot size requirement of 7,000 sqft.

<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>No Comments</p>
<p>Comments?</p>	<p>None</p>

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 micro-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

	<p>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.</p>
<p>Other Factors Hindering Population or Housing Growth</p>	<p>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).</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>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</p> <p>Our existing Comprehensive Plan can be found here: https://www.cityofsalem.net/Pages/salem-area-comprehensive-plan.aspx</p> <p>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</p> <p>Our Economic Opportunities Analysis can be found here: https://www.cityofsalem.net/CityDocuments/econorthwest-economic-opportunities-analysis-2015-2035.pdf</p> <p>The City has declared housing emergencies this year, which have made it easier for permanent and temporary shelters to locate and expand in Salem.</p>
<p>Comments?</p>	

SUMMARY	City of 10k about 25-30 minutes east of Salem by car. Low vacancy. Roughly 270 units permitted (80% SFR) to be constructed over next 1-5 years. One large employer, a meat packing plant, is closing, leaving 80k sf of industrial space unfilled. No other economic development activity. Not all residential lots shovel ready, and may require infrastructure.
County	Marion
Timestamp	11/23/2020 11:09
Email Address	jgottgetreu@silverton.or.us
Jurisdiction	City of Silverton
Name and Title	Jason Gottgetreu, Community Development Director
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	Fairly steady
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Low vacancy, no demolitions the past two years
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	3 subdivisions that have received PC approval but yet to be constructed representing 138 lots that will be completed in the next year or two. 1 PUD with 64 apartments, 30 SFA, and 40 SFD also approved to be completed in phases over the next 5 years.
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	Large employer, BrucePac will be leaving town. No movement yet on filling the 80,000 sq. ft. facility
Infrastructure Projects (e.g. transportation and utilities)	Water Supply line upgrade in process
Other Factors Promoting Population or Housing Growth	Recent adoption of a Housing Needs Analysis
Other Factors Hindering Population or Housing Growth	Lack of available shovel ready lots

<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>None of the above listed issues appear to be having an impact on housing development in Silverton</p>
<p>Comments?</p>	

SUMMARY	City of 400 people, 15 minutes from Newberg and 20 minute from Wilsonville. Growth capacity limited due to water and sewer capacity. No housing or economic development activity.
County	Marion
Timestamp	10/30/2020 11:19
Email Address	recorder@stpaultel.com
Jurisdiction	St. Paul, Oregon
Name and Title	Petricia Wright, Recorder
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	It is about the same.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	none
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	none
Infrastructure Projects (e.g. transportation and utilities)	Well project; Wilson St. drainage project
Other Factors Promoting Population or Housing Growth	none
Other Factors Hindering Population or Housing Growth	Water and sewer reserves are at full capacity with the current population.

<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 reduction of revenues due to the loss of employment associated with the COVID-19 pandemic and also the loss of revenues from event rentals of the Community Hall have reduced the City's working capital to fund our projects.</p>
<p>Comments?</p>	

SUMMARY	See prior response for St. Paul. Same info.
County	Marion
Timestamp	11/10/2020 9:34
Email Address	stpaulcity@stpaultel.com
Jurisdiction	St Paul, Oregon
Name and Title	Cherry Haas, Treasurer
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	Stable, older population of 435 people
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Very limited new housing stock until new well is drilled.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	none
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	none
Infrastructure Projects (e.g. transportation and utilities)	water and sewer utility owned by the city. Electricity by PGE
Other Factors Promoting Population or Housing Growth	none--no new housing allowed at present
Other Factors Hindering Population or Housing Growth	water availability for new housing and new business is on hold

<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	Stayton is a city of ~8000 people 25 minutes from Salem and 35 minutes from Albany by car. Low vacancy. 51 SFR unit subdivision platted, 100 unit apartment in pre-app. No economic development activity. Proximity to Salem boosts demand, and land is available but without utility connections, limiting development interest.
County	Marion
Timestamp	10/30/2020 12:17
Email Address	dfleishman@ci.stayton.or.us
Jurisdiction	City of Stayton
Name and Title	Dan Fleishman, Planning & Development Director
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	No local information on birth rates; anecdotal observation of residents in new housing seems to be relatively few young families, mostly older (but not necessarily seniors, but beyond typical child-bearing), overwhelmingly Anglo
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	vacancy rates are low; no seasonal units; 1-2 demos or conversion to non-residential each year;
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	New subdivision of 51 single family lots just platted -- expect 2 year build-out; 100-120 unit apartment complex on horizon -- had preapplication meeting, but application not yet been submitted - expect possible construction/occupancy in 2022-23; other possible housing developments but nothing firm
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	no new construction of significant employers; Taco Bell just broke ground; nothing else in sight
Infrastructure Projects (e.g. transportation and utilities)	city is just completing Wastewater Master Plan; Adopted Transportation Master Plan in 2019; planning underway for roundabout at corner of Shaff/Wilco/Golf Club; planning underway for possible secondary water source
Other Factors Promoting Population or Housing Growth	proximity to Salem should promote growth; land available on outskirts of town, but may be overpriced.
Other Factors Hindering Population or Housing Growth	needed infrastructure extensions seem to be deterrent to 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>(a) The planning commission is working on a set of code amendments to provide greater flexibility and innovation in residential development -- moving away from a minimum lot size/frontage-based regulation to a density-based regulation; unknown when it will be adopted; Sewer capacity could impact ability to develop in some areas. Storm water is an issue. (b) nothing (c) The Santiam Canyon wildfires could result in additional demand for housing in Stayton -- particularly temporarily (d) COVID seems to have slowed things down, but not killed projects. we've had a couple of new businesses start up since the pandemic struck. we've extended approval deadlines in reaction to the virus</p>
<p>Comments?</p>	

SUMMARY	Woodburn is a city of 26k, 25-30 minutes north of Salem and 20 minutes from the southern edge of the Portland metro by car. According to the website the respondent passed along, roughly 290 housing units were permitted for construction in 2020, about 80% SFR. Additional land for subdivisions was also annexed, but without specific development plans. No clear economic development activity aside from infrastructure/planning projects. Growth promoted by competitive fee structure.
County	Marion
Timestamp	11/24/2020 15:38
Email Address	alyssa.nichols@ci.woodburn.or.us
Jurisdiction	City of Woodburn
Name and Title	Dan Handel - Associate Planner
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	See census bureau data
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Significant housing development interest in Single Family and Multi-family
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	See current projects webpage https://www.woodburn-or.gov/projects
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	See current projects webpage https://www.woodburn-or.gov/projects
Infrastructure Projects (e.g. transportation and utilities)	See current projects webpage https://www.woodburn-or.gov/projects
Other Factors Promoting Population or Housing Growth	Location between Salem and Portland Metro areas Competitive fee schedules
Other Factors Hindering Population or Housing Growth	Factors outside of the city's control

<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>	<p>No significant negative impacts from wildfires or COVID pandemic</p>

6. Appendix B: Detail Population Forecast Results

Age	2020	2021	2025	2030	2035	2040	2045
0-4	24,622	22,287	21,032	20,339	20,304	21,010	21,583
5-9	23,731	23,670	24,372	22,699	21,957	21,929	22,693
10-14	23,227	24,471	23,825	24,737	23,040	22,287	22,258
15-19	23,978	24,078	25,446	24,612	25,561	23,805	23,026
20-24	23,352	22,117	24,247	26,426	25,563	26,543	24,722
25-29	23,317	24,230	22,324	24,528	26,734	25,862	26,853
30-34	23,126	25,358	25,302	22,557	24,787	27,017	26,135
35-39	21,898	23,195	24,665	25,504	22,744	24,995	27,241
40-44	21,811	22,665	23,530	25,025	25,906	23,093	25,370
45-49	21,362	20,531	22,976	24,502	26,063	26,991	24,055
50-54	20,504	20,618	21,107	23,609	25,172	26,793	27,704
55-59	20,428	19,939	19,778	20,912	23,413	24,961	26,569
60-64	20,026	20,977	20,158	19,494	20,633	23,101	24,629
65-69	17,433	19,505	20,209	19,569	18,961	20,057	22,468
70-74	14,990	16,536	18,303	19,392	18,785	18,196	19,243
75-79	11,247	11,414	15,056	17,434	18,422	17,864	17,383
80-84	7,415	7,432	10,108	13,693	15,672	16,524	16,084
85+	6,654	6,523	7,543	10,334	14,005	16,789	18,310

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.

