

Coordinated Population Forecast



2022

Through

2072

**Coos
County**

Urban Growth
Boundaries (UGB)
& Area Outside UGBs

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 (2022-2072).

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

2022 – 2072

Prepared by

Population Research Center

College of Urban and Public Affairs

Portland State University

June 30, 2022

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1. Methodology

Counties were forecast using the cohort component method. Deaths and survival rates were projected based on historical trends (2000-2020) 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+ (i.e., 85-89, 90-94, 95-99, and 100+) using the proportion of each age group calculated from the single-year age group data in the 2010 decennial census. Age specific fertility rates were projected based on historical trends up to 2035 and held constant afterwards. The 2021 births data was not included in the projection model for two reasons: 1) the 2021 vital statistics were not finalized at the time of this report, and 2) due to uncertainties related to COVID-19 impacts on births and deaths, incorporating the 2021 births data into births and fertility rate projection may lead to errors such as underestimation. Nonetheless, the 2021 births and deaths numbers are included in Figures 3 and 4 to provide a more consistent visualization. Since the 2020 deaths data may be impacted by COVID-19, deaths were adjusted based on CDC's estimated excess deaths when forecasting future mortality rates to ensure these rates were not affected by short-term pandemic-related deaths.

Annual net migrants were calculated based on published data gathered from the IRS and the U.S. Census Bureau's American Community Survey (ACS) Public Use Microdata Sample (PUMS) and Population Estimates Program (PEP). Historical county level in-, out-, and net migration (domestic and foreign) were obtained from IRS and PEP (1991 – 2020). IRS provides domestic in- and out- while PEP provides domestic and foreign net. Age structures of gross migrants by direction (domestic in- and out- and foreign in-migration) were calculated for ACS Public Use Microdata Areas (PUMAs) which were used for migration to or from constituent counties. Future total net migrants were projected by applying an ARIMA model appropriate for each individual county.

The PRC estimate formed the baseline of the forecast for individual UGBs, with the difference in population between incorporated city and UGB boundaries estimated based on assignment of population in individual census blocks in each county into a UGB area and or city area, or balance of county. Populations in individual UGBs or in the balance of county were forecast by projections of individual components of the housing unit method of population estimation. Historical rates of population and housing unit change since 1990 were used to generate a weighted average annual rate of change. Jurisdiction-level vacancy rates and average household size were held constant from the 2020 decennial census. Population forecasts for sub-areas were then controlled by the county-level forecasts, e.g., sub-area populations were allocated using the county total (top-down approach), and the population summation of the sub-areas does not exceed the county population.

Forecast Program surveys were used to make adjustments to the baseline results for counties and UGB areas. Recent development and plans obtained from surveys were generally implemented in the first 5-10 years of the forecast, except where they indicate a change in long-run outlook. For the immediate period (2022-2030), the development rate derived from the surveys or received reports was applied before 2030. If no planned housing units were reported, recent development rate (2010-2020) or the overall county rate was used. For the later period (2030-2047), housing unit growth was based on either

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

a weighted average or an extrapolation of historic trend (1990-2020). Assumptions were made for individual cities based on knowledge obtained from the general surveys, housing surveys, as well as documentations (e.g., housing needs assessment, comprehensive development plans) received from the cities.

Many uncertainties still remain in understanding the climate change impacts on migration. Thus, specific scenarios of climate change, political unrest, or other shocks were not reflected in the current forecast. The forecast program methodology is described in further detail in an accompanying report available on the Population Research Center's website.

2. County Overview

Based on the general survey received in 2021, there has been an increase in permits for dwellings, additions, and remodels in addition to a substantial request for RV parks in Coos County compared to previous years. There has also been an increase in permits for dwellings, and an increase in second home ownership, short-term rentals, and primary homeownership. The primary migrating origins for people moving to Coos County are California and other parts of Oregon, and recent wildfires may play a role in people's decision in moving to the County according to our general survey. In the past few years Coos County saw a trend of people retiring in the area in addition to this trend there has been a new trend of people relocating families to more rural areas. Several cities such as Bandon and Coos Bay are increasing in size, yet growth is constrained in Coos county by high housing costs and a lack of professionals. Coos Bay, North Bend, and Coquille City are areas with the highest job counts according to the Census Bureau's OnTheMap tool² which shows the work and living places of workers from all industries.

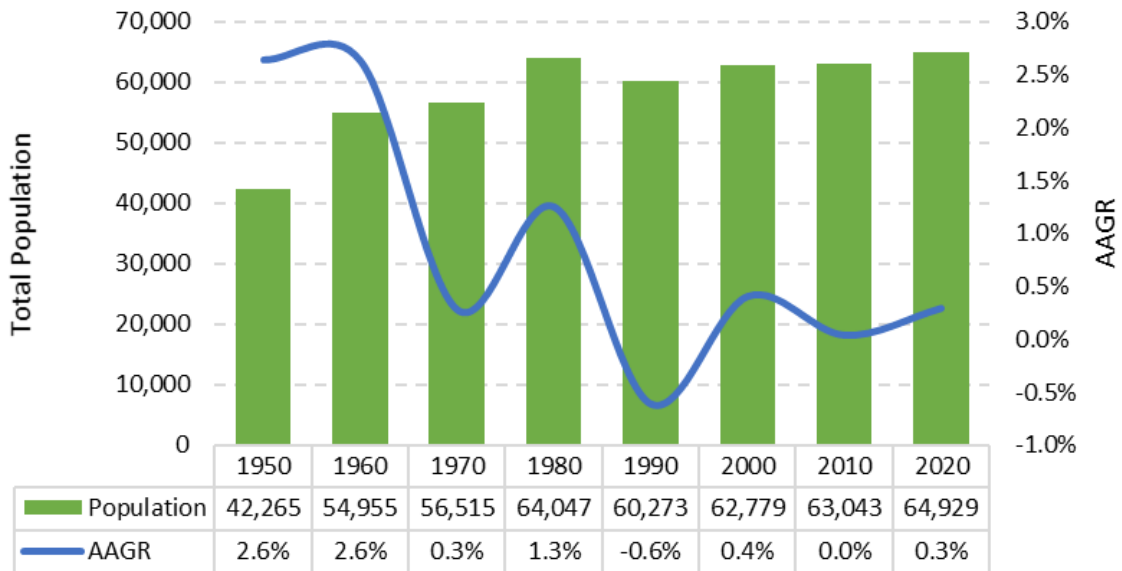
3. Historical Trend and Population Forecast

3.1 County Population

As illustrated in the Figure 1, Coos County's total population has been over 20,000 since the 1950 Census. The AAGR peaked in the 1960 Census, reaching 2.6%. Over the past 70 years, the county experienced several periods of high growth between 1950-60, 1970-1980, and 1990-00, reflected in the decennial censuses of 1960, 1980, and 2000. The county population declined in the 1980s but recovered in the decades since. Compared to censuses since 1950, the 2020 census reflects a decelerating growth rate. The total county population grew from 63,043 in 2010 to 64,929 in 2020. In the forecast, the county population's AAGR is projected to remain mostly positive over the next 50 years, although low—near 0.1% annually throughout the forecast period. At this forecast rate of growth, the county population reaches 67,093 in 2072, a net increase of 1,878 residents (Figure 2).

² <https://onthemap.ces.census.gov/>

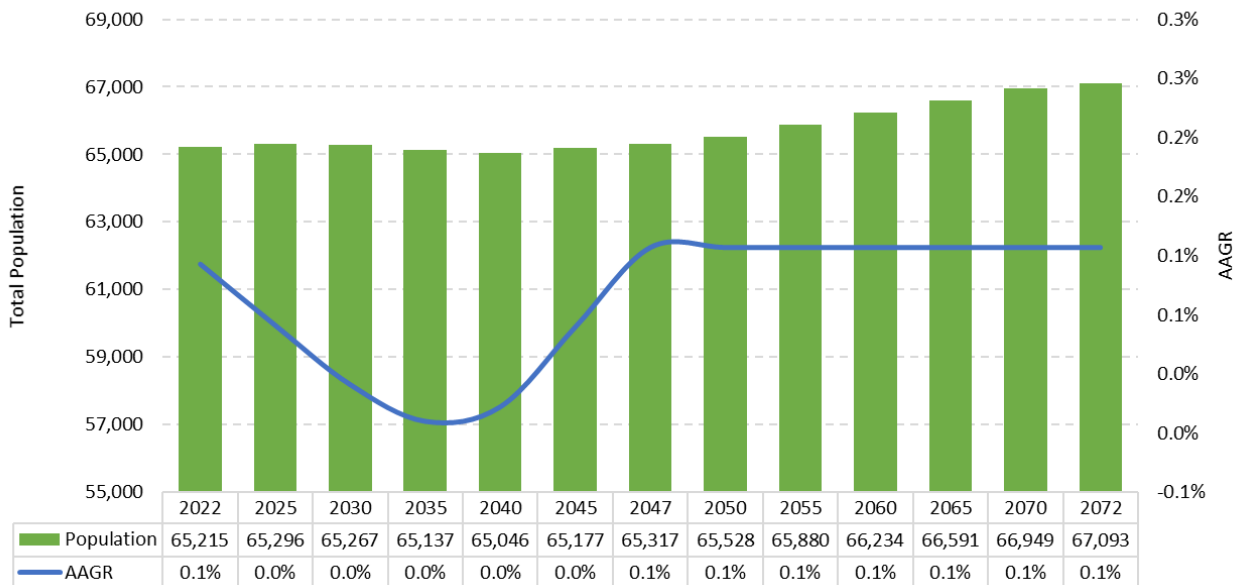
Historical Census Population



Sources: US Census Bureau, 1950, 1060, 1970, 1980, 1990, 2000, 2010, and 2020 Decennial Census.

Figure 1. Historical total county population and AAGR, 1950-2020.

Population Forecast by year (2022-2072)



Sources: Forecasted by Population Research Center (PRC).

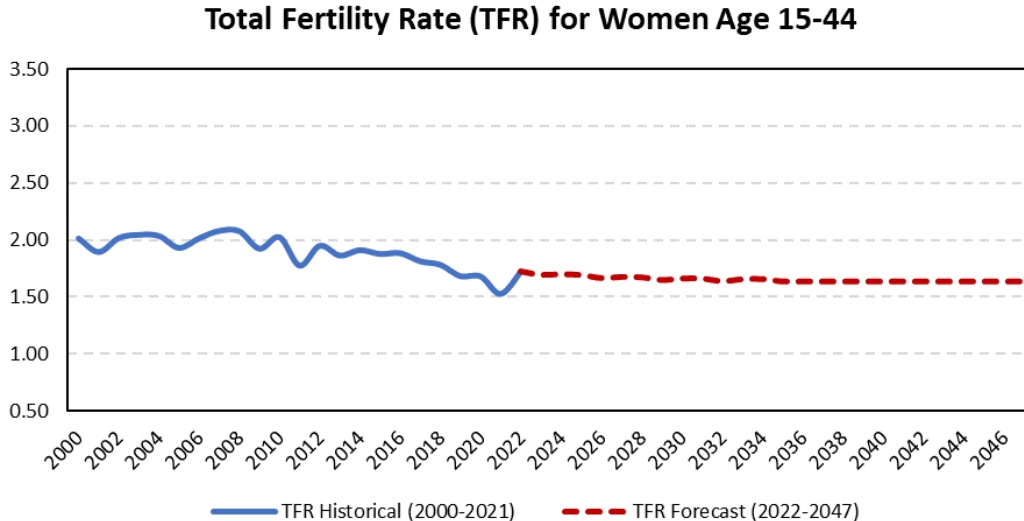
Figure 2. Forecasted total county population and AAGR, 2022-2072.

3.2 Births and Deaths

The total fertility rate (TFR) is shown in Figure 3. The TFR in the last 6 years has been declining slightly, down from 1.9 in 2014 to 1.7 in 2020. Compared to Oregon state, which experienced a TFR drop from 1.7 to 1.4 between 2014 and 2020, Coos County's TFR remains higher than the state. OHA's preliminary 2021 births data indicated a particularly lower TFR compared to previous years. This may be related to the impacts of COVID-19 on people's plan of having children. The TFR was 2.0 in 2010 and has been mostly above or close to 2.0 from 2000 to 2010. The TFR is projected to stabilize between 1.65 and 1.7 in the next 25 years.

The actual number of births can follow a different trend than TFR if there are unusually high or low numbers of women of childbearing age in a given year. Figure 4 includes historical and projected births (and deaths) in the county. Annual births are projected to slightly decrease in the next 8 years, to a low of approximately 550 in 2026, and thereafter recover slightly, to approximately 600 by 2038.

The number of deaths has been higher than births for the past two decades. This trend is likely to continue throughout the forecast period. In comparison, annual deaths continue to grow at a faster pace than births, reaching a peak of 1,166 in 2040. The county-wide annual number of deaths in 2020 was estimated to be 926. There was a clear increase in deaths according to the 2021 OHA preliminary data, which may mainly be associated with excess deaths related to COVID-19. Toward the end of the forecast period, annual deaths appear to show signs of decline. These dynamics are due to aging in the population, with the aging of the large baby boom cohort accounting for most of the increases in death counts during 2020-2040.

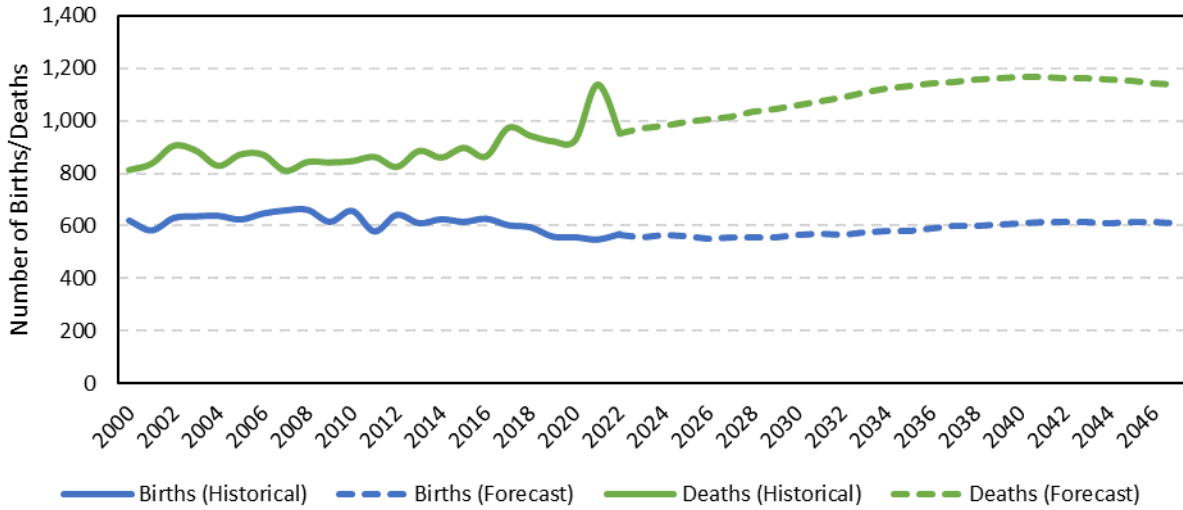


Note: OHA's vital statistics for 2021 are preliminary at the time of this report.

Sources: Oregon Health Authority (OHA), Center for Health Statistics. Calculations and forecast by Population Research Center (PRC).

Figure 3. Historical and projected total fertility rate (TFR), 2000-2047.

Historical and Forecast Annual Births and Deaths (2000-2047)



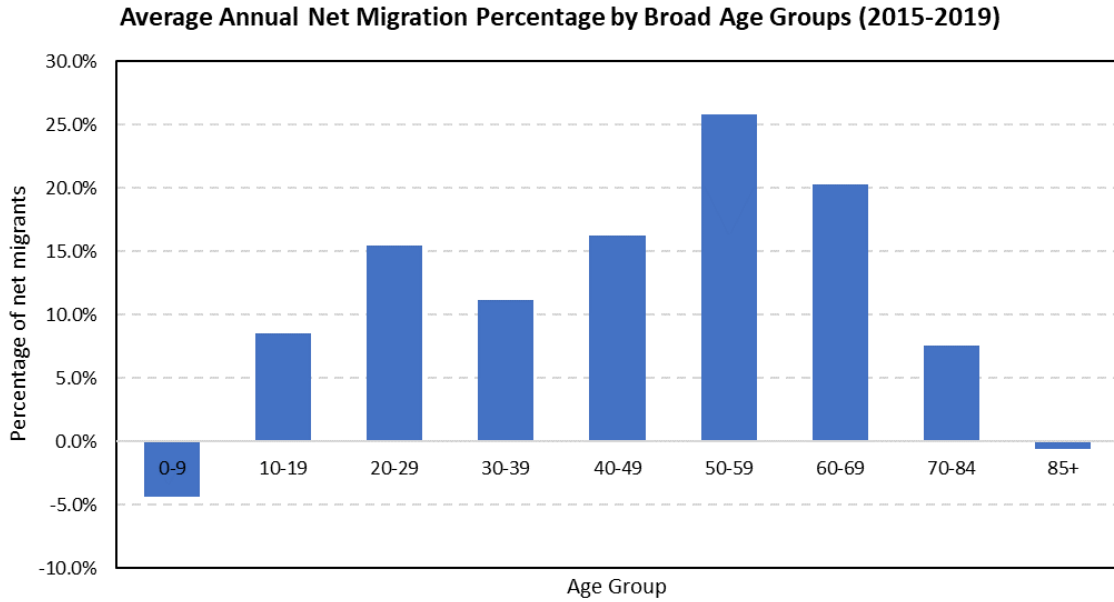
Note: OHA's vital statistics for 2021 are preliminary at the time of this report.

Sources: Oregon Health Authority (OHA), Center for Health Statistics. Calculations and forecast by Population Research Center (PRC).

Figure 4. Historical and projected annual births/deaths trend, 2000-2047.

3.3 Migration

Age-specific migration was estimated based on the 2006-2010, 2011-2015, and 2015-2019 5-year ACS. The age patterns were used from the ACS but controlled to the number of total migrants by direction (in or out) and domestic (inter-state or between counties in Oregon) or foreign. The overall net migrants for each county were adjusted for consistency with annual PRC population estimates. Figure 5 illustrates the percentage each 10-year age group accounts for among total county net migration calculated based on the 2015-2019 ACS migration flow. The older age groups accounted for the highest percentage of net migration in the county while the youngest and oldest age group showed negative net migration. Other age groups showed positive net migration.

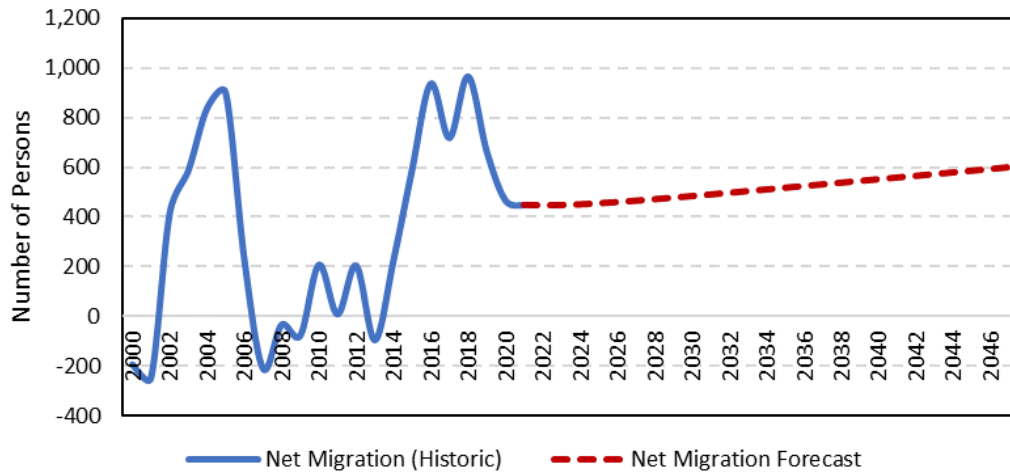


Sources: American Community Survey (ACS); Internal Revenue Services (IRS); US Census Bureau Population Estimated Program (PEP); Calculated by Population Research Center (PRC).

Figure 5. Percentage of net migrations by broad age groups in Coos County, 2015-2019.

As shown in Figure 6, the historic annual net migration in Coos County varied significantly between 2000 and 2020. County-wide net migration experienced some downturns in the late 2000s and early 2010s, which in some level reflect the impacts of the economic recession during that period. The county experienced the highest numbers of net migration in 2005, 2016, and 2018, in which the annual net migration reached over 900. The total annual net migration is projected to gradually over time and reach around 600 by 2047. The projected net migration falls in the mid-range when compared to the net migration data in the past 20 years.

Annual Net Migration (2000-2047)

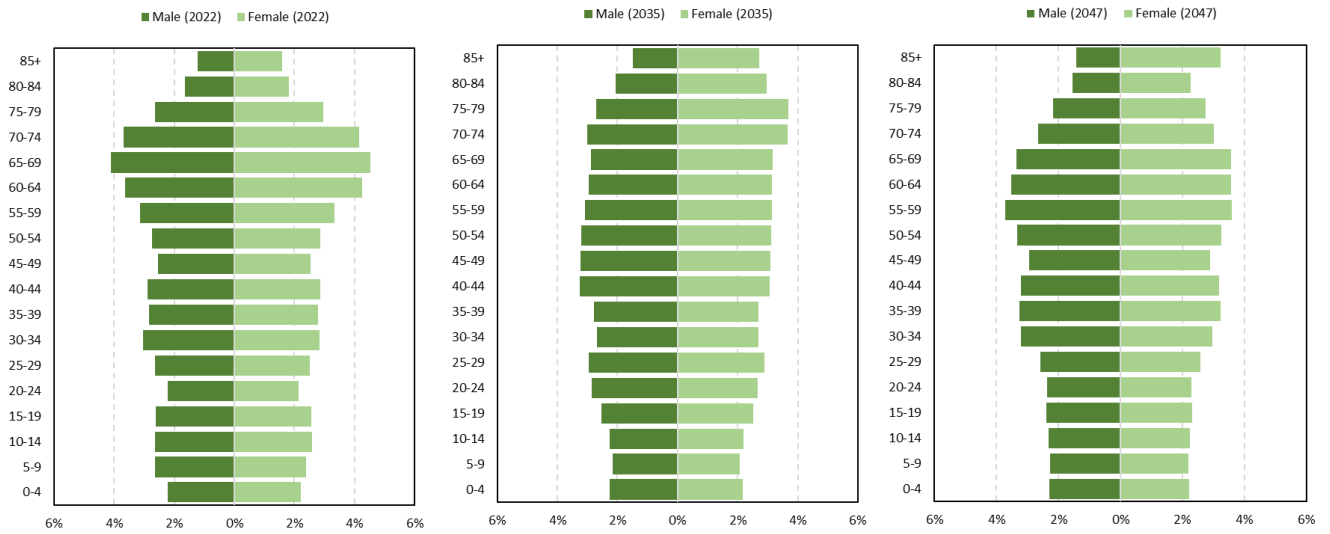
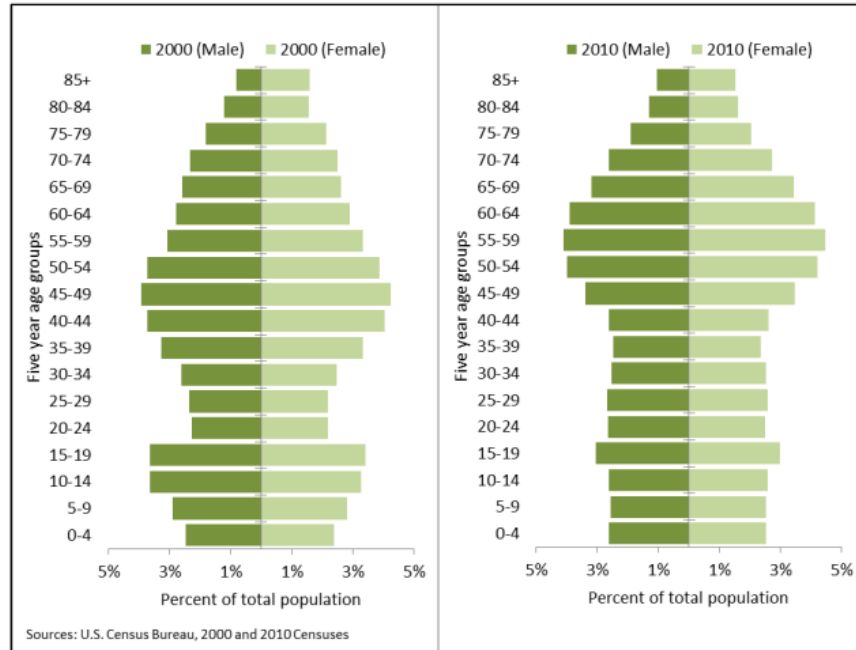


Sources: Internal Revenue Service (IRS) Tax Stats (1990-2020); American Community Survey (ACS); Population Estimates Program (PEP) 1990-2020. Calculations and forecast by Population Research Center (PRC).

Figure 6. Historical and projected total county net migration, 2000-2047.

3.4 Age Structure

As shown in Figure 7, the 2000 and 2010 censuses showed the population aging forward in the 10-year period. In 2000, populations aged 10-19 and 40-54 accounted for the largest share in the county. By 2010, the 40-54 age group from the 2000 Census aged forward and the 50-64 age group became the largest population group. At the same time, the younger age groups' population shares declined in 2010 compared to the older age groups and the 2000 Census. In 2022, the 50-64 age group is projected to continue aging forward while the youngest age groups are expected to decline in shares. Moving forward, the age structure in the county is projected to have larger middle-age and old-age population than younger population.



Sources: Calculations and forecast by Population Research Center (PRC).

Figure 7. Population structure by age and sex, historical (2000 and 2010) and forecast (2022, 2035, and 2047).

3.5 Race/Ethnicity

Table 1 shows the race/ethnicity characteristics in Coos County from the 2010 and 2020 censuses. Race/ethnicity was not included as a component in the current forecast model but is provided in this report for reference. Population identified as White alone accounted for 82.5% of the total county population, a 2.3 percentage point decrease from the 2010 census. Meanwhile, populations identified as two or more races or some other races alone showed the largest increase between 2010 and 2020. In the 2020 census, population of two or more races replaced Hispanic or Latino as the largest race/ethnic group other than White alone. In non-White alone populations, the only race/ethnicity group that indicated a decline is the American Indian and Alaska Native alone population.

Table 1. County population by race/ethnicity.

Hispanic or Latino and Race	2010		2020		Absolute Change	Relative Change
Total Population	63,043		64,929		1,886	3.0%
Hispanic or Latino (of any race)	3,391	5.4%	4,292	6.6%	901	26.6%
Not Hispanic or Latino	59,652	94.6%	60,637	93.4%	985	1.7%
White alone	54,820	87.0%	53,538	82.5%	-1,282	-2.3%
Black or African American alone	234	0.4%	259	0.4%	25	10.7%
American Indian and Alaska Native alone	1,467	2.3%	1,320	2.0%	-147	-10.0%
Asian alone	644	1.0%	728	1.1%	84	13.0%
Native Hawaiian and Other Pacific Islander alone	104	0.2%	120	0.2%	16	15.4%
Some Other Race alone	75	0.1%	316	0.5%	241	321.3%
Two or More Races	2,308	3.7%	4,356	6.7%	2,048	88.7%

Sources: US Census Bureau, 2010 and 2020 Decennial Census. Calculated by PRC.

3.6 Component of Change

The component of population changes up to 2072 is shown in Figure 8. The darker blue shade indicates the natural increase/decrease (births less than deaths, which is negative in Coos county because there are more deaths than births), while the lighter blue shade indicates the net migration. At the county level, net migration remains positive throughout the forecast period while natural decrease continues. Natural decrease is projected to remain in the 500s for most of the next 50 years. Annual net migration is projected to gradually increase over time, ranging from the upper 400s to the upper 600s. The positive net migration and natural decrease tend to balance each other out, which explains the very slow rate of population growth in the county.

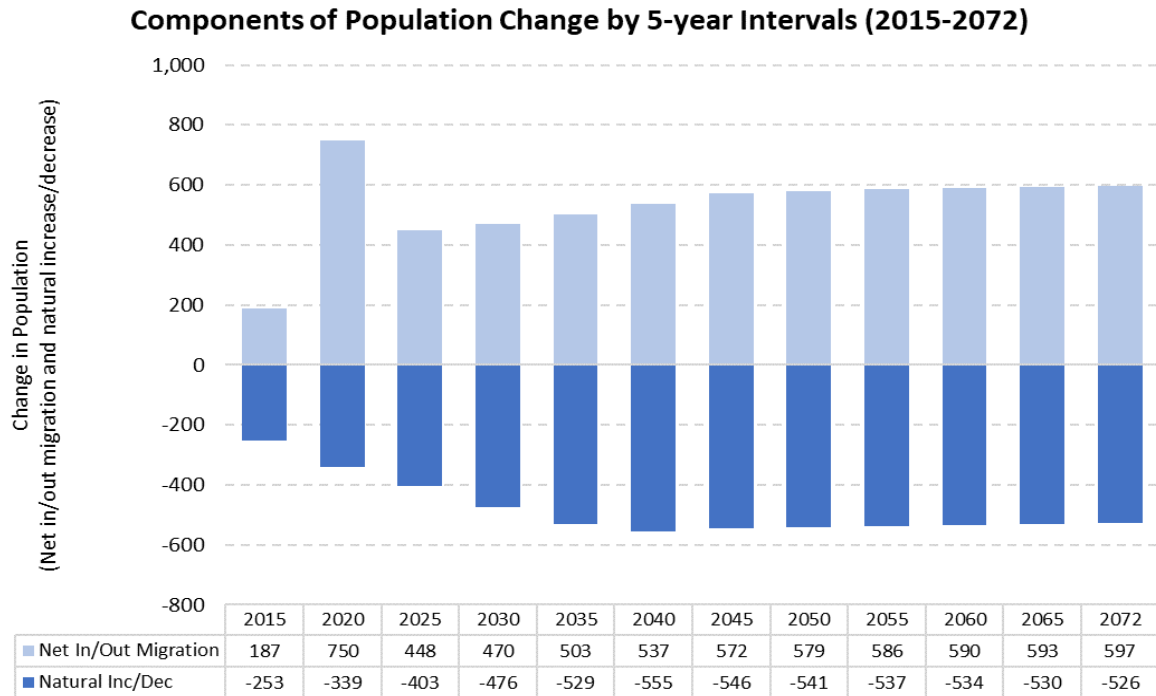


Figure 8. Historical and forecast components of population change, 2015-2072.

3.7 Sub-Area Population

Sub-area populations within and outside the urban growth boundaries (UGBs) are forecasted using the housing unit method, and then adjusted to be consistent with the county level forecast. Populations in the two largest UGBs, Coos Bay and North Bend, are projected to gradually grow over the next 50 years (Table 2). Among smaller UGBs, Bandon and Lakeside are projected to growth while Coquille, Myrtle Point, and Powers are projected to experience population decline. The Bandon and Lakeside UGBs showed the highest AAGR, at 1.1%, between 2010 and 2020. The North Bend UGB had the third highest AAGR between 2010 and 2020. The Coos Bay UGB did not change between 2010 and 2020 and is projected to show a relatively low AAGR of 0.1% throughout the forecast period. The population outside of UGB is projected to decline.

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

	Historical			Forecast				
	2010	2020	AAGR (2010-2020)	2022	2047	2072	AAGR (2022-2047)	AAGR (2047-2072)
Coos County	63,043	64,929	0.3%	65,215	65,317	67,093	0.0%	0.1%
Larger Sub-Areas								
Coos Bay	15,967	15,972	0.0%	16,044	16,542	17,169	0.1%	0.1%
North Bend	9,717	10,338	0.6%	10,439	11,110	11,742	0.2%	0.2%
Smaller Sub-Areas								
Bandon	3,175	3,529	1.1%	3,678	4,598	6,400	0.9%	1.3%
Coquille	3,963	4,080	0.3%	4,376	4,180	4,106	-0.2%	-0.1%
Lakeside	1,699	1,904	1.1%	1,918	2,116	2,269	0.4%	0.3%
Myrtle Point	2,553	2,532	-0.1%	3,548	3,274	3,113	-0.3%	-0.2%
Powers	707	722	0.2%	718	696	742	-0.1%	0.3%
Outside UGBs	25,262	25,852	0.2%	24,494	22,800	21,553	-0.3%	-0.2%

*Note: UGBs are indicated by their city names. Larger sub-areas are those with populations over 8,000 in 2020.
Sources: U.S. Census Bureau; Forecast by Population Research Center (PRC)*

3.7.1 Larger UGBs

UGBs with more than 8,000 residents in the 2020 census are considered larger UGBs. This includes Coos Bay and North Bend. As shown in Table 3, Although the Coos Bay UGB is not projected to have the highest growth rate, it continues to be the most populated sub-area in Coos County. The population in Coos Bay UGB is forecasted to reach 17,169 in 2072, which is 25.6% of the total county population. The North Ben UGB is also expected to increase its population share from 16% in 2022 to 17.5% in 2075.

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

	Population			Share of County Population		
	2022	2047	2072	2022	2047	2072
Coos County	65,215	65,317	67,093			
Larger Sub-Areas						
Coos Bay	16,044	16,542	17,169	24.6%	25.3%	25.6%
North Bend	10,439	11,110	11,742	16.0%	17.0%	17.5%
Outside UGBs	24,494	22,800	21,553	37.6%	34.9%	32.1%

*Note: Larger sub-areas refer to those with populations of at least 8,000 in 2020.
Sources: Forecast by Population Research Center (PRC)*

3.7.2 Smaller UGBs

Growth in the smaller UGBs varies by location. Both the Bandon and Lakeside UGBs are expected to increase their population share in the county. Bandon’s share reaches 9.5% by 2072, up from 5.6% in 2022. Lakeside increases its population share from 2.9% in 2022 to 3.4% in 2072. Other smaller UGBs show declines in population. However, although some of the smaller UGBs are projected to show population decline, the total population share of all smaller UGBs increases from 21.8% in 2022 to 24.8% in 2072. This may be attributed to the growth in Bandon and Lakeside.

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

	Population			Share of County Population		
	2022	2047	2072	2022	2047	2072
Coos County	65,215	65,317	67,093			
Smaller Sub-Areas						
Bandon	3,678	4,598	6,400	5.6%	7.0%	9.5%
Coquille	4,376	4,180	4,106	6.7%	6.4%	6.1%
Lakeside	1,918	2,116	2,269	2.9%	3.2%	3.4%
Myrtle Point	3,548	3,274	3,113	5.4%	5.0%	4.6%
Powers	718	696	742	1.1%	1.1%	1.1%
Outside UGBs	24,494	22,800	21,553	37.6%	34.9%	32.1%

Note: Smaller sub-areas refer to those with populations under 8,000 in 2020.
 Sources: Forecast by Population Research Center (PRC)

4. Glossary of Key Terms

Average Annual Growth Rate (AAGR): The average rate of growth over a specific period of time. The AAGR is calculated using natural logarithm of the end-year value and the starting-year value, divided by the number of years.

Cohort-Component Method: A method used to forecast future populations based on a baseline or starting population, and cumulative changes in births, deaths, and migration.

Coordinated population forecast: A population forecast prepared for the county and sub-county jurisdictions including urban growth boundary (UGB) areas and all non-UGB area in the balance of county.

Group quarters: The US Census Bureau defines group quarters as places where “people live or stay in a group living arrangement that is owned or managed by an organization providing housing and/or services for the residents”. Examples of a group quarter may include college dorms, skilled nursing facilities, groups homes, prison, etc.

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 estimate current populations or forecast future populations based on changes in housing units, vacancy rates, the average numbers of persons per household (PPH), and group quarters population counts.

Persons per household (PPH): The average household size (i.e., the average number of persons per occupied housing unit).

Total Fertility Rate (TFR): The number of children a woman would have by the end of a defined childbearing age. In this report, child-bearing age is from 15 to 44.

5. Appendix A: General Survey for Oregon Forecast Program

Each year, the jurisdictions in the region that is to be forecast is surveyed. The following are transcripts of what was received from jurisdictions who responded to the OPFP survey.

County	Coos
Date Time	11.30.21
Jurisdiction	City of Coos Bay
Name and Title	Carolyn Johnson, Community Development Administrator
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	Completed housing units: 2019 – 23 units; 2020-17 units; 2021 – 25 units. Lack of housing and lack of affordable housing continue to be a challenge for Coos Bay.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	400 single unit phased stick-built subdivision/PUD/Lindy Lane & Ocean Blvd. estimated year of completion 2025. 41 multi-unit affordable housing units / Pennsylvania street (not a subdivision) 15-unit Morrison PUD/subdivision 11 new units as a part of a mixed-use project downtown
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	Population changes from past years are not apparent.
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	Coos Bay Village, commercial development at 999 Front Street with an estimated 45 jobs 45,000 s.f. commercial development/Hwy 101 & Teakwood, estimated 25 jobs. Newmark new food businesses, (Arby's, Starbuck, Mod Pizza, & Taco Bell) estimated 60 jobs. Port of Coos Bay work ongoing to secure a container ship project which could bring 500 construction jobs in two years & result in 200 family wage jobs. Port of Coos Bay ongoing discussions regarding wave energy projects off the coast.
Infrastructure Projects (e.g. transportation and utilities)	Wastewater Treatment Plant 1 – Phase 1 Upgrade, Pump Station 6 & 9 Upgrade, 5th & Bennet intersection & storm drain improvements, 9th Avenue/Lagoon Road Rehabilitation, Englewood School Brownfield Remediation, Front Street Brownfield Remediation & Green Parking Lot, Wastewater Treatment Plant 1 Headworks Upgrade, Wastewater Treatment Plant 2 Permanent Chemical Feed System, Pump Station 27 & Force main project, 3rd & Central Green Parking Lot.

<p>Other Factors Promoting Population or Housing Growth</p>	<p>Addition of generous ADU standards Land Use development streamlining processes has been completed in the last two years and minimizes permitting processing time. Expedited development standards to loosen restrictions on new housing & commercial projects. Job creation with these revisions is anticipated.</p>
<p>Other Factors Hindering Population or Housing Growth</p>	<p>Revised development standards increasing residential density & loosening commercial development standards are anticipated to promote growth. Pandemic & resulting restrictions have revealed organizational capacity for employees to work remotely while enabling promotion of the City. Relocation of individuals & families to Coos Bay as a result of wildfires in other parts of the state.</p>
<p>8a. Summary of current or proposed policies affection growth in your jurisdiction.</p>	<p>Revised development standards increasing residential density & loosening commercial development standards are anticipated to promote growth.</p>
<p>8b. Findings related to growth or population change from studies conducted in you jurisdiction.</p>	<p>No substantial changes</p>
<p>8c. The effects of wildfires or other disasters in your jurisdiction on housing, employment/economics, and infrastructure.</p>	<p>Marginally affected but some relocation of individuals & families to Coos Bay as a result of wildfires in other parts of the state.</p>
<p>8d. The effects of the COVID-19 pandemic and policy measure on employment and current and planned developments.</p>	<p>Pandemic & resulting restrictions have revealed organizational capacity for employees to work remotely .</p>
<p>9. For representatives from counties only: we invite you to provide tax lot data if available. These may be sent via email to askprc@pdx.edu</p>	
<p>Comments?</p>	

County	Coos
Date Time	11.22.21
Jurisdiction	City of North Bend
Name and Title	Derek Payne: Planning Technician
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	Bend’s population continues to draw older households, including those without children and retirees. Bend’s population is also becoming more diverse; more families and households of color and of different ethnicities
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	The City of Bend recently adopted development code changes to implement 2019 HB 2001 to allow more middle housing in all zones that allow single family dwellings – duplexes, triplexes, quadplexes, townhomes, cottages, and accessory dwelling units. These code changes take effect November 5, 2021.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	Average age leans older than 40, birth rates unobserved (COVID; Stay home, etc.), immigration unobserved, racial and ethnic diversity has increased slightly, potentially due to start of academic year at SOCC. Unknown permanent resident status. Average population is lower-middle class with pockets of wealth sprinkled around the area.
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	Lots of "planned" economic development with little progress. Potential container port, potential Jordan Cove (though has been blocked in courts), potential railway increases. The Coos Bay Village is so far the only plan moving forward on Front St. in Coos Bay which either relocated or added 15-25 jobs. This is ongoing and will likely create another 20-25 jobs.
Infrastructure Projects (e.g. transportation and utilities)	Sewer improvement project on Madrona St. Safe Routes to School (transportation and walkability) along Pacific and Broadway. Ziplay Fiber increasing service citywide.
Other Factors Promoting Population or Housing Growth	Growing tourism industry.
Other Factors Hindering Population or Housing Growth	Lack of options for shopping and entertainment, cost of living.
8a. Summary of current or proposed policies affection growth in your jurisdiction.	
8b. Findings related to growth or population change from studies conducted in you jurisdiction.	We have a growing population without a place for them to go, current estimates state ~500 additional housing units are required to sustain this growth.
8c. The effects of wildfires or other disasters in your jurisdiction on housing, employment/economics, and infrastructure.	Moderate to low; We have had some new residents come to the area due to the fires but not an overwhelming number.

8d. The effects of the COVID-19 pandemic and policy measure on employment and current and planned developments.	Little to none; IF businesses complied with COVID-19 policies they rehired or found new employees fairly quickly after they were lifted/altered.
9. For representatives from counties only: we invite you to provide tax lot data if available. These may be sent via email to askprc@pdx.edu	
Comments?	These answers are based purely on personal observations and statements made by customers in my office, there is no referenced dataset.

County	Coos
Date Time	11.22.21
Jurisdiction	City of Bandon
Name and Title	Dana Nichols, Planning Manager
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	Bend-LaPine School District continues to see increases in enrollment. Projected enrollment for 2021-2022 is roughly 17,800 students. Down from 2019-2020 of 18,672, but higher than the 2020-2021 enrollment.
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	Short -term rental permit requests are also still strong, and represent those dwellings that may not be available for full time occupancy (owner or renter occupied).
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	Bandon's population grew modestly between 2010 and 2020. While we saw an 8% increase in overall population, the demographic composition of that growth was more in the non-white population (3% change in white alone, vs 75% change in non-white). In 2010, the median age was 53.9 and in 2019, the the median age rose to 59.2.
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	The City has seen little economic growth, apart from renovation of existing facilities. Two major hotels are remodeling, increasing the number of units modestly. A motel is being demolished in the spring to make way for a new hotel. Downtown buildings have also been renovated, creating a few new office/retail spaces.
Infrastructure Projects (e.g. transportation and utilities)	No change beyond small road projects and extensions of utilities for specific projects.
Other Factors Promoting Population or Housing Growth	Bandon has seen an increase in interest in development over the past two years. With 51 new housing applications, approval of 48-unit apartment building, and inquiries from new commercial businesses, we recognize the desirability of our location and potential growth on the horizon. Bandon Dunes Golf Resort continues to draw additional tourism and is a major employer in the area.
Other Factors Hindering Population or Housing Growth	Cost of infrastructure: Streets, water, storm drainage, and sewer are often too expensive to extend to serve some available lots. Housing is expensive: our general workforce, which would include everything from retail workers, teachers, police officers, etc. cannot afford housing in Bandon (for rent or purchase). Also, with this most recent boom in real estate, there are not many houses or lots available anymore.
8a. Summary of current or proposed policies affection growth in your jurisdiction.	
8b. Findings related to growth or population change from studies conducted in you jurisdiction.	

<p>8c. The effects of wildfires or other disasters in your jurisdiction on housing, employment/economics, and infrastructure.</p>	<p>The floodplain often hinders development (or re-development) in our Old Town district as the expense is too great for many to make necessary improvements to structures without triggering a "substantial improvement." Building codes also recently changed here along the coast requiring engineered plans, which while necessary with our tenuous hillsides, is an added expense now for housing development. While we had a wildfire scare in 2020, this has not affected housing growth.</p>
<p>8d. The effects of the COVID-19 pandemic and policy measure on employment and current and planned developments.</p>	
<p>9. For representatives from counties only: we invite you to provide tax lot data if available. These may be sent via email to askprc@pdx.edu</p>	
<p>Comments?</p>	

County	Coos
Date Time	11.09.21
Jurisdiction	Coos County
Name and Title	Jill Rolfe, Planning Director
Observations about Population (e.g. birth rates, aging, immigration, racial and ethnic change)	Coos County does not administer the building program so from a planning perspective, there has been an increase in all types of short term rental requests as they are regulated by the county. These types of dwellings can be allowed in urban and rural residential zones. There is a considerable amount of second homes along the ocean and Tenmile Lake as well. With the pandemic there was a surge in renovation requests (remodeling and accessory structures).
Observations about Housing (Vacancy rates, seasonal occupancy, demolitions, renovations)	I will attached the list of single family dwellings that were applied for but I do not have any information on completion of these projects.
Planned Housing Developments or Group Quarters Facilities (including number of units, occupancy, and estimated year of completion)	Given the increase in permits for new dwellings, additions and remodels that require a planning review there has been an influx of second home ownership, short term rentals, and primary home ownership but not much built in the rental market in the county jurisdiction. There has been a substantial request for RV parks but none of them have been for long term or emergency housing that we can tell. The main influx seems to be coming from people leaving California or parts of Oregon that have been impacted by wildfires. Normally we see more people retiring in this area but this year it seems to be more people relocating families in rural areas. I do not have records for birth rates, immigration or racial and ethnic change to offer. As someone living in the community there does seem to be a growing Hispanic population relating to farm and forestry jobs.
Economic Development (e.g. new employers or facilities, including number of jobs and est. year of completion)	Bandon Dunes is increasing in size: https://www.bandondunesgolf.com/blog/bandons-newest-resort-experiences . Port of Coos Bay is also expanding: https://www.portofcoosbay.com/news-releases . These are the only two facilities that have recently posted news about expansion.
Infrastructure Projects (e.g. transportation and utilities)	We have seen upgrades to cell service and proposals to expand broadband. There have been maintenance to teh transportation facility but no new developments at this time.
Other Factors Promoting Population or Housing Growth	People want to relocate to rural area due to the Pandemic and wildfires.
Other Factors Hindering Population or Housing Growth	Growth is limited by housing cost and lack for professionals for building. Infrastructure and public service availability is a huge issue in areas that are outside of city limits but in urban areas. The lack of these services means lands are required to be larger to accommodate onsite water and sewer which takes up a lot of land that could be developed for housing and multifamily units. Increase in planning,

	onsite septic and building staff is needed to turn permits around these create delays and increase cost in permitting processes.
8a. Summary of current or proposed policies affection growth in your jurisdiction.	Reduced economic opportunities have caused a negative impact to our community. This community has had several larger business want to relocate to the area but due to the public process through the planning process they give up after spending a lot of money trying to defend their projects. Politics have played a part in type of business. Coos Bay could be shipping terminal for many products and would provide for manufacturing and shipping related jobs. Even though the land is planned and zoned the estuary policies are so cumbersome it causes people to move on. Coos County’s best chance of increasing their economical base are these types of jobs. Coos County is not in an ideal location for highway transportation due two lane highways and the cut over is very prone to landslide hazards. Even the rail line has been victim to long periods of shutdowns because of coastal hazards such as landslides.
8b. Findings related to growth or population change from studies conducted in you jurisdiction.	population modeling provides general numbers, but it cannot account for increase in transit population, increase for natural disasters in other areas or political change. Coos County needs a population update. There has been little funding used on population outside of city limits. A housing study was conducted based on current land use goals and policies in 2019. The study showed there were lands available, but it did not take into account the lack of infrastructure including roads, sewer and water. Comments received since that time is that the areas that are available are not where the population would like to live or can afford to live due to the system development fees and other fees related to development.
8c. The effects of wildfires or other disasters in your jurisdiction on housing, employment/economics, and infrastructure.	This has increased our population due to the low rate of wildfires and cleaner air during winter months.
8d. The effects of the COVID-19 pandemic and policy measure on employment and current and planned developments.	The policies did hurt the service industry which is large in our area. This has slowed down new policies and updates to plans due to lack of public input and attendance in meetings. There are lot of people in the area that are not able to participate via electronic platforms.
9. For representatives from counties only: we invite you to provide tax lot data if available. These may be sent via email to askprc@pdx.edu	This will be sent to you along with list of permits.
Comments?	

6. Appendix B: Detail Population Forecast Results

Age	2021	2022	2025	2030	2035	2040	2045	2047
0-4	2,941	2,884	2,804	2,763	2,854	2,978	3,044	3,041
5-9	3,296	3,292	3,056	2,836	2,797	2,891	3,017	3,058
10-14	3,387	3,387	3,418	3,213	3,004	2,977	3,082	3,140
15-19	3,274	3,401	3,616	3,610	3,419	3,224	3,211	3,252
20-24	2,891	2,840	3,146	3,764	3,770	3,590	3,407	3,386
25-29	3,428	3,336	3,102	3,255	3,881	3,895	3,724	3,600
30-34	3,751	3,798	3,714	3,215	3,376	4,010	4,032	4,073
35-39	3,632	3,662	3,757	3,840	3,352	3,524	4,165	4,137
40-44	3,591	3,724	3,733	3,887	3,980	3,506	3,688	4,097
45-49	3,330	3,299	3,612	3,860	4,024	4,128	3,670	3,533
50-54	3,640	3,621	3,516	3,734	3,991	4,166	4,280	4,038
55-59	4,386	4,197	3,684	3,625	3,854	4,119	4,304	4,478
60-64	5,322	5,129	4,674	3,750	3,710	3,947	4,215	4,287
65-69	5,743	5,647	5,317	4,582	3,732	3,708	3,947	4,167
70-74	5,138	5,137	5,297	4,954	4,304	3,546	3,533	3,476
75-79	3,361	3,686	4,222	4,584	4,311	3,762	3,125	3,166
80-84	2,213	2,290	2,524	3,259	3,552	3,347	2,927	2,676
85+	1,831	1,886	2,104	2,534	3,224	3,730	3,805	3,713

Source: PRC Estimates, 2021; 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 1 counties, this section compares the current 2022 total county population forecast to the population forecast published by the Population Research Center in 2018.

