

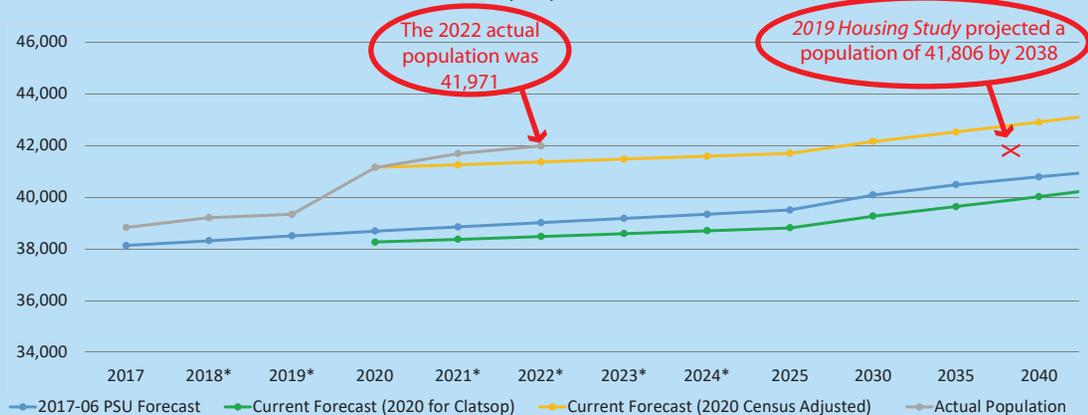
2019 Clatsop County Housing Strategies Report

Drastically underestimates population growth!

The year 2038 has ARRIVED!

Clatsop County Population Growth Forecasts & Actuals

Portland State University: Population Research Center



	2017	2018*	2019*	2020	2021*	2022*	2023*	2024*	2025	2040
2017-06 PSU Forecast	38,123	38,311	38,499	38,687	38,848	39,009	39,171	39,333	39,496	40,782
Current Forecast (2020 for Clatsop)				38,254	38,364	38,474	38,585	38,696	38,807	40,010
Current Forecast (2020 Census Adjusted)				41,137	41,247	41,357	41,468	41,579	41,690	42,893
Actual Population (may be revised)	38,820	39,200	39,330	41,137	41,683	41,971				
Year Published or [Revised]	2017	2018	2019	[2021]	[2022]	2022				

*Years 2018, 2019 and 2021 to 2024 are interpolated forecasts using the PSU interpolation spreadsheet formula

- The GREY line is the certified actual Clatsop County population for 2017-2022.
- The BLUE line is the population forecast published in 2017. **This forecast underestimated the county's population** by 697 in 2017 and **2,963** by 2022.
- The GREEN line is the population forecast published in 2020. **This forecast underestimated** the county's population by 2,883 in 2020 and **3,497** in 2022.
- The YELLOW line is an optional "Census Adjusted" forecast. It "slides up" the GREEN line to match the actual 2020 census population. It underestimates the county's actual population by 436 people in 2021 and 614 in 2022.¹

The 2019 *Clatsop County Housing Strategies Report*²

- "The results show a need for just over 1,500 new housing units by 2038" (Appendix A, p 32).
- That's the equivalent of building 30 new Owens-Adairs* apartment complexes by 2038 (1½ per year).
- **Three years after study publication the county has reached the population forecast for 2038!**

*Note – the Owens-Adairs project proposal is for 50 units.

Oregon Law

ORS 195.033 Area population forecasts³

- (3) **A local government** with land use jurisdiction over land for which the center issues population forecasts under subsection (2) of this section **shall apply the current final population forecast when changing the comprehensive plan or a land use regulation of the local government.**
- (9) **The issuance of a final population forecast** under this section is:
- (a) Not a land use decision; and
 - (b) **A final decision not subject to further review or appeal.**

1. See <https://www.pdx.edu/population-research/population-estimate-reports>
 2. See <https://www.clatsopcounty.gov/county/page/clatsop-county-housing-study>
 3. See https://oregon.public.law/statutes/ors_195.033

For data sources see <https://friendsoftheunsheltered.org/housing-study/>

