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LEGAL MEMORANDUM

TO: City of Brookings Planning Commission

FROM: Ed Trompke

DATE: October 9, 2015

RE: **Modification and extension of development approvals—Lone Ranch Master Plan and Second Detailed Development Plan Application Narrative**
Casefiles MPD-1-04 (Master Plan) & DDP-1-10 (Detailed Development Plan II or DDP II)

Introduction

On behalf of U.S. Borax (the “Applicant”), we are submitting this narrative in support of the request for modification of the terms of two Orders (the “permits”). Specifically, Applicant requests a twelve-year extension of the master plan (“MPoD”) and an eight year extension of the second detailed development plan (“DDP II”). Both of these are active City of Brookings entitlements. Each permit restated the then-current code provisions for timing and duration in their approval conditions. Since then, the relevant code sections have been amended, and the modifications requested in this application apply those new code sections. Applicant has requested that the current referenced procedural sections of the code govern this application.

The requested modifications have no effect or impact on any substantive provisions of the development approvals provided for in the permits, or any other aspect of the Lone Ranch project or its site plan. However, the modifications will simply grant the Applicant sufficient time to carry out and complete the substantive provisions that have not been completed due to the continuing financial crisis and housing market decline of the last nine years.

Below is the Applicant’s narrative, and findings, demonstrating that the requested modifications satisfy the required criteria under the Brookings Land Development Code (“LDC”) in support of both requests.

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I. Important Background Dates

- 2004. Applicant submitted its application for MPoD.
- 2005. MPoD approved after appeal.
- 2008. DDP I filed (Southwestern Oregon Community College).
- 2009. DDP I approved (Southwestern Oregon Community College).
- 2011. DDP II approved (this matter – 163 residential units and site preparation).
- 2012. DDP I completed.
- 2014. Extension of DDP II granted, expires February 1, 2016.

II. Current Permit Expiration Dates

DDP II expiration: In 2014 the city approved a request to extend the DDP II by two years, to February 1, 2016. Applicant continued to commit funds and maintain and update studies necessary for development. This was done despite national and local economic conditions that began deteriorating, starting in 2006¹ and that have not yet fully recovered. Under Condition No. 3 of the permit, the DDP II will expire on February 1, 2016.

MPoD expiration: Under Condition No. 1 of this permit, the MPoD will expire on August 22, 2020.

III. Requested Modifications

MPoD extension: Applicant asks the city to extend the MPoD for twelve years by modifying Condition No. 1 to read as follows (deleted text stricken and added text underlined)(the following also deletes requirements that have been satisfied):

¹ Exhibit 1, The exact date of the housing collapse and financial crisis can be debated , but the *Financial Crisis Inquiry Report* (US Gov't Printing Office, 2011) states "In early 2007, it became obvious that home prices were falling in regions that had once boomed, that mortgage originators were floundering, and more and more families...would be unable to make their mortgage payments," at page 213. While it was obvious in early 2007, the decline started much earlier. See Exhibit 2, National Associated Realtors data, on New Home Sales and Recession Graph.

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1. Approval of this Master Plan will expire in ~~15 years~~ on August 22, 2032 ~~or in four (4) years from approval, unless a Detailed Development Plan (DDP) pursuant to Section 70, Master Plan Development District, of the Land Development Code, is submitted and approved by the Planning Commission and construction of the DDP shall start within three years of approval. A first detailed development plan (DDP I) was approved in 2009, and construction was completed in March 2012.~~ Each subsequent DDP must be filed within four (4) years of the completion of the previously approved DDP, or the master plan will expire. If the conditions at the time warrant, the Planning Commission may extend the ~~15-year Master Plan permit or the four (4) year DDP permit period for an additional two-year period at the request of the applicant.~~

With the requested modification, Condition No. 1 will read as follows:

1. Approval of this Master Plan will expire on August 22, 2032. A first detailed development plan (DDP I) was approved in 2009, and construction was completed in March 2012. Each subsequent DDP must be filed within four (4) years of the completion of the previously approved DDP, or the master plan will expire. If the conditions at the time warrant, the Planning Commission may extend the Master Plan at the request of the applicant.

DDP II extension: Applicant asks the city to extend the DDP II by eight years, by modifying Condition No. 2, and to bring Condition No. 2 into line with the current LDC provisions regarding timelines. The modification recognizes that in 2011 the Planning Commission approved the seven-phase DDP II, and that under LDC 17.70.200(B) the Planning Commission may approve a timeline to implement the DDP II. The below changes revise the earlier timeline and conform the permit extension process to the current provisions of the LDC. If approved, Condition No. 2 would read as follows (deleted text stricken, added text underlined):

2. Approval of this Detailed Development Plan will expire ~~three~~ eleven (~~3~~11) years from the date of initial approval unless the first phase final plat has been recorded in a timely manner and construction has begun. At its discretion and without a public hearing, the Commission may extend the approval ~~one time~~ for a period not to exceed two additional years per extension.

IV. Nature of the Request and Application Processing

The MPoD

Applicant's request to modify the MPoD arises under LDC 17.70.130, which allows Applicant to "request a change to the . . . conditions of approval." The Planning Commission's review is limited to the requested modification and the impacts attributable to it. LDC 17.70.130. For this requested modification, the relevant criteria to be considered are set forth in LDC 17.70.130(C). No other considerations are relevant or to be considered.

The development code does not contain a maximum number of years by which a master plan should be completely constructed. The original permit duration was set by the Planning Commission on a project specific basis that reflected the housing market at the time the MPoD application was submitted.

The extension for the MPoD modifies only a procedural matter, the duration of the permit. The extension does not change the physical site plan, nor does it amend the city's findings of approval for any substantive matter under LDC section 17.70.170. The Planning Commission considers the revised condition under the criteria stated in LDC 17.70.130(C), and forwards its recommendation to the City Council for final decision.

The DDP II

Applicant's request to modify the DDP II arises under LDC 17.70.210, which allows Applicant to "request a change to the . . . conditions of approval." As with the MPoD, the Planning Commission's review is limited to the requested modification and the impacts attributable to it under LDC 17.70.210. For this requested modification, the relevant criteria to be considered are set forth in LDC section 17.17.210(C). Under the LDC, no other considerations are relevant, or to be considered.

For the DDP II, the code does not mandate a certain number of years for the permit duration. Rather, because the Planning Commission previously "approved implementation of the DDP in phases," the Planning Commission has authority to approve a timeline for each phase of the DDP, and the code applies this timeline to the DDP. See, LDC 17.70.200. ("If the planning commission has approved implementation of the DDP in phases, the approved timeline will apply.")

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The DDP II modification request only modifies how the approved permit is administered, without changing substantive matters such as the site plan or the city's findings. The criteria the Planning Commission considers in deciding whether to grant the requested modification to the DDP II, is identical to the criteria the Planning Commission must consider in deciding whether to grant the requested modification/extension to the MPoD. It is simply codified separately, at LDC 17.70.210(C). The process differs, however, in that the Planning Commission's decision will be a final decision on the DDP II modification request.

As the Planning Commission is no doubt aware, the City has been in discussions with the US Department of Housing and Urban Development, along with Applicant, to consider possible development in the DDP II area. This could result in proposals to make minor modifications in the detailed development plans for the affected area. Any such proposals would be considered in a separate request.

Applicant asks the Planning Commission to consider the requested modifications to the MPoD and the DDP II simultaneously, since the facts and criteria are substantially similar or identical. Simultaneous review will save time for the Commission, staff, Applicant, and other interested persons.

V. Background of the Request

Since the city's approval of the first DDP II extension, the Applicant has spent in excess of \$150,000 in the past 2 years to maintain necessary studies. This work includes updating and refining the project wetlands studies in 2014, and updating surveys for Marbled Murrelets, and Spotted Owls, in 2015. Applicant has also prepared a preliminary plat for the first phase of the DDP II, and cleared title to areas of the development site that were previously the location of power line easements.

Applicant also commissioned a housing marketing analysis for Lone Ranch in 2015.

In addition, Applicant has constructed a \$1.5 million, 16" waterline within the paved area of Highway 101, reaching from Carpenterville Road to Lone Ranch Parkway, that currently serves the Southwestern Oregon Community College ("SOCC"). Applicant has also installed \$280,000 worth of gravity sewer lines within the Highway 101 right-of-way, providing a future connection from a point 300 feet south of Lone Ranch Parkway, to the Taylor Creek Crossing, and an additional

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\$290,000 pressure sewer line, 8" in diameter, within the Highway 101 right-of-way from Taylor Creek Crossing to Carpenterville Road. Together these two sewer improvements total \$570,000 for total improvements of \$2.07 million.

Applicant at its own cost, also extended the water line from Highway 101 to the Rainbow Rock Condominiums property line, which will allow them to connect to city water.

To date, Applicant's continuing investments in Lone Ranch and the public improvements associated with it exceed \$5 million.

As stated previously, the housing market has been in a prolonged down cycle.² In June, 2015, when asked "what is the main reason the housing market remains relatively weak?" David Crowe, chief economist for the National Association of Home Builders, summarized the interrelated forces this way:

"The sluggish economic recovery has, until recently, generated weak job growth, which has stunted household formations and housing demand. Factors including access to credit for both builders and buyers, building material supply chain issues, as well as labor and lot shortages have undermined progress along the way, but continued gains in the labor market and the confidence that that will bring will be the key to unleashing several years' worth of pent-up demand in the housing market."³

The Lone Ranch project, which offers housing at a variety of price points, was affected by this depressed economic activity.

Because of the concern with the absorption rate of housing in Brookings, the Planning Commission allowed the DDP II to be implemented in seven phases. With the proposed extension, Applicant must develop an average of about 20 units per year. The eight-year request is a conservative number.

² See attached Exhibit 2, graph of New Home Sales and Recession. Note that 2015 sales are equal to those of earlier recessions. Source: www.CalculatedRiskBlog.com

³ Reported by Bankrate.com, available at <http://www.bankrate.com/finance/economics/economists-what-they-said-0615.aspx> (June 3, 2015).

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The Planning Commission's earlier concern is illustrated by the history of building permits in Brookings since 2011. Applicant believes that the worst of the housing market decline is past and that interest in purchasing houses is slowly reviving.

The following table illustrates the rate of new single family housing construction permits issued by the City of Brookings over the past four years:

Year	# of permits
2012 ⁴	1
2013 ⁵	3
2014 ⁶	5
2015 ⁷	2 (as of June 30, 2015)

According to the Curry Coastal Pilot newspaper, construction costs in 2012 and 2013 ranged "from \$110,000 to \$300,000."⁸ This shows that moderately priced homes are being built and sold.

In summary, given Applicant's demonstrated commitment to the Lone Ranch project, and the documented economic issues, Applicant requests that the duration of the MPoD and the DDP II be extended to allow the MPoD and DDP II to be carried out as originally contemplated by the City and Applicant.

VI. Criteria and Findings

⁴ *Housing Market Improves Slightly*, Curry Coastal Pilot Newspaper, available at <http://www.currypilot.com/News/Local-News/Housing-market-improves-slightly> (July 23, 2013). Exhibit 4

⁵ *Id.*

⁶ City of Brookings, Progress Report for Basic Coastal Management Grant, January 1 to June 30, 2014, and July 1, 2014 to December 31, 2014. Exhibit 5

⁷ City of Brookings, Progress Report for Basic Coastal Management Grant, January 1 to June 30, 2015. Exhibit 5

⁸ *Housing Market Improves Slightly*, Curry Coastal Pilot Newspaper, available at <http://www.currypilot.com/News/Local-News/Housing-market-improves-slightly> (July 23, 2013). See Exhibit 4

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As stated above, the LDC applies the same criteria to both of Applicant's requested modifications. This section identifies those criteria, discusses how they relate to each modification, and presents findings demonstrating how the requested modifications comply with the criteria.

Modification of the MPoD, is allowed, pursuant to LDC 17.70.130. The current provision of the code, last amended in 2010, reads as follows:

An applicant may request a modification of an approved MPoD by submitting an application, appropriate fee, and supporting materials. The planning commission will conduct a public hearing to consider the modification. A modification may request a change to the plot plan/plat or to the conditions of approval. The request must be accompanied by:

A. A revised plot plan or plat showing the proposed changes and how they compare to the originally approved project; or

B. If the modification does not change the physical site plan of the project, a text explaining the desired change must be submitted.

C. The applicant must provide findings for the following criteria:

1. Address how the requested modification relates to the approved project and any impacts that will result.

2. Address any impacts to adjoining properties.

3. Address the effect on city services and facilities.

The planning commission will review the proposed modification based on the criteria in subsection (C) of this section.

In all modifications, review shall be limited to the area proposed for modification and the impacts attributed to the proposed change.

This provision of the LDC provides that the Planning Commission must review the requested modification based on the criteria set forth in 17.70.130(C). It further provides that the Planning Commission's review is limited to the requested modification and the impacts attributable to it. As stated above, for this requested modification, the relevant criteria to be considered are set forth in LDC 17.70.130(C). Under the LDC, no other considerations are relevant or to be considered.

Modification of the DDP II, is allowed, pursuant to LDC 17.70.210. The current provision of this code section, last amended in 2010, reads as follows:

17.70.210 Modification(s) of a detailed development plan (DDP).

A modification to an approved DDP is required when final building and/or construction plans are not in substantial conformance with the adopted DDP. An applicant may request a

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modification of an approved DDP by submitting an application, appropriate fee, and supporting materials. The planning commission will conduct a public hearing to consider the modification. A modification may request a change to the plot plan/plat or the conditions of approval. The request must be accompanied by:

- A. A revised plot plan or plat showing the proposed changes and how they compare to the originally approved project; or
- B. If the modification does not change the physical site plan of the project, a text explaining the desired change must be submitted.
- C. The applicant must provide findings for the following criteria:
 - 1. Address how the requested modification relates to the approved project and any impacts that will result.
 - 2. Address any impacts to adjoining properties.
 - 3. Address the effect on city services and facilities.

The planning commission will review the proposed modification based on the criteria in subsection (C) of this section.

In a modification, review shall be limited to the area proposed for modification and the impacts attributed to the proposed change.

LDC 17.70.210 provides that the Planning Commission must review the requested modification based on the criteria set forth in 17.70.210(C). It further provides that the Planning Commission's review is limited to the requested modification and the impacts attributable to it. As stated above, for this requested modification, the relevant criteria to be considered are set forth in LDC 17.70.210(C). Under the LDC, no other considerations are relevant or to be considered.

The Planning Commission finds that the 2010 amendments to LDC 17.70.130 and 17.70.210 apply to these requested modifications and further find that those two provisions are procedural and not substantive. Additionally, if the alternative extension is granted pursuant to LDC 17.70.200, the Planning Commission finds that the current version of LDC 17.70.200 applies and further finds that it is procedural and not substantive in nature.

Criterion 1, LDC 17.70.130(C)(1) and 17.70.210(C)(1): Address how the requested modification relates to the approved project and any impacts that will result.

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Discussion of the first identical criteria

These identical criteria have two parts. The first part requires Applicant to identify the specific change within the project.

Under the second part, Applicant must identify how the change impacts the project. The LDC does not define the term “impacts.” In that situation the code requires a person to interpret words or phrases “as they are commonly defined in everyday usage.” LDC 17.08.001. To this end the definitions in Webster’s Third New International Dictionary are useful, because this is the dictionary used by the Oregon Supreme Court.⁹ The most relevant definition of the term “impact” in the Webster’s Dictionary is “an impelling or compelling effect.” Thus, the Planning Commission must consider the “compelling effects” of the proposed permit modification.

Findings

a. *Findings as to the MPoD.*

Criterion 1, LDC 17.70.130(C)(1): Address how the requested modification relates to the approved project and any impacts that will result.

The twelve year extension request reflects that the downturn in both the housing market and financial industry has affected the entire 553-acre project. At present, SOCC has been constructed under the MPoD and the DDP I (the first DDP). However, during the remaining MPoD term, the Applicant must complete the rest of the project, all 553 acres, including 540 single family homes, 150 attached townhomes, and the commercial area, in just over four years. That is an impractical and undesirable timeline. Even if the build out occurred pursuant to the currently approved timeline, it is unlikely that the units would be sold within the time period. Under the 2015 Housing Market Study performed by Portland State University, Brookings is expected to grow by 1,584 people over the next twenty years.¹⁰ This is growth of approximately 79 people with primary residences in Brookings per year. Even if vacation homes were included in the projections, it is highly unlikely that the development would reach full occupancy in four years.

⁹ See, e.g., *Pacificorp Power Marketing, Inc. v Dep’t of Revenue*, 340 Or 204, 215, 131 P3d 725 (2006).

¹⁰ 2015 Portland State University Housing Market Study, p. 20. Exhibit 6.

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The requested modification, providing for build out over the next twelve years, more closely tracks projected population forecasts and market reality.

No lender would commit the required funds to create such a large project in a relatively small population and housing market. Lenders consider the absorption rate of building lots and residential structures as an important issue affecting the risk of repayment of loans, when lending for development or construction of either lots or dwellings. The local market would not absorb such an impact in the time remaining under the MPoD. The extension request allows the project scope and schedule to follow the outline set forth in the city's approved planning documents, as reflected in the permit conditions. This schedule received considerable input from the Applicant, city staff, members of the public, and other interested persons, and the requested modification will allow Applicant to follow through on its commitments to these individuals and entities.

During the approval process of the MPoD, a great deal of city effort (including the time and efforts of professional staff, the Planning Commission, and City Council) was spent reviewing the application and approving it. Significant time was also spent working with state agencies and resolving legal changes.

First, the state Land Conservation and Development Commission added the Lone Ranch, along with other lands into the urban growth boundary (UGB). At the time, it was the largest expansion of a UGB in state history, and was appealed up to the Supreme Court. Upon resolution of the litigation, the land was annexed to the City of Brookings, following study and public hearings. Then, the City adopted an ordinance to allow zoning through the use of master plans. The Applicant prepared, and the City reviewed, analyzed, and approved the MPoD. The Applicant helped SOCC by donating the site of the college, and working with SOCC to prepare necessary documents for the land transfer, and the DDP I. Finally, the Applicant prepared, and the City reviewed, analyzed, and approved the DDP II as the economic downturn grew worse.

Allowing this project to expire would put the City back to square one, waiting for an unknown time in the future when someone would propose to develop this site and would require the process to start over.

The delay in development and construction set out in the MPoD has been the result of factors outside of the City's and Applicant's control. The Applicant has proceeded in good faith, at its own

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risk and great expense to continue development under the MPoD, even during challenging times. If the Planning Commission were to deny this application for modification and extension of time, the impact would be negative.

In conclusion, approving the requested extension of the MPoD is consistent with the original project's intent.

b. Findings as to the DDP II

Criterion 1, LDC 17.70.210(C)(1): Address how the requested modification relates to the approved project and any impacts that will result.

The eight year extension request reflects that the downturn in both the housing market and financial industry has affected the entire 553-acre project. At present, SOCC has been constructed under the MPoD and the DDP I (the first DDP). However, during the remaining MPoD term, the Applicant must complete 163 single family homes, 150 attached townhomes, and the commercial area, starting construction in the rainy season this year. That is an impractical and undesirable timeline. Even if the build out occurred pursuant to the currently approved timeline, it is unlikely that the units would be sold within the time period. Under the 2015 Housing Market Study performed by Portland State University, Brookings is expected to grow by 1,584 people over the next twenty years.¹¹ This is growth of approximately 79 people with primary residences in Brookings per year. Even if vacation homes were included in the projections, it is highly unlikely that the development would reach full occupancy before the DDP II's expiration date.

The requested modification, providing for build out over the next eight years, more closely tracks projected population forecasts and market reality.

No lender would commit the required funds to create such a large project in a relatively small population and housing market. Lenders consider the absorption rate of building lots and residential structures as an important issue affecting the risk of repayment of loans, when lending for development or construction of either lots or dwellings. The local market would not absorb such an impact in the time remaining under the MPoD. The extension request allows the project scope and schedule to follow the outline set forth in the city's approved planning documents, as reflected

¹¹ 2015 Portland State University Housing Market Study, p. 20. Exhibit 6.

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in the permit conditions. This schedule received considerable input from the Applicant, city staff, members of the public, and other interested persons, and the requested modification will allow Applicant to follow through on its commitments to these individuals and entities.

During the approval process of the MPoD, a great deal of city effort (including the time and efforts of professional staff, the Planning Commission, and City Council) was spent reviewing the application and approving it. Significant time was also spent working with state agencies and resolving legal changes.

First, the state Land Conservation and Development Commission added the Lone Ranch, along with other lands into the urban growth boundary (UGB). At the time, it was the largest expansion of a UGB in state history, and was appealed up to the Supreme Court. Upon resolution of the litigation, the land was annexed to the City of Brookings, following study and public hearings. Then, the City adopted an ordinance to allow zoning through the use of master plans. The Applicant prepared, and the City reviewed, analyzed, and approved the MPoD. The Applicant helped SOCC by donating the site of the college, and working with SOCC to prepare necessary documents for the land transfer, and the DDP I. Finally, the Applicant prepared, and the City reviewed, analyzed, and approved the DDP II as the economic downturn grew worse.

Allowing this project to expire would put the City back to square one, waiting for an unknown time in the future when someone would propose to develop this site and would require the process to start over.

The delay in development and construction set out in the MPoD and the DDP II has been the result of factors outside of the City's and Applicant's control. The Applicant has proceeded in good faith, at its own risk and great expense to continue development, even during challenging times. If the Planning Commission were to deny this application for modification and extension of time, the impact would be negative.

In conclusion, approving the requested extension of the DDP II is consistent with the original project's intent.

Criterion 2, LDC 17.70.130(C)(2) and 17.70.210(C)(2): Address any impacts to adjoining properties.

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Discussion of the second identical criteria

Under LDC 17.08.010 the term “Adjoining” refers to properties that have a “common boundary line, except where two or more lots or parcels adjoin only at a corner.”

These criteria use the term “impacts” which, as explained above, is an undefined term in the Code. However, for reasons discussed above, Applicant believes this criteria likewise requires the city to address “any compelling effects” of the modification on adjoining properties.

Findings as to the MPoD modification for extension of time

Criterion 2, LDC 17.70.130(C)(2): Address any impacts to adjoining properties.

Adjacent land uses have not changed since approval of the MPoD and DDP. This includes city and county zoning designations. The adjoining properties to the MPoD area can be characterized as follows:

1. Lands outside the urban growth boundary, zoned for forestry use.
2. Lands to the south along Highway 101, on the west and south sides of the MPoD area.
3. Privately owned land zoned by the County as RR – 10, including Rainbow Rock Trailer Park, to the south east. The trailer park lacks sufficient space for an adequate septic system drain field.
4. The non-adjacent Rainbow Rock Condominiums has a pond for drinking water adjacent to the MPoD area. As noted previously, Applicant extended a water line to the Condominium property line.

The requested modifications will have no impact on lands outside the urban growth boundary and along Highway 101.

Development of the MPoD requires construction of an extensive system of open spaces and a trail network. These systems will reach adjoining property and could benefit some of the adjoining properties.

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Postponing full build-out by 12 years means adjoining owners may wait longer for the Applicant to construct public trails in this part of the city. However, presently the Lone Ranch site is privately owned and undeveloped. The delay does nothing more than continue the status quo and provide a reasonable timeline for construction of the project.

The private properties that are within the Urban Growth Boundary, and outside the city limits are not currently obligated to connect to the sewer, nor is the city obligated to extend sewer service to them. As such, granting the requested modification would not impact these properties.

In conclusion, extending the MPoD maintains the status quo. There are no impacts to adjoining properties that did not exist at the time of the original MPoD approval.

Findings as to the DDP II extension of time

Criterion 2, LDC 17.70.210(C)(2): Address any impacts to adjoining properties.

The properties adjacent to the DDP II area are:

1. The Southwestern Oregon Community College.
2. Highway 101 right-of-way.
 - a. *Effects on the Southwestern Oregon Community College.*

There is no change to the status quo or negative impact to SOCC.

Regarding the Water System

The Applicant completed the water work necessary to connect SOCC to the city water system. SOCC is currently connected to this water system, but the system is sufficient to provide water service to the project areas as well. The existing water system is currently underutilized, resulting in negative impacts that will likely be resolved by the build out and occupancy of the project. Water systems require a minimum rate of flow in order to maintain water quality. When water stagnates, it degrades. Since construction of the water line, City staff must routinely flush the water line from the town to SOCC in order to purge stagnant water from the system. The resulting impact is water

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waste, and use of staff time that could be spent on other things.¹² Extending development time will make occupancy more likely, as demand increases. Occupancy of Lone Ranch property will result in more water users, and make stagnations less likely. Building out in the short time frame remaining under the DDP II will not necessarily result in earlier occupancy, given the reality of current market conditions.

Regarding the Sewer System

Presently, SOCC is not connected to a public sewer and instead discharges waste into a sanitary holding tank that it pumps into trucks for disposal, on a regular basis. SOCC will be unable to connect to public sewer until the improvements, set forth in the DDP II are completed. Thus, build out of the project is critically important.

In conclusion, granting the requested modification to the DDP II does not create any impacts that need to be addressed.

Criterion 3, LDC 17.70.130(C)(3) and 17.70.210(C)(3): Address the effect on city services and facilities.

Discussion of the criterion

This criterion uses two terms which are undefined in the LDC. The first of these is “effect”. According to Webster’s dictionary, cited above, “effect” refers to “something that is produced by an agent or cause,” or also “a resultant condition.”

The second is the undefined phrase “city services and facilities.” The purpose statement of the master plan chapter sheds light on the meaning of this phrase. Notably, a purpose of master planning development is to acceptably minimize “the impacts of the development on the city’s services, infrastructure, transportation systems and neighboring properties” LDC 17.70.010.

Thus, to the extent the requested time extensions produce a “resulting condition” as to city services, infrastructure, or transportation systems, the Applicant should identify those. The effect on neighboring properties is addressed under Criterion 2, the impacts on adjoining properties.

¹² Source: City of Brookings Planning Department.

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Findings as to the MPoD

Criterion 3, LDC 17.70.130(C)(3): Address the effect on city services and facilities.

The requested time extensions relate solely to the time under which the city will administer development activities under this permit. Additionally, if the requested modifications are granted, the project, when built out, will complete the sewer system connection to SOCC that is part of the City's planned facilities for providing services. Granting the requested modification does not increase staff time in any significant way, it just carries out the original intent of the corresponding staff time.

The adjoining properties are outside the city limits and so are not within the purview of this criterion. The impact on adjoining properties is discussed under the analysis and findings for Criterion 2.

In sum, the city's existing procedures will accommodate the longer development schedule with minimal if not negligible expenditure of publicly-funded time or materials, and the modification, if approved, will complete critical sewer connections identified in the City's facilities plan.

Findings as to the DDP II

Criterion 3, LDC 17.70.210(C)(3): Address the effect on city services and facilities.

The requested time extensions relate solely to the time under which the city will administer development activities under this permit. Additionally, if the requested modifications are granted, the project, when built out, will complete the sewer system connection to SOCC that is part of the City's planned facilities for providing services. Granting the requested modification does not increase staff time in any significant way, it just carries out the original intent of the corresponding staff time.

The adjoining properties are outside the city limits and so are not within the purview of this criterion. The impact on adjoining properties is discussed under the analysis and findings for Criterion 2.

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In sum, the city's existing procedures will accommodate the longer development schedule with minimal if not negligible expenditure of publicly-funded time or materials, and the modification, if approved, will complete critical sewer connections identified in the City's facilities plan.

Other Relevant Issues

LDC 17.70.200 provides as follows:

17.70.200 Effective Period of detailed development plan (DDP) approval.

A. Approval of a DDP shall be valid for a three year period from the date of initial approval. If the applicant has not begun construction within this timeframe, the approval shall expire. At its discretion and without a public hearing, the commission may extend the approval for a period not to exceed two additional years per extension.

B. If the planning commission has approved implementation of The DDP in phases, the approved timeline will apply. At its discretion and without a public hearing, the commission may extend the approval for a period not to exceed two additional years per extension.

Thus, the commission has authority to extend the DDP II for two years without a public hearing, by bringing a request for extension under LDC Section 17.70.200. However, after holding a public hearing, the commission may modify the term for a longer period, as requested here. The commission should find that the Applicant is entitled not just to a two year extension under LDC 17.70.200, but also to the eight year modification requested.

The Planning Commission finds sufficient evidence to support a two-year extension under Section 17.70.200, even if an appellate body finds insufficient evidence for an eight-year extension.

VII. Conclusion

Approving the requested time extensions will acknowledge the approximately eight-year period during which large scale real estate development in Curry County was impossible due to the collapse in housing and capital markets. The city and the community lose nothing under these requests.

October 9, 2015

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By contrast, failure to approve these extensions will delay the project. Rejecting these extensions would cause Applicant (or a potential successor in interest) to duplicate its \$5 million dollar investment to acquire work products ranging from professional engineering, to ecological, economic, and legal consultants, as well as cause the city to duplicate the hundreds (or thousands) of hours its staff and governing officials have invested in analyzing the project at each step of the master planning, and detailed development planning processes. If that result occurs, the city and its residents will not receive the public facilities, vital housing units, and infrastructure improvements which would have been constructed as part of the development, and which are expected by citizens who live in this area within the urban growth boundary.

The Planning Commission should therefore approve the requested modification to the DDP II and recommend approval of the requested modification to the MPoD.

The requested modifications have no effect or impact on any substantive provisions of the development approvals provided for in the permits, or any other aspect of the Lone Ranch project or its site plan. However, the modifications will grant the Applicant sufficient time to carry out and complete the substantive provisions which have not been completed due to the continuing financial crisis and housing market decline of the last nine years.

THE FINANCIAL CRISIS INQUIRY REPORT



**Final Report of the National Commission
on the Causes of the Financial and
Economic Crisis in the United States**



OFFICIAL GOVERNMENT EDITION •

THE FINANCIAL CRISIS INQUIRY REPORT

This printing includes all corrections contained in the errata sheet issued by the Commission as found on the FCIC website as of February 25, 2011.

11

THE BUST

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What happens when a bubble bursts? In early 2007, it became obvious that home prices were falling in regions that had once boomed, that mortgage originators were floundering, and that more and more families, especially those with subprime and Alt-A loans, would be unable to make their mortgage payments.

What was not immediately clear was how the housing crisis would affect the financial system that had helped inflate the bubble. Were all those mortgage-backed securities and collateralized debt obligations ticking time bombs on the balance sheets of the world's largest financial institutions? "The concerns were just that if people . . . couldn't value the assets, then that created . . . questions about the solvency of the firms," William C. Dudley, now president of the Federal Reserve Bank of New York, told the FCIC.¹

In theory, securitization, over-the-counter derivatives and the many byways of the shadow banking system were supposed to distribute risk efficiently among investors. The theory would prove to be wrong. Much of the risk from mortgage-backed securities had actually been taken by a small group of systemically important companies with outsized holdings of, or exposure to, the super-senior and triple-A tranches of CDOs. These companies would ultimately bear great losses, even though those investments were supposed to be super-safe.

As 2007 went on, increasing mortgage delinquencies and defaults compelled the ratings agencies to downgrade first mortgage-backed securities, then CDOs. Alarmed investors sent prices plummeting. Hedge funds faced with margin calls from their repo lenders were forced to sell at distressed prices; many would shut down. Banks wrote down the value of their holdings by tens of billions of dollars.

The summer of 2007 also saw a near halt in many securitization markets, including the market for non-agency mortgage securitizations. For example, a total of \$75 billion in subprime securitizations were issued in the second quarter of 2007 (already down from prior quarters). That figure dropped precipitously to \$27 billion in the third quarter and to only \$12 billion in the fourth quarter of 2007. Alt-A issuance topped \$100 billion in the second quarter, but fell to \$13 billion in the fourth quarter of 2007. Once-booming markets were now gone—only \$4 billion in subprime or Alt-A mortgage-backed securities were issued in the first half of 2008, and almost none after that.²

CDOs followed suit. From a high of more than \$90 billion in the first quarter of 2007, worldwide issuance of CDOs with mortgage-backed securities as collateral plummeted to \$29 billion in the third quarter of 2007 and only \$5 billion in the fourth quarter. And as the CDO market ground to a halt, investors no longer trusted other structured products.³ Over \$80 billion of collateralized loan obligations (CLOs), or securitized leveraged loans, were issued in 2007; only \$10 billion were issued in 2008. The issuance of commercial real estate mortgage-backed securities plummeted from \$232 billion in 2007 to \$12 billion in 2008.⁴

Those securitization markets that held up during the turmoil in 2007 eventually suffered in 2008 as the crisis deepened. Securitization of auto loans, credit cards, small business loans, and equipment leases all nearly ceased in the third and fourth quarters of 2008.

DELINQUENCIES: "THE TURN OF THE HOUSING MARKET"

Home prices rose 15% nationally in 2005, their third year of double-digit growth. But by the spring of 2006, as the sales pace slowed, the number of months it would take to sell off all the homes on the market rose to its highest level in 10 years. Nationwide, home prices peaked in April 2006.

Members of the Federal Reserve's Federal Open Market Committee (FOMC) discussed housing prices in the spring of 2006. Chairman Ben Bernanke and other members predicted a decline in home prices but were uncertain whether the decline would be slow or fast. Bernanke believed some correction in the housing market would be healthy and that the goal of the FOMC should be to ensure the correction did not overly affect the growth of the rest of the economy.⁵

In October 2006, with the housing market downturn under way, Moody's Economy.com, a business unit separate from Moody's Investors Service, issued a report authored by Chief Economist Mark Zandi titled "Housing at the Tipping Point: The Outlook for the U.S. Residential Real Estate Market." He came to the following conclusion:

Nearly 20 of the nation's metro areas will experience a crash in house prices; a double-digit peak-to-trough decline in house prices. . . . These sharp declines in house prices are expected along the Southwest coast of Florida, in the metro areas of Arizona and Nevada, in a number of Cali-

ifornia areas, throughout the broad Washington, D.C. area, and in and around Detroit. Many more metro areas are expected to experience only house-price corrections in which peak-to-trough price declines remain in the single digits. . . . It is important to note that price declines in various markets are expected to extend into 2008 and even 2009.

With over 100 metro areas representing nearly one-half of the nation's housing stock experiencing or about to experience price declines, national house prices are also set to decline. Indeed, odds are high that national house prices will decline in 2007.⁶

For 2007, the National Association of Realtors announced that the number of sales of existing homes had experienced the sharpest fall in 25 years. That year, home prices declined 9%. In 2008, they would drop a stunning 17%. Overall, by the end of 2009, prices would drop 28% from their peak in 2006.⁷ Some cities saw a particularly large drop: in Las Vegas, as of August 2010, home prices were down 55% from their peak. And areas that never saw huge price gains have experienced losses as well: home prices in Denver have fallen 18% since their peak.

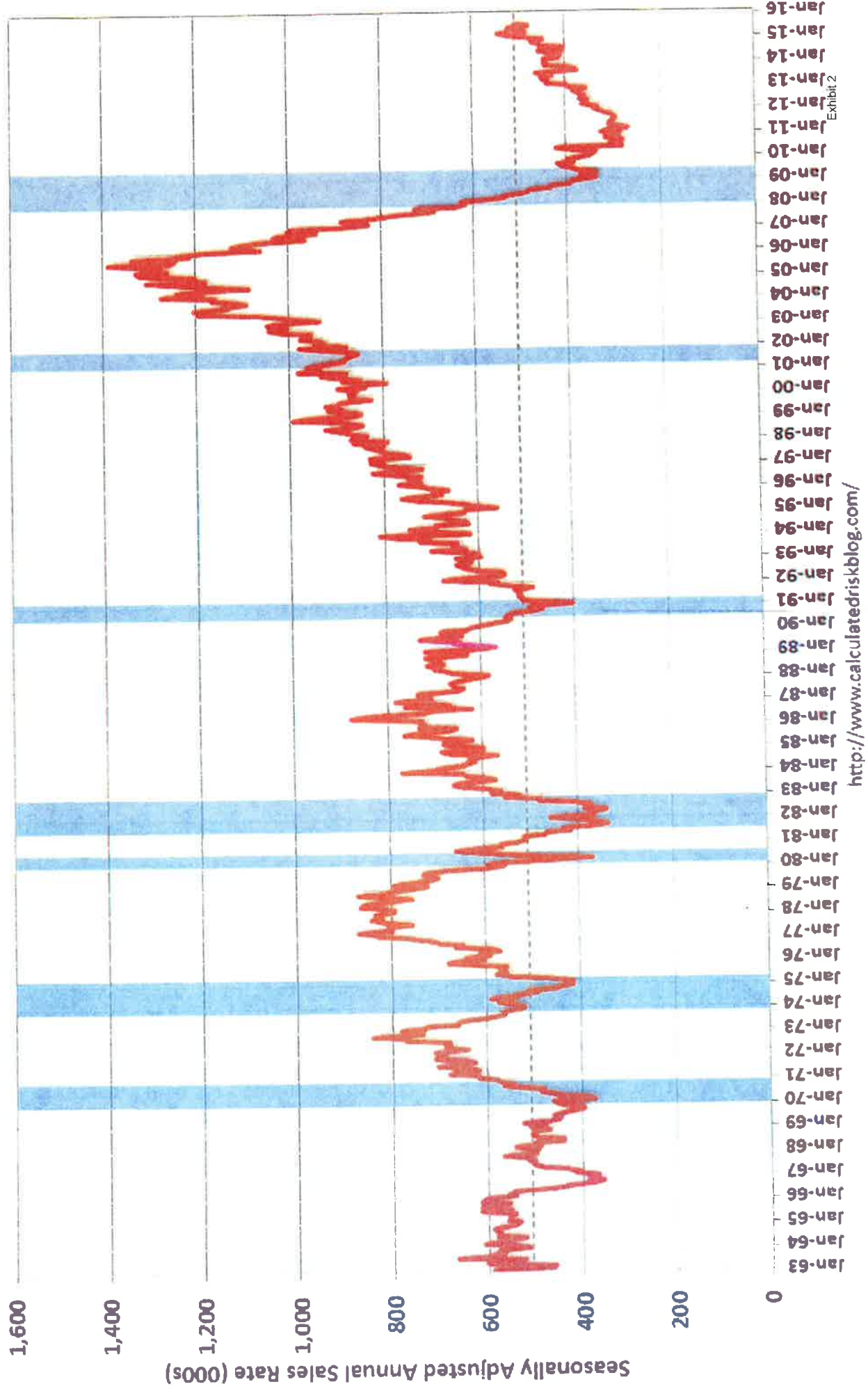
In some areas, home prices started to fall as early as late 2005. For example, in Ocean City, New Jersey, where many properties are vacation homes, home prices had risen 144% since 2001; they topped out in December 2005 and fell 4% in the first half of 2006. By mid-2010, they would be 22% below their peak. Prices topped out in Sacramento in October 2005 and are today down nearly 50%. In most places, prices rose for a bit longer. For instance, in Tucson, Arizona, prices kept increasing for much of 2006, climbing 95% from 2001 to their high point in August 2006, and then fell only 3% by the end of the year.⁸

One of the first signs of the housing crash was an upswing in early payment defaults—usually defined as borrowers' being 60 or more days delinquent within the first year. Figures provided to the FCIC show that by the summer of 2006, 1.5% of loans less than a year old were in default. The figure would peak in late 2007 at 2.5%, well above the 1.0% peak in the 2000 recession. Even more stunning, first payment defaults—that is, mortgages taken out by borrowers who never made a single payment—went above 1.5% of loans in early 2007.⁹ Responding to questions about that data, CoreLogic Chief Economist Mark Fleming told the FCIC that the early payment default rate “certainly correlates with the increase in the Alt-A and subprime shares and the turn of the housing market and the sensitivity of those loan products.”¹⁰

Mortgages in serious delinquency, defined as those 90 or more days past due or in foreclosure, had hovered around 1% during the early part of the decade, jumped in 2006, and kept climbing. By the end of 2009, 9.7% of mortgage loans were seriously delinquent. By comparison, serious delinquencies peaked at 2.4% in 2002 following the previous recession.¹¹

Serious delinquency was highest in areas of the country that had experienced the biggest housing booms. In the “sand states”—California, Arizona, Nevada, and Florida—serious delinquency rose to 3% in mid-2007 and 15% by late 2009, double the rate in other areas of the country (see figure 11.1).¹²

New Home Sales and Recessions



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ECONOMICS

Asking economists: Why is the housing market still looking a little wobbly?

By Doug Whiteman • Bankrate.com

Home sales and new construction have been surprisingly sluggish. In the second-quarter 2015 Bankrate Economic Indicator survey of leading economists, we asked:

What is the main reason the housing market remains relatively weak?



"It isn't weak. Sales and prices are consistent with or above trend. (Housing) starts are low because of a large amount of vacant units."

-- Dean Baker, co-director, Center for Economic and Policy Research

"(The main reason is a) lack of real wage growth for the majority of middle-class workers."



-- Scott Brown, chief economist, Raymond James



"Bad karma has hit housing after the financial crisis. Banks demand very high credit scores to get the best rates. Some existing homeowners are trapped because they are still underwater (that is, they can't sell, so they can't buy). While unemployment is low, there are many workers not even in the labor force. Wage gains and income gains are low. A lot of housing stock in

areas that are less favorable may be hard to sell. Demographics of household formation are on an upswing, but it's a slow upswing. Foreigners have been a big inflow into the U.S. housing market, and now the strong dollar is slowing this flow down. The strong dollar makes housing more expensive to foreigners."

-- Robert Brusca, chief economist, FAO Economics

"(The big reason is a) lack of wealth transferred to millennials from their parents following financial and economic downturn. (That has been) due to a general loss of wealth associated with the reset in housing prices and uneven distribution of economic gains in the current recovery."



-- Joseph Brusuelas, chief economist, McGladrey



"Housing (as measured by residential investment in the gross domestic product accounts) has added to overall GDP growth since 2011, after being a drag on growth from 2006 through 2010. Recoveries from financial bubbles are always slower than usual, and the housing-related financial bubble is no different."

-- John Canally Jr., CFA, chief economic strategist, LPL Financial

"The sluggish economic recovery has, until recently, generated weak job growth, which has stunted household formations and housing demand. Factors including access to credit for both builders and buyers, building material supply chain issues, as well as labor and lot shortages have undermined progress along the way, but continued gains in the labor market and the confidence that that will bring will be the key to unleashing several years' worth of pent-up demand in the housing market."



-- David Crowe, chief economist, National Association of Home Builders





"Household formation was slow until quite recently, mortgage credit has been tight (and still is, relative to the last 10 years) and population/household mobility has been low due to the loss of equity experienced by many owners."

-- Michael Fratantoni, chief economist, Mortgage Bankers Association

"(The primary reasons are) slack in the labor market and its sibling, stagnant wages."



-- Seth Harris, former deputy and acting U.S. secretary of labor; distinguished scholar, Cornell University School of Industrial & Labor Relations



"(The main reason is) hesitant first-time homebuyers."

-- Stuart Hoffman, chief economist, PNC Financial Services Group

"Tight lending conditions are the primary reason for a soft housing market. Potential borrowers still have to jump through way too many hoops to get a loan. The average FICO score of approved mortgages remains elevated compared to pre-recession levels."



-- Robert Johnson, director of economic analysis, Morningstar



"The main reason the housing market remains relatively weak is tightened credit standards. The post-mortgage-crisis changes to mortgage underwriting and down payment requirements removed a significant layer of prospective buyers from the market all at once. Many of these will likely never qualify again under current standards. This development essentially shrank the real estate market, perhaps for decades."

-- Alan MacEachin, corporate economist, Navy Federal Credit Union

"(The No. 1 reason is a) lack of qualified buyers."



-- Daniil Manaenkov, assistant research scientist, University of Michigan Research Seminar in Quantitative Economics



"There are many reasons. If forced to pick a main reason, I would attribute the weakness to continued difficulty in qualifying for a mortgage (too-tight credit standards), even though there has been some improvement on this front over the last several quarters. Running a close second is fear of homeownership among many young people due to the bursting of the housing bubble and uncertain job prospects."

-- Bernard Markstein, president and chief economist, Markstein Advisors

"(The key reason is a) lack of equity, so that many homeowners cannot sell their homes -- limiting supply and sales."



-- Joel Naroff, president, Naroff Economic Advisors



tight."

"The market is bifurcated. The low end continues to struggle to find demand from first-time buyers, which is holding down sales volume. The mid- and high-end segments are experiencing price appreciation while bidding wars are occurring for the best properties, as supply remains

-- David Nice, economist, Mesirov Financial



"Housing starts have doubled since 2009, and one should not expect a return to the pre-crisis level -- that was too high -- but there is clearly more upside. One key negative has been tight credit."



-- Jim O'Sullivan, chief U.S. economist, High Frequency Economics



"(The main reason?) Low income."

-- Lindsey Piegza, chief economist, Sterne Agee

"(The weakness is mainly due to) tighter lending standards."



-- Lynn Reaser, chief economist, Point Loma Nazarene University



"(The main reason is) a combination of higher prices from low supply and credit constraints."

-- Jeffrey Rosen, chief economist, Briefing.com

"(I see a) changed perception of the value of single-family housing. Multifamily is doing fine."



-- John Silvia, chief economist, Wells Fargo



"The overreach of new and pending financial regulations has weighed on the financial sector overall and on mortgage availability in particular. Weak wage and salary growth and a labor market still not fully healed are



playing significant roles as well."

-- Sean Snaith, director, University of Central Florida Institute for Economic Competitiveness

"A mix of factors (is behind the weakness): modest income growth, unequal income growth, the need for larger down payments, and hesitation by potential homebuyers in the wake of the housing collapse."



-- Phillip Swagel, professor of international economic policy, University of Maryland School of Public Policy



"Buyers remain scared of housing as an asset."

-- David Wyss, adjunct professor of economics, Brown University

"(I see a) lack of housing inventory from the cumulative effect of weak home construction. This leads to fewer choices for buyers and pushes up home prices too fast."



-- Lawrence Yun, chief economist, National Association of Realtors



"The principal constraint on housing is the overly tight credit conditions, particularly for first-time homebuyers."

-- Mark Zandi, chief economist, Moody's Analytics

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Housing market improves slightly

July 23, 2013 09:44 pm

Optimistic — but guardedly so — is the buzzword for the local housing market.

After a brutal period since 2008 that devastated the housing industry, things are looking up this year, if only slightly.

In Brookings and throughout Curry County, house sales are up, the number of building permits issued has increased, and the mood is generally optimistic among those in the industry, from realtors to contractors.

“Things are definitely improved this year,” said Rosann Hamilton, who works in the Curry County Department of Public Services. “Not as good as years back, but way better than it once was. It’s showing signs of improvement.”

From July 2012 to June 2013, 25 applications for single family dwellings were filed in Curry County. This is an increase from 2011-2012, when there were only 15 permits, and 2010-2011 when there were 17. In 2008-2009, there were 38 applications for single family dwelling building permits with the county.

It’s the same story in Brookings, with slightly more single family dwelling applications than last year, up to three from only one a year ago. This is after five years of slow activity. The three single family dwellings constructed in Brookings have ranged in estimated construction costs from \$110,000 to \$300,000.

Laura Lee Snook, who works in the building department for the city of Brookings, said a big part of the comeback has been in a couple of lower-income housing projects in the city, as well as several non residential projects over the last few years.

‘Guarded optimism’

Things aren’t as bleak as they have been, but David Frazier, president of the Curry County Home Builder’s Association, said he is looking at the improvements with “guarded optimism.”

“It’s like we’re on a teeter totter, and we are currently at that balanced point. It could really go either way,” Frazier said. “It could go back to how it was in 2009 or tip to something positive.”

When houses aren’t built, it not only hurts contractors and subcontractors, Frazier says it also hurts the suppliers and everyone else in the chain.

“We lost a lot of contractors in the county because of the recession,” Frazier said.

Frazier said the banks need to loosen up their lending policies, perhaps not to the extent they were before the crisis but some loosening would help the industry.

Housing sales increasing

"It started to recover in January of 2012," said Bryan Tillung, president of the Curry County Board of Realtors. "We saw the same results volume in sales in 2012 as we did in 2007. And in 2013 we are on track with 2012 and anticipate it will be better."

While Tillung said sales are up 5.6 percent over last year, the area is not seeing the robust sales that have started to take off in other areas of the country.

"Prices aren't declining but they are not increasing either," Tillung said.

But with economic growth, Tillung said prices will start to increase slightly over a period of several months, if not longer.

The median price for homes in the area is between \$250,000 to \$280,000.

When looking at historical sales performance, Tillung said that the market in Brookings tends to lag behind what is happening in California, Arizona or Medford. He said that in 12 months, the same sort of real estate transactions that are happening there will begin here.

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2014-2015

OREGON COASTAL MANAGEMENT PROGRAM

Department of Land Conservation and Development 635 Capitol St. NE Salem Oregon 97301

Progress Report for Basic Coastal Management Grant

January 1, 2015 to June 30, 2015



Please type

Jurisdiction City of Brookings Grant Number: CZM 14-004

Address: 898 Elk Drive City/State/Zip: Brookings, OR 97415

Phone: (541) 469-1137 Fax: (541) 469-3650

Local Contact Person and Title: Donna Colby-Hanks, Planning Manager

PLEASE BE SURE TO ATTACH YOUR REQUEST FOR INTERIM PAYMENT. Remember to document the matching costs when requesting interim and final payment. The matching costs are expected to be accrued at the same general rate as the reimbursable costs.

This report is important. Your responses will help us to report accurately to the NOAA Office of Ocean and Coastal Resources Management how Oregon spends federal Coastal Zone Management grant funding at the local level. This report is a condition of the terms of your grant agreement with the Department.

Work Program Activities:

- Land Use Decisions:** List (by date, docket or decision #, and title) plan amendments, zone changes, and development (e.g. subdivision or partition) approvals. Please indicate whether these decisions were made by staff, planning commission, or governing body and whether the decision has been appealed or was made pursuant to an appeal.
 - Include staff reports or other decision documents for the items listed, please, if not previously provided to the DLCD field staff. See attached.
- Governmental Coordination:** Please briefly describe any significant efforts to coordinate with state, federal and other local jurisdictions, including port districts, with regard to land use planning or decision-making. See attached.
- LUCS:** Please list all Land Use Compatibility statements (LUCS) by date, ID#, name, and a brief description made for state and federal permits and authorizations (e.g., DSL fill and removal permits or Corps of Engineers. Sec. 10 and 404 permits)? See attached.
- Building Permits:** Please provide the number of permits issued during the period for 2 single-family dwellings 1 (2 units) multiple-family dwellings 1 commercial building

On-line Training:

During the grant period, did you make use of any portions of the on-line video training for land use planning developed by DLCD? Yes No (Circle one)

If yes, please describe your audience (e.g., planning staff, planning commission, city council/county board), the approximate number of people who viewed the training, how the training was used (e.g., individual access/viewing; group training session).

Individual viewing by Planning Staff. (3)

Financial and Record-Keeping Matters:

By signing this Progress Report the grantee certifies that:

1. Standard accepted accounting and fiscal records have been maintained to track the receipt and expenditure of grant funds. Such records shall be made available upon request, including records that document local contribution (match).
2. Staff time devoted to eligible activities under this grant is accounted for on a daily basis. Timesheets are available for review upon request.

Signature of authorized individual Donna Colby-Hanks

Title Planning Manager

2013-2014

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__3__ single-family dwellings __0__ multiple-family dwellings __1__ commercial building

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2014-2015

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Signature of authorized individual _____

Title Planning Manager

Coordinated Population Forecast



2015

Through

2065

Curry County

Urban Growth
Boundaries (UGB)
& Area Outside UGBs



Population Research Center
PORTLAND STATE UNIVERSITY

**Coordinated Population Forecast for Curry County, its
Urban Growth Boundaries (UGB), and
Area Outside UGBs
2015-2065**

**Prepared by
Population Research Center
College of Urban and Public Affairs
Portland State University**

June, 2015

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.

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How to Read this Report

This report should be read with reference to the documents listed below—downloadable on the Forecast Program website (<http://www.pdx.edu/prc/opfp>).

Specifically, the reader should refer to the following documents:

- *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 (i.e., 2015-2065). These tables are also located in Appendix C of this report.

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Executive Summary

Historical

Different growth patterns occur in different parts of the County and these local trends within the UGBs and the area outside UGBs collectively influence population growth rates for the county as a whole.

Curry County's total population has grown slowly since 2000; with an average annual growth rate of less than one percent between 2000 and 2010 (Figure 1); however some of its sub-areas experienced more rapid population growth during the 2000s. Gold Beach posted the highest average annual growth rate at one percent during the 2000 to 2010 period.

Curry County's positive population growth in the 2000s was the result of sporadic net in-migration. Meanwhile an aging population not only led to an increase in deaths, but also resulted in a smaller proportion of women in their childbearing years. This along with more women choosing to have fewer children and have them at older ages has led to fewer births in recent years. The larger number of deaths relative to births caused natural decrease (more deaths than births) in every year from 2000 to 2014. While periods of net in-migration outweighed natural decrease during the last decade, the gap between these two numbers shrank during the later years—bringing population decline from 2009 to 2012.

Forecast

Total population in Curry County as a whole will likely grow at a faster pace in the first 20 years of the forecast period (2015 to 2035), relative to the last 30 years (Figure 1). The tapering of growth rates is largely driven by an aging population—a demographic trend which is expected to exacerbate natural decrease (more deaths than births). As natural decrease occurs, population growth will become increasingly reliant on net in-migration. For the area outside UGBs this will likely lead to population decline during the last 30 years of the forecast period. The remaining sub-areas are expected to see population increase over this same time period.

Even so, Curry County's total population is forecast to increase by nearly 3,900 over the next 20 years (2015-2035) and by more than 4,700 over the entire 50-year forecast period (2015-2065). Sub-areas that showed strong population growth in the 2000s are expected to experience similar rates of population growth during the forecast period.

Figure 1. Curry County and Sub-Areas—Historical and Forecast Populations, and Average Annual Growth Rates (AAGR)

	Historical			Forecast				
	2000	2010	AAGR (2000-2010)	2015	2035	2065	AAGR (2015-2035)	AAGR (2035-2065)
Curry County	21,137	22,364	0.6%	22,521	26,419	27,286	0.8%	0.1%
Brookings ¹	10,634	11,199	0.5%	11,414	12,998	14,850	0.7%	0.4%
Gold Beach	2,837	3,141	1.0%	3,261	4,044	5,575	1.1%	1.1%
Port Orford	1,755	1,807	0.3%	1,837	2,052	2,373	0.6%	0.5%
Outside UGBs	5,911	6,217	0.5%	6,009	7,326	4,488	1.0%	-1.6%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses; Forecast by Population Research Center (PRC).

¹ For simplicity each UGB is referred to by its primary city's name.

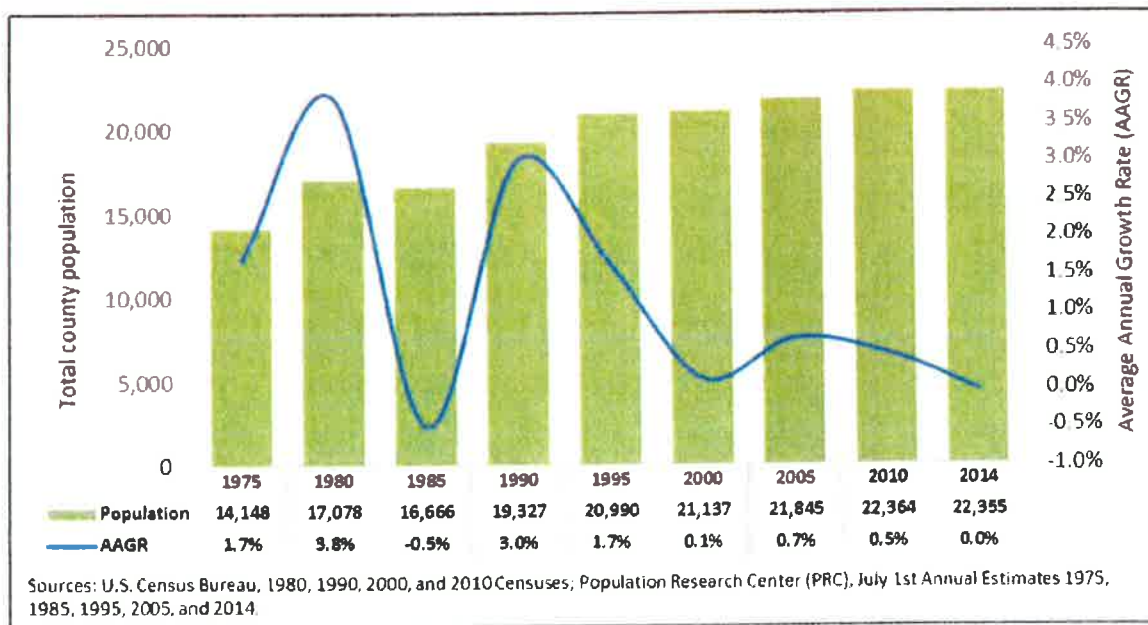
Historical Trends

Different growth patterns occur in different parts of the County. Each of Curry County's sub-areas was examined for any significant demographic characteristics or changes in population or housing growth that might influence their individual forecasts. Factors that were analyzed include age composition of the population, ethnicity and race, births, deaths, migration, and number of housing units as well as the occupancy rate and persons per household (PPH). It should be noted that population trends of individual sub-areas often differ from those of the county as a whole. However, in general, population growth rates for the county are collectively influenced by local trends within its sub-areas.

Population

Curry County's total population grew by about 58 percent between 1975 and 2014—from roughly 14,000 in 1975 to about 22,000 in 2014 (Figure 2). During this approximately 40-year period, the county realized the highest growth rates during the late 1970s, which coincided with a period of relative economic prosperity. During the early 1980s, challenging economic conditions, both nationally and within the county, led to population decline. Again, during the late 1990s and 2000s, challenging economic conditions yielded sharp declines in population growth. Even so Curry County experienced positive population growth over the last decade (2000 to 2010)—averaging just under one percent per year. However in recent years growth rates were negative, leading to population decline between 2010 and 2014.

Figure 2. Curry County—Total Population by Five-year Intervals (1975-2010 and 2010-2014)



Curry County's population change is the sum of its parts, in this sense countywide population change is the combined population growth or decline within each sub-area. During the 2000s, Curry County's average annual population growth rate stood at a less than one percent. At the same time Gold Beach,

Curry County's second largest UGB, recorded an average annual growth rate of one percent , while population in the remaining two UGBs, Brookings and Port Orford, increased at rates below that of the county as a whole (Figure 3).

Figure 3. Curry County and Sub-areas—Total Population and Average Annual Growth Rate (AAGR) (2000 and 2010)

	2000	2010	AAGR (2000-2010)	Share of County 2000	Share of County 2010
<i>Curry County</i>	<i>21,137</i>	<i>22,364</i>	<i>0.6%</i>	<i>100.0%</i>	<i>100.0%</i>
Brookings ¹	10,634	11,199	0.5%	50.3%	50.1%
Gold Beach	2,837	3,141	1.0%	13.4%	14.0%
Port Orford	1,755	1,807	0.3%	8.3%	8.1%
Outside UGBs	5,911	6,217	0.5%	28.0%	27.8%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses

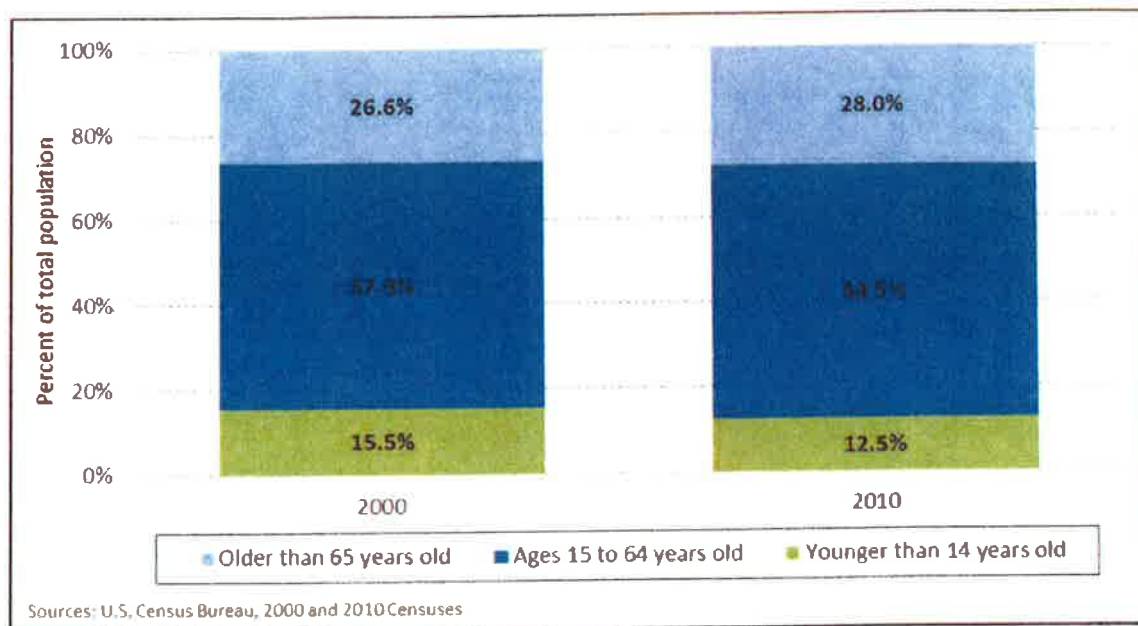
¹ For simplicity each UGB is referred to by its primary city's name.

Age Structure of the Population

Similar to most areas across Oregon, Curry County's population is aging. An aging population significantly influences the number of deaths, but also yields a smaller proportion of women in their childbearing years, which may result in a decline in births. This demographic trend underlies some of the population change that has occurred in recent years. From 2000 to 2010 the proportion of county population 65 or older grew from about 27 percent to 28 percent (Figure 4). Further underscoring the countywide trend in aging—the median age went from about 49 in 2000 to 54 in 2010.¹

¹ Median age is sourced from the U.S. Census Bureau's 2000 and 2010 Censuses

Figure 4. Curry County—Age Structure of the Population (2000 and 2010)



Race and Ethnicity

While the statewide population is aging, another demographic shift is occurring across Oregon—minority populations are growing as a share of total population. A growing minority population affects both the number of births and average household size. The Hispanic population within Curry County increased substantially from 2000 to 2010 (Figure 5), while the White, non-Hispanic population increased by a smaller amount (in relative terms) over the same time period. This increase in the Hispanic population and other minority populations brings with it several implications for future population change. First, both nationally and at the state level, fertility rates among Hispanic and minority women have tended to be higher than among White, non-Hispanic women. Second, Hispanic and minority households tend to be larger relative to White, non-Hispanic households.

Figure 5. Curry County—Hispanic or Latino and Race (2000 and 2010)

Hispanic or Latino and Race	2000		2010		Absolute Change	Relative Change
Total population	21,137	100.0%	22,364	100.0%	1,227	5.8%
Hispanic or Latino	761	3.6%	1,201	5.4%	440	57.8%
Not Hispanic or Latino	20,376	96.4%	21,163	94.6%	787	3.9%
White alone	19,206	90.9%	19,837	88.7%	631	3.3%
Black or African American alone	31	0.1%	62	0.3%	31	100.0%
American Indian and Alaska Native alone	408	1.9%	391	1.7%	-17	-4.2%
Asian alone	144	0.7%	157	0.7%	13	9.0%
Native Hawaiian and Other Pacific Islander alone	21	0.1%	21	0.1%	0	0.0%
Some Other Race alone	29	0.1%	16	0.1%	-13	-44.8%
Two or More Races	537	2.5%	679	3.0%	142	26.4%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses

Births

Historical fertility rates for Curry County don't mirror the decline in total fertility observed for Oregon overall (Figure 6). Furthermore, fertility for younger women in Curry County has remained at a much higher level than for younger women statewide (Figure 7 and Figure 8). Even so, as Figure 7 illustrates, fertility rates for younger women in Curry County are higher in 2010 compared to 2000, and women are choosing to have children at older ages. While the decrease in fertility among younger women largely mirrors statewide changes, county fertility changes are distinct from those of the state in two ways. First, while fertility among younger women did decrease within the county, the drop was less pronounced than for younger women statewide. Second, the increase in total fertility in Curry County during the 2000s runs contrary to the statewide decline during this same period. In addition Curry County's total fertility remains above replacement fertility.

Figure 6. Curry County and Oregon—Total Fertility Rates (2000 and 2010)

	2000	2010
Curry County	1.81	2.11
Oregon	1.98	1.79

Sources: U.S. Census Bureau, 2000 and 2010 Censuses.
Oregon Health Authority, Center for Health Statistics.
Calculations by Population Research Center (PRC).

Figure 7. Curry County—Age Specific Fertility Rate (2000 and 2010)

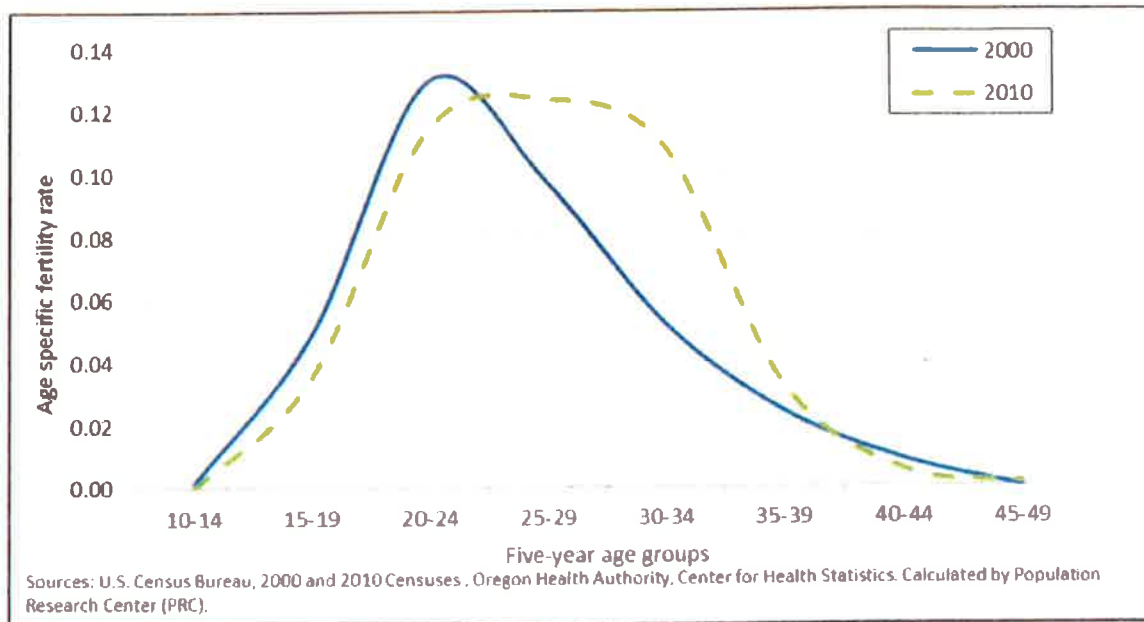


Figure 8. Oregon—Age Specific Fertility Rate (2000 and 2010)

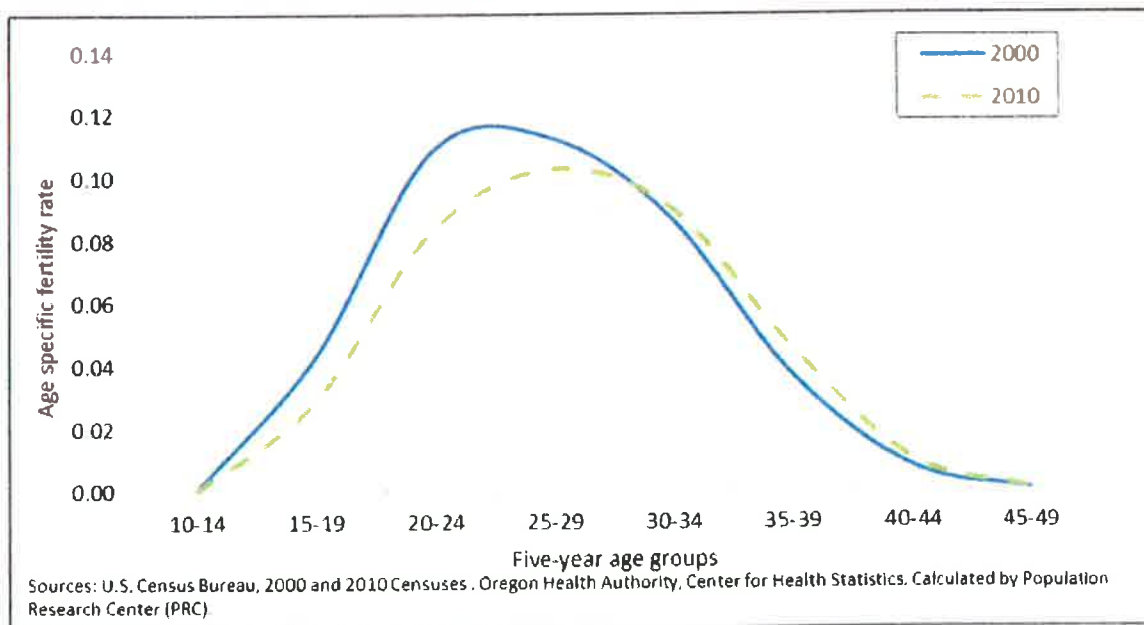


Figure 9 shows the number of births by the area in which the mother resides. Please note that the number of births fluctuates from year to year. For example a sub-area with an increase in births between two years could easily show a decrease for a different time period, especially where numbers

are small; however for the 10-year period from 2000 to 2010 the county as a whole saw an increase in births, while the most populous UGB of Brookings recorded a decrease in births (Figure 9).

Figure 9. Curry County and Sub-Areas—Total Births (2000 and 2010)

	2000	2010	Absolute Change	Relative Change	Share of County 2000	Share of County 2010
Curry County	155	180	25	16.1%	100.0%	100.0%
Brookings ¹	85	57	-28	-32.7%	54.7%	31.7%
Smaller UGBs ²	35	30	-5	-14.6%	22.7%	16.7%
Outside UGBs	35	93	58	164.7%	22.7%	51.7%

Sources: Oregon Health Authority, Center for Health Statistics. Aggregated by Population Research Center (PRC).

¹ For simplicity the Brookings UGB is referred to by its primary city's name.

² Smaller UGBs are those with populations less than 8,000 in forecast launch year.

Deaths

While the population in the county as a whole is aging, more people are living longer. For Curry County in 2000, life expectancy for males was 73 years and for females was 81 years.² By 2010, life expectancy had increased slightly for both males and females. For both Curry County and Oregon, the survival rates changed little between 2000 and 2010—underscoring the fact that mortality is the most stable component of population change. Even so, the total number of countywide deaths increased (Figure 10).

Figure 10. Curry County—Total Deaths (2000 and 2010)

	2000	2010	Absolute Change	Relative Change
Curry County	346	371	25	7.2%

Sources: Oregon Health Authority, Center for Health Statistics. Aggregated by Population Research Center (PRC).

Migration

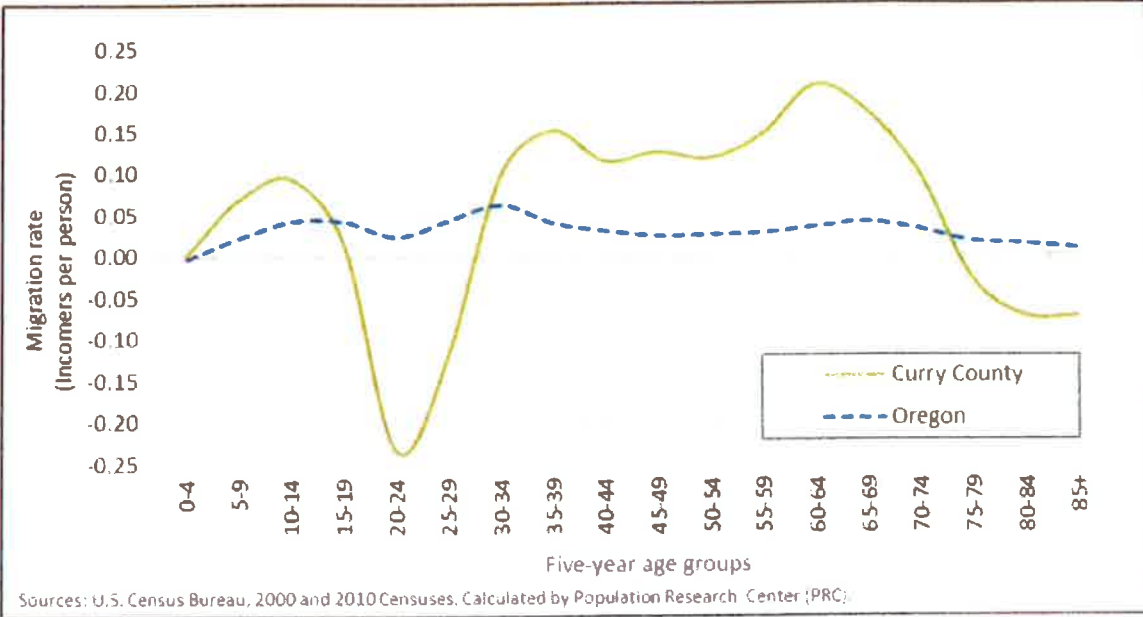
The propensity to migrate is strongly linked to age and stage of life. As such, age-specific migration rates are critically important for assessing these patterns across five-year age cohorts. Figure 11 shows the historical age-specific migration rates by five-year age group, both for Curry County and Oregon. The migration rate is indicated as the number of net migrants per person by age group.

From 2000 to 2010, younger individuals (those in the age groups with the highest mobility levels) moved out of the county in search of employment and education opportunities, as well as military service. At the same time the county attracted a large number of middle-aged to older migrants who likely moved into the county for work-related reasons, moved there to retire, or moved to be closer to family

² Life expectancy is derived using life tables and data from 2000 and 2010 Censuses.

members. However, as these individuals age and need access to better medical services, there is marked net out-migration of elderly persons.

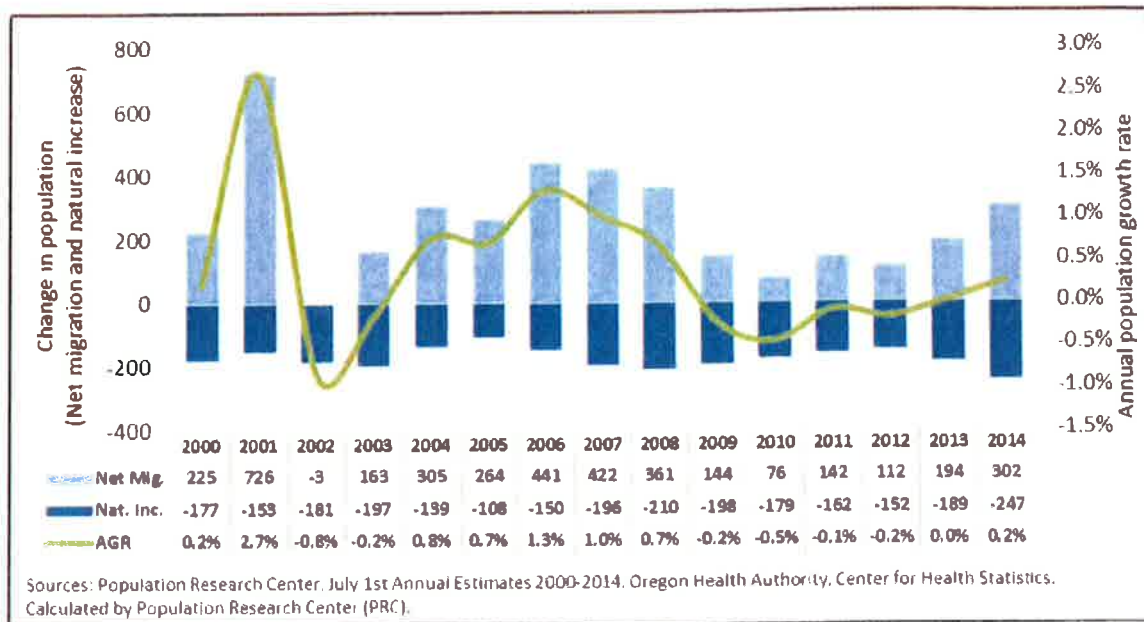
Figure 11. Curry County and Oregon—Five-year Migration Rates (2000-2010)



Historical Trends in Components of Population Change

In summary, Curry County's positive population growth in the 2000s was the result of sporadic net in-migration (Figure 12). Meanwhile an aging population not only led to an increase in deaths, but also resulted in a smaller proportion of women in their childbearing years. This along with more women choosing to have fewer children and have them at older ages has led to fewer births in recent years. The larger number of deaths relative to births caused natural decrease (more deaths than births) in every year from 2000 to 2014. While periods of net in-migration outweighed natural decrease during the last decade, the gap between these two numbers shrank during the later years—bringing population decline from 2009 to 2012.

Figure 12. Curry County—Components of Population Change (2000-2014)



Housing and Households

The total number of housing units in Curry County increased rapidly during the middle years of the last decade (2000 to 2010), but this growth slowed with the onset of the national recession in 2007. Over the entire 2000 to 2010 period, the total number of housing units increased by about 11 percent countywide; this was more than 1,200 new housing units (Figure 13). Gold Beach captured the largest share of the growth in total housing units, with the area outside UGBs also seeing a large share of the countywide housing growth. In terms of relative housing growth Gold Beach grew the most during the 2000s, its total housing units increased more than 24 percent (374 housing units) by 2010.

The rates of increase in the number of total housing units in the county, UGBs, and area outside UGBs are similar to the growth rates of their corresponding populations. The growth rates for housing may slightly differ than the rates for population because the numbers of total housing units are smaller than the numbers of persons, or the UGB has experienced changes in the average number of persons per household or in occupancy rates. However, the pattern of population and housing change in the county is relatively similar.

Figure 13. Curry County and Sub-Areas—Total Housing Units (2000 and 2010)

	2000	2010	AAGR (2000-2010)	Share of County 2000	Share of County 2010
Curry County	11,406	12,613	1.0%	100.0%	100.0%
Brookings	5,652	5,938	0.5%	49.6%	47.1%
Gold Beach	1,538	1,912	2.2%	13.5%	15.2%
Port Orford	987	1,168	1.7%	8.7%	9.3%
Outside UGBs	3,229	3,595	1.1%	28.3%	28.5%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses

Occupancy rates fluctuate more than PPH. This is particularly true in smaller UGB areas where fewer housing units allow for larger changes—in relative terms—in occupancy rates. From 2000 to 2010 the occupancy rate in Curry County declined slightly; this was most likely due to slack in demand for housing as individuals experienced the effects of the Great Recession and net-migration slowed. A slight drop in occupancy rates was mostly uniform across all sub-areas, but for Brookings, the most populous UGB, where there was a slight increase in the occupancy rate.

Average household size, or PPH, in Curry County was 2.1 in 2010, down from 2.2 in 2000 (Figure 14). Curry County's PPH in 2010 was lower than for Oregon as a whole, which had a PPH of 2.5. PPH varied across sub-areas, with all of them falling between 1.9 and 2.2 persons per household. In 2010 the highest PPH was in Brookings with 2.2 and the lowest in Port Orford at 1.9.

Figure 14. Curry County and Sub-Areas—Persons per Household (PPH) and Occupancy Rate

	Persons Per Household (PPH)			Occupancy Rate		
	2000	2010	Change 2000-2010	2000	2010	Change 2000-2010
Curry County	2.2	2.1	-3.2%	83.7%	82.6%	-1.1%
Brookings	2.2	2.2	-0.5%	84.7%	85.1%	0.4%
Gold Beach	2.2	2.0	-7.0%	82.7%	80.0%	-2.7%
Port Orford	2.1	1.9	-6.8%	86.5%	80.2%	-6.3%
Outside UGBs	2.2	2.1	-4.6%	81.4%	80.6%	-0.9%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Calculated by Population Research Center (PRC)

Assumptions for Future Population Change

Evaluating past demographic trends provides clues about what the forecast for the future will look like, and helps determine the realm of likely possibilities. Past trends explain the dynamics of population growth particular to local areas. Relating recent and historical population change to events that influenced the change serves as a gauge for what might realistically occur in a given area over the long term.

Assumptions about fertility, mortality, and migration were developed for Curry County's population forecast as well as the forecasts for larger sub-areas.³ The assumptions are derived from observations based on life course events, as well as trends unique to Curry County and its larger sub-areas. Population change in the smaller sub-areas is determined by the change in the number of total housing units and PPH. Assumptions for housing unit growth, as well as for occupancy rates, are derived from observations of historical building patterns and current plans for future housing development. In addition assumptions for PPH are based on observed historical patterns of household demographics—for example the average age of householder. The forecast period is 2015-2065.

Assumptions for the County and Larger Sub-Areas

During the forecast period, as the population in Curry County is expected to continue to age, birth rates will begin to decline in the near term and continue on this path throughout the forecast period. Total fertility in Curry County is also forecast to decrease, but very slightly, from 2.1 children per woman in 2015 to 2.0 children per woman by 2065. Similar patterns of declining total fertility are expected within the county's larger sub-areas.

Changes in mortality and life expectancy are more stable compared to fertility and migration. One influential factor affecting mortality and life expectancy is the advances in medical technology. The county and larger sub-areas are projected to follow the statewide trend of increasing life expectancy throughout the forecast period—progressing from a life expectancy of 77 years in 2010 to 85 years in 2060. However, in spite of increasing life expectancy and the corresponding increase in survival rates, Curry County's aging population and large population cohort reaching later stages of life will increase the overall number of deaths throughout the forecast period. The larger sub-areas within the county will experience a similar increase in deaths as their population ages, as well.

Migration is the most volatile and challenging demographic component to forecast due to the many factors influencing migration patterns. Economic, social, and environmental factors—such as employment, educational opportunities, housing availability, family ties, cultural affinity, climate change, and natural amenities—occurring both inside and outside the study area can affect both the direction of migration and its volume. Net migration rates will change in line with historical trends unique to Curry County. Net out-migration of younger persons and net in-migration of older individuals

³ County sub-areas with populations greater than 8,000 in the forecast launch year were forecast using the cohort-component method. County sub-areas with populations less than 8,000 in forecast launch year were forecast using the housing-unit method. See Glossary of Key Terms at the end of this report for a brief description of these methods or refer to the *Methods* document for a more detailed description of these forecasting techniques.

will persist throughout the forecast period. Countywide average annual net migration is expected to increase from 221 net in-migrants in 2015 to 389 net in-migrants in 2035. Over the last 30 years of the forecast period average annual net migration is expected to be steadier, but dropping slightly to 383 net in-migrants by 2065. With natural increase diminishing in its potential to contribute to population growth, net in-migration will become an increasingly important component of population growth.

Assumptions for Smaller Sub-Areas

Rates of population growth for the smaller UGBs are assumed to be determined by corresponding growth in the number of housing units, as well as changes in housing occupancy rates and PPH. The change in housing unit growth is much more variable than change in housing occupancy rates or PPH.

Occupancy rates are assumed to stay relatively stable over the forecast period, while PPH is expected to decline slightly. Smaller household size is associated with an aging population in Curry County and its sub-areas.

In addition, for sub-areas experiencing population growth, we assume a higher growth rate in the near-term, with growth stabilizing over the remainder of the forecast period. If planned housing units were reported in the surveys, then we account for them being constructed over the next 5-15 years. Finally, for county sub-areas where population growth has been flat or declined, and there is no planned housing construction, we hold population growth mostly stable with little to no change.

Supporting Information and Specific Assumptions

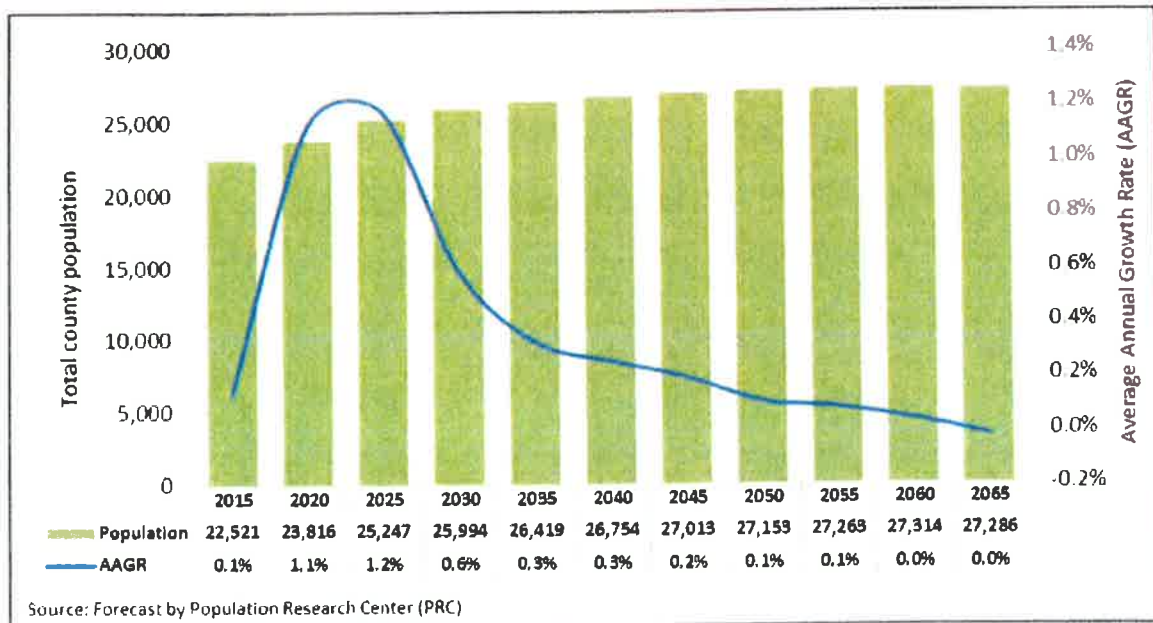
Assumptions used for developing population forecasts are partially derived from surveys and other information provided by local planners and agencies. See [Appendix A](#) for a summary of all submitted surveys and other information that was directly considered in developing the sub-area forecasts. Also, see [Appendix B](#) for specific assumptions used in each sub-area forecast.

Forecast Trends

Under the most-likely population growth scenario in Curry County, countywide and sub-area populations are expected to increase through 2055 and decline slightly over the remainder of the forecast period. The countywide population growth rate is forecast to peak in 2025 and then decline throughout the forecast period. Forecasting tapered population growth is largely driven by an aging population, which is expected to contribute to an increase in deaths, as well as a decrease in births—fewer women within childbearing years (ages 10 to 49). The aging population will in turn contribute to growing natural decrease over the forecast period. Net migration is expected to remain relatively steady throughout the forecast period, not fully offsetting the decline in natural increase. The combination of these factors will likely result in a declining population growth rate as time progresses through the forecast period.

Curry County's total population is forecast to grow by about 4,700 persons (21 percent) from 2015 to 2065, which translates into a total countywide population of 27,286 in 2065 (Figure 15). The population is forecast to grow at the highest rate—approximately 1.1 percent per year—in the near-term (2015-2025). This anticipated population growth in the near-term is based on two core assumptions: 1) Curry County's economy will continue to strengthen in the next five years, and; 2) an increasing number of Baby Boomers will retire to the county. The single largest component of growth in this initial period is net in-migration. More than 3,600 net in-migrants are forecast for the 2015 to 2025 period.

Figure 15. Curry County—Total Forecast Population by Five-year Intervals (2015-2065)



The Brookings UGB is forecast to increase by nearly 1,600 persons from 2015 to 2035, growing from a total population of 11,414 in 2015 to 12,998 in 2035. Growth is expected to occur more slowly for Brookings during the second part of the forecast period, with total population increasing to 14,850 by

2065. Brookings UGB is expected to grow as a share of total county population over the entire 50-year period.

Population outside UGBs is expected to grow by more than 1,300 people from 2015 to 2035, but is expected to decline in population during the second half of the forecast period, losing more than 2,800 people from 2035 to 2065. The population of the area outside UGBs is forecast to decline as a share of total countywide population over the forecast period, composing 27 percent of the countywide population in 2015 and about 16 percent in 2065.

Figure 16. Curry County and Larger Sub-Areas—Forecast Population and AAGR

	2015	2035	2065	AAGR (2015-2035)	AAGR (2035-2065)	Share of County 2015	Share of County 2035	Share of County 2065
Curry County	22,521	26,419	27,286	0.8%	0.1%	100.0%	100.0%	100.0%
Brookings ¹	11,414	12,998	14,850	0.7%	0.4%	50.7%	49.2%	54.4%
Smaller UGBs ²	5,098	6,095	7,949	0.9%	0.9%	22.6%	23.1%	29.1%
Outside UGBs	6,009	7,326	4,488	1.0%	-1.6%	26.7%	27.7%	16.4%

Source: Forecast by Population Research Center (PRC)

¹ For simplicity each UGB is referred to by its primary city's name.

² Smaller UGBs are those with populations less than 8,000 in forecast launch year.

Brookings, Curry County's largest UGB, and the area outside UGBs are expected to capture the largest share of total countywide population growth during the initial 20 years of the forecast period (Figure 17); however the area outside UGBs is forecast to lose population during the final 30 years of the forecast period, while Brookings and the smaller UGBs are all expected to increase in population. The increase in population in the county's UGBs is expected to offset the decrease in population outside UGBs.

Figure 17. Curry County and Larger Sub-Areas—Share of Countywide Population Growth

	2015-2035	2035-2065
Curry County	100.0%	100.0%
Brookings ¹	40.6%	213.7%
Smaller UGBs ²	25.6%	213.8%
Outside UGBs	33.8%	-327.5%

Source: Forecast by Population Research Center (PRC)

¹ For simplicity each UGB is referred to by its primary city's name.

² Smaller UGBs are those with populations less than 8,000 in forecast launch year.

The remaining smaller UGBs are expected to grow by a combined number of nearly 1,000 persons from 2015 to 2035, with a combined average annual growth rate of just under one percent (Figure 16). This growth rate is driven by expectation that Gold Beach will continue to see steady average annual growth of above one percent (Figure 18). Port Orford's population is also forecast to steadily increase over the forecast period, but the average annual rate is expected to be about half of that of Gold Beach.

Dissimilar to the larger UGBs and the county as a whole, population growth rates for smaller UGBs are not expected to decline or only decline slightly for the second half of the forecast period (2035 to 2065). The smaller UGBs are expected to collectively add a little more than 1,900 people from 2035 to 2065.

Figure 18. Curry County and Smaller Sub-Areas—Forecast Population and AAGR

	2015	2035	2065	AAGR (2015-2035)	AAGR (2035-2065)	Share of County 2015	Share of County 2035	Share of County 2065
Curry County	22,521	26,419	27,286	0.8%	0.1%	100.0%	100.0%	100.0%
Gold Beach ¹	3,261	4,044	5,575	1.1%	1.1%	14.5%	15.3%	20.4%
Port Orford	1,837	2,052	2,373	0.6%	0.5%	8.2%	7.8%	8.7%
Larger UGBs ²	11,414	12,998	14,850	0.7%	0.4%	50.7%	49.2%	54.4%
Outside UGBs	6,009	7,326	4,488	1.0%	-1.6%	26.7%	27.7%	16.4%

Source: Forecast by Population Research Center (PRC)

¹ For simplicity each UGB is referred to by its primary city's name.

² Larger UGBs are those with populations greater than 8,000 in forecast launch year.

Curry County's smaller sub-areas are expected to compose roughly 26 percent of countywide population growth in the first 20 years of the forecast period (Figure 19); however during the final 30 years of the forecast period, as the area outside UGBs experiences population decline, the smaller sub-areas are expected to record population increase, offsetting the population decline in the non-UGB area.

Figure 19. Curry County and Smaller Sub-Areas—Share of Countywide Population Growth

	2015-2035	2035-2065
Curry County	100.0%	100.0%
Gold Beach ¹	20.1%	176.6%
Port Orford	5.5%	37.1%
Larger UGBs ²	40.6%	213.7%
Outside UGBs	33.8%	-327.5%

Source: Forecast by Population Research Center (PRC)

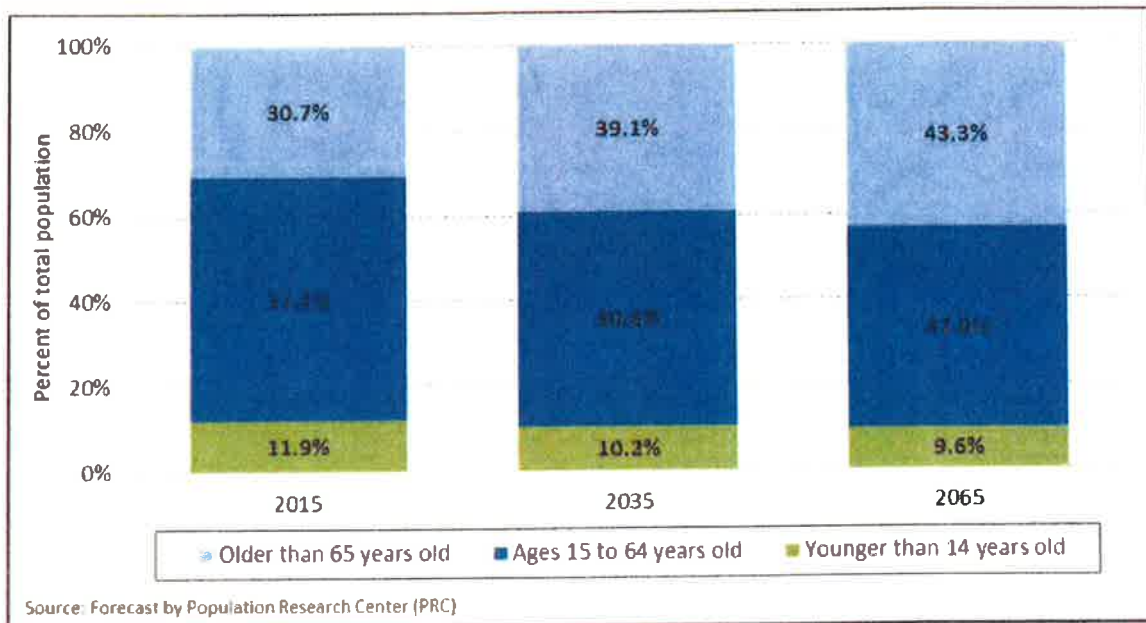
¹ For simplicity each UGB is referred to by its primary city's name.

² Larger UGBs are those with populations greater than 8,000 in forecast launch year.

Forecast Trends in Components of Population Change

As previously discussed, a key factor in both declining births and increasing deaths is Curry County's aging population. From 2015 to 2035 the proportion of county population 65 or older is forecast to grow from about 31 percent to 39 percent. By 2065 about 43 percent of the total population is expected to be 65 or older (Figure 20). For a more detailed look at the age structure of Curry County's population see the final forecast table published to the forecast program website (<http://www.pdx.edu/prc/opfp>).

Figure 20. Curry County—Age Structure of the Population (2015, 2035, and 2065)

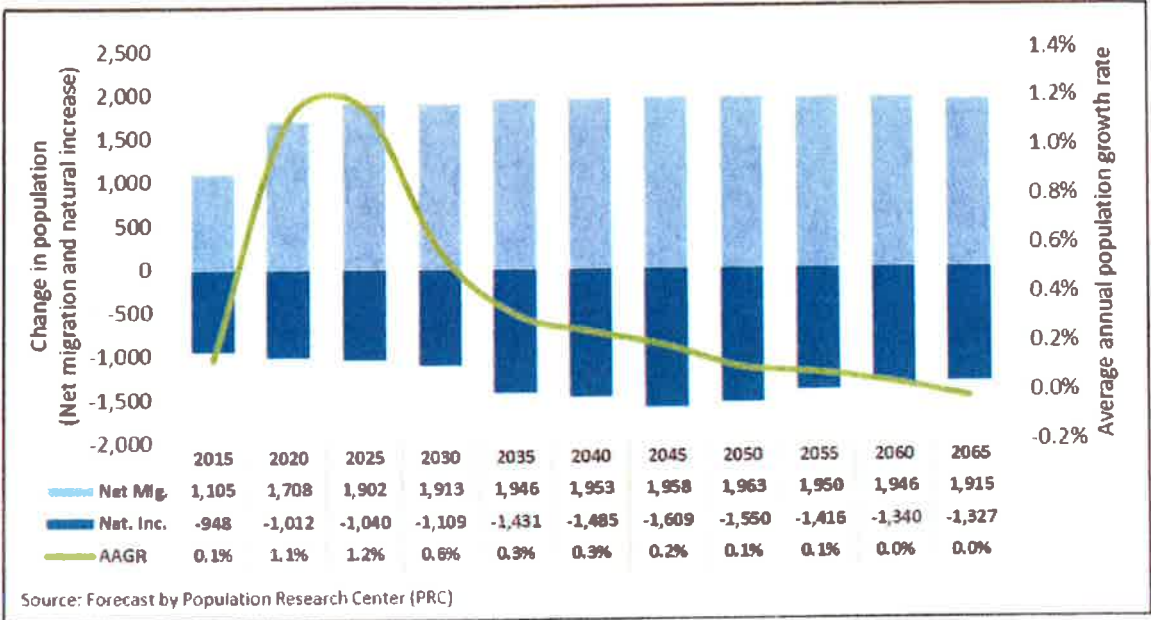


As the countywide population ages—contributing to a slow-growing population of women in their years of peak fertility—and more women choose to have fewer children and have them at an older age, average annual births are expected to remain relatively unchanged over the forecast period; this combined with the rising number of deaths, is expected to cause natural decrease to persist (Figure 21). The total number of deaths countywide are expected to increase more rapidly in the near-term, followed by slower growth during the later years of the forecast period. This pattern of initial growth in the numbers of deaths is explained by the relative size and aging patterns of the Baby Boom and Baby Boom Echo generations. For example, in Curry County, deaths are forecast to begin to increase significantly during the 2025-2035 period as Baby Boomers age out, and peak again in the 2045 as children of Baby Boomers (i.e., the Baby Boom Echo) succumb to the effects of aging.

As the increase in the numbers of deaths outpaces births, population growth in Curry County will become increasingly reliant on net in-migration; and in fact positive net in-migration is expected to persist throughout the forecast period. The majority of these net in-migrants are expected to be middle-aged and older individuals.

In summary, growing natural decrease and steady net in-migration is expected to result in population growth reaching its peak in 2025 and then tapering through the remainder of the forecast period (Figure 21). An aging population will not only lead to an increase in deaths, but a smaller proportion of women in their childbearing years will likely result in a long-term decline in births. Net migration is expected to remain relatively steady throughout the middle years of the forecast period, but will begin to decline slightly during the later years, and therefore is expected to not fully offset the decline in natural increase.

Figure 21. Curry County—Components of Population Change, 2015-2065



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 city 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 for a particular geographic area).

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.

Brookings—Curry County	
Highlights or summary of influences on or anticipation of population and housing growth from planning documents and studies	
Other information (e.g. planning documents, email correspondence, housing development survey)	The Smith River Rancheria— federally recognized tribe of Tolowa people—is currently developing 13 manufactured home sites in Brookings. These home sites are targeting low income tribal members. The tribe is planning to develop six more manufactured home sites by 2016.

Appendix B: Specific Assumptions

Brookings

Due to substantial variation in historical total fertility rates (TFR) the average of these rates is assumed for the duration of the forecast period. Survival rates for 2060 are assumed to be a little above those forecast for the county as a whole. Brookings has historically had slightly higher survival rates than observed countywide; this corresponds with a slightly longer life expectancy. Age-specific net migration rates are assumed to generally follow county historical patterns, but at slightly higher rates over the forecast period.

Gold Beach

Annual housing unit growth is assumed to increase in the near-term and then gradually decline over the remainder of the forecast period. Even so the average annual housing unit growth rate is assumed to be a little more than one percent over the forecast period. The occupancy rate is assumed to slightly decline over the forecast period and will average about 80 percent. Average household size is assumed to decline over the forecast period, but only slightly due in part to the larger household size of Gold Beach's growing Hispanic population. Group quarters population is assumed to remain at 58 persons over the forecast period.

Port Orford

Annual housing unit growth is assumed to increase in the near-term and then gradually decline over the remainder of the forecast period. Even so the average annual housing unit growth rate is assumed to be about one percent over the forecast period. The occupancy rate is assumed to slightly decline over the forecast period and will average about 78 percent. Average household size is assumed to decline over the forecast period, but only slightly due in part to the larger household size of Port Orford's growing Hispanic population. Group quarters population is assumed to remain relatively stable, averaging about 20 persons over the forecast period.

Outside UGBs

The forecast for the area outside UGBs in Curry County is determined by the difference between the county and UGB forecasts. Thus the forecast for the area outside UGBs is jointly determined by the forecast assumptions for the county and UGBs.

Appendix C: Detailed Population Forecast Results

Figure 22. Curry County—Population by Five-Year Age Group

Age Group	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065
00-04	868	876	869	859	849	859	850	853	841	836	825
05-09	857	891	900	892	895	904	909	897	889	875	864
10-14	947	908	945	953	957	981	986	989	964	953	934
15-19	990	925	890	926	948	975	993	995	986	959	945
20-24	842	828	793	750	782	789	807	811	815	808	791
25-29	760	813	807	759	718	740	743	751	756	760	756
30-34	973	891	969	946	890	833	856	849	859	865	869
35-39	895	1,177	1,099	1,176	1,150	1,072	1,001	1,018	1,011	1,023	1,031
40-44	1,008	1,055	1,416	1,300	1,394	1,349	1,254	1,158	1,178	1,171	1,185
45-49	1,235	1,205	1,282	1,691	1,555	1,650	1,592	1,465	1,354	1,378	1,373
50-54	1,705	1,455	1,444	1,511	1,997	1,817	1,925	1,838	1,694	1,567	1,596
55-59	2,075	2,030	1,761	1,720	1,807	2,363	2,149	2,256	2,158	1,992	1,845
60-64	2,455	2,567	2,550	2,178	2,135	2,225	2,907	2,622	2,759	2,643	2,445
65-69	2,378	2,776	2,971	2,903	2,492	2,422	2,524	3,268	2,956	3,120	2,995
70-74	1,912	2,345	2,765	2,919	2,860	2,466	2,405	2,487	3,185	2,883	3,025
75-79	1,311	1,618	2,010	2,332	2,382	2,439	2,042	2,042	2,092	2,679	2,410
80-84	788	965	1,213	1,485	1,732	1,798	1,835	1,526	1,516	1,560	1,983
85+	523	494	563	694	874	1,071	1,236	1,328	1,248	1,240	1,416
Total	22,521	23,816	25,247	25,994	26,419	26,754	27,013	27,153	27,263	27,314	27,286

Figure 23. Curry County's Sub-Areas—Total Population

	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065
Brookings UGB	11,414	11,780	12,186	12,616	12,998	13,405	13,704	13,989	14,299	14,601	14,850
Gold Beach UGB	3,261	3,325	3,525	3,823	4,044	4,306	4,563	4,851	5,115	5,352	5,575
Port Orford UGB	1,837	1,891	1,944	1,998	2,052	2,105	2,159	2,213	2,266	2,320	2,373
Outside UGBs	6,009	6,820	7,592	7,557	7,326	6,938	6,587	6,100	5,583	5,041	4,488

Photo Credit: The beach in the evening near Hunter Creek just south of Gold Beach. (Photo No. curD0026) Gary Halvorson, Oregon State Archives.
<http://arcweb.sos.state.or.us/pages/records/local/county/scenic/curry/8.html>