



**CITY OF PHILOMATH  
ORDINANCE #859**

**EXHIBIT B**  
December 13, 2021

The 2021-2022 City Council and Planning Commission have noted concerns, both from within the respective bodies and from the public, regarding the Housing Needs Analysis and the Economic Opportunities Analysis which have been adopted as supporting documents for the City's Comprehensive Plan review process in the Fall of 2021.

Data source requirements mandated by the State of Oregon inherently cause much of the population and employment data to be aged by the conclusion of the review and adoption process. The 2021-2022 City Council suggests that future Councils consider the age of the data in these reports when referring to these reports in support of future policy and code changes.

In addition, these reports contain several recommended actions from the consulting firm that created the documents. These recommendations reflect Statewide development goals and do not appear to be customized to reflect the circumstances existing in Philomath specifically. ECONorthwest contributed to revision of the Statewide planning goals.

Furthermore, a lack of certain information in the reports makes it difficult to assess the recommendation. Many of the recommendations lack contextual information such as how they were calculated, what assumptions were used, and why those assumptions were chosen. This makes the reports seem more objective than they may be.

In the final review and public hearings of the EcoNW reports in 2021, concerns were raised over the data available for use in the preparation of the EcoNW documents, specifically the unavailability of current data that would reflect the unusual level of population growth and housing development that Philomath had experienced since 2018.

Although statistical population data are not a requirement of these reports, there is nothing precluding the inclusion of the data to benefit the reader through additional context of relevant population data that serve to illustrate some of these growth concerns expressed in the addendum language above and throughout the hearing process of these EcoNW reports.

2010 Philomath population (2010 Census data): 4584  
2018 Philomath certified population estimate: 4,715  
2019 Philomath certified population estimate: 4,900  
2020 Philomath certified Census population figure (2020 Census data): 5,350  
2020 Philomath revised population estimate: 5,355  
(Source: Portland State University Population Research Center)

The 2021-2022 City Council would like to note that the suggested actions in the reports are 'Recommendations' and not 'Requirements'.