MINUTES

REGULAR CITY COUNCIL MEETING
OF
July 23, 2018
5:30 p.m.

THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Pro Tem Tim McGlothlin

COUNCIL PRESENT: Russ Brown, Linda Miller, Darcy Long-Curtiss, Taner Elliott

COUNCIL ABSENT: Mayor Lawrence

STAFF PRESENT: City Manager Julie Krueger, City Attorney Gene Parker, City Clerk Izetta Grossman, Finance Director Angie Wilson, Planning Director Steve Harris, Public Works Director Dave Anderson, Police Chief Patrick Ashmore, Human Resources Director Daniel Hunter, Assistant to the City Manager Matthew Klebes

Number of people present: 6

CALL TO ORDER

The meeting was called to order by Mayor Pro Tem McGlothlin at 5:30 p.m.

ROLL CALL

Roll call was conducted by City Clerk Grossman, all Councilors present.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem McGlothlin invited the audience to join in the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Pro Tem McGlothlin added Item #5 Presentation Columbia Gorge Community College – Workforce Project Update. It was moved by Elliot and seconded by Brown to approve the agenda as amended. The motion carried unanimously.

PRESENTATIONS

Columbia Gorge Community College – Workforce Project Update. Dan Spatz reviewed the handout (attached) regarding the regional skill center.

He said the College Board had not made a final decision. He said he anticipated he would be presenting the Council with a funding request at a later date.

In response to a question Spatz said there were three sites at the College with infrastructure in place. He said two would be used for housing, and one for the skill center.

Spatz said the College was working with District 21 to avoid a duplication of effort.

AUDIENCE PARTICIPATION

Lisa Farquharson, Chamber President, reported that a new bus service was available to bring people from Hood River to The Dalles on Saturdays, from July 21 through September 15. She said hop on hop off service within The Dalles was free.

Farquharson provided a schedule and photo of the bus (attached).

CITY MANAGER REPORT

City Manager Julie Krueger handed out the notice of the City's Enterprise Zone redesignation from the State (attached). She thanked Assistant to the City Manager Matthew Klebes and Carrie Pipinich from Mid-Columbia Economic Development District for their work on the redesignation.

CITY ATTORNEY REPORT

City Attorney Gene Parker reported that the advertisement for the part time paralegal had been distributed.

He said he had a conference call scheduled to review the BOLI letter regarding the Tokola project.

CITY COUNCIL REPORTS

Councilor Elliott reported on attending the Urban Renewal meeting. He said there are two buildings for sale under negotiations. He said he would attend the upcoming QLife meeting.

Councilor Miller reported attending the Urban Renewal meeting.

Councilor Long-Curtiss reported she would attend the upcoming QLife meeting. She said she had attended the Urban Renewal meeting.

Long-Curtiss reported that after the last Council meeting she was speaking with Mr. Maia and witnessed a verbal altercation between Robert Bart, Mr. Blum's partner and Mr. Maia. She said there were threats of "burying in legal fees" if they appealed through LUBA.

Councilor McGlothlin reported that the airport is looking at metering all the water lines at the airport. He said the Fly In was a success.

He said as a point of clarification the City has no oversight of Mid-Columbia Fire and Rescue.

CONSENT AGENDA

It was moved by Long-Curtis and seconded by Elliott to approve the Consent Agenda as presented. The motion carried unanimously.

Items approved by Consent Agenda were: 1) Approval of July 9, 2018 Regular City Council Meeting Minutes.

CONTRACT REVIEW BOARD ACTION

Award Contract for Janitorial Services for State Office Building

City Attorney Parker reviewed the staff report.

In response to a question City Manager Krueger said the increase of $11,000 was a different contractor.

City Attorney Parker said the current contractor was informed they did not have the licensing required by the State. He said they didn't provide proof of insurance, nor did they bid the job.

It was moved by Miller and seconded by Brown to approve the authorize the City Manager to enter into a contract with Thomas Metelak dba Reflective Janitorial for janitorial services for the State Office Building in an amount not to exceed $55,665.00. The motion carried unanimously.

Consider Authorizing Purchase of Two Spare Pumps for the New Clarifier being constructed at the Wastewater Treatment Plant

Public Works Director Dave Anderson reviewed the staff report.

Elliott asked if he needed to abstain because he does work on the project.

City Attorney Parker said he did not.

It was moved by Brown and seconded by Miller to Authorize the purchase of spare RAS and WAS pumps for the new Clarifier #2 from Apsco LLC in an amount not to exceed $55,199.00. The motion carried unanimously.

ACTION ITEMS

Adoption of Resolution No. 18- 022 A Resolution of the City Council Denying Appeal #31-18 of Planning Commission Resolution No. P.C. 574-18 and Affirming the Planning Commission's Decision Approving Minor Partition No. 349-18 and Adjustment No. 18-036 of Jonathan Blum to Partition one 8,778 Square Foot Lot into Two 4,389 Square Foot Lots, Reducing the Minimum Lot Size from 5,000 Square Feet and the Minimum Lot Width From 50 feet to 46 feet on Property Located at 1605 East 19th Street

City Attorney Parker reviewed the staff report.

Long-Curtiss said her ex parte discussion had been exposed earlier in the meeting.

Miller said she had done some research and wanted to change her vote.

City Attorney Parker said the process wasn't complete until Council adopted the Resolution.

It was moved by Long-Curtiss and seconded by Elliott to postpone a decision on Resolution No. 18-022 Denying Appeal #31-18 and Affirming the Planning Commission's Decision Approving Minor Partition No. 349-18 and Adjustment #18-036 of Jonathan Blum to Partition One 8,778 Square Foot Lot into Two 4,389 Square Foot Lots, to Reduce the Minimum Lot Size from 5,000 Square Feet and to Reduce the Minimum Lot Width from 50 Feet to 46 Feet on Property Located at 1605 East 19th Street.

City Attorney Parker said the timeline would expire before the September 10 Council meeting.

City Manager Krueger asked what findings weren't meeting the criteria. She said staff needed to know what to bring back to Council for further discussion.

Long-Curtiss said it was an important decision, postponing would give Council time to look at it closer.

Elliott said Planning Director Harris said the partition met the criteria of lots per acre. Elliott said it would increase in density in a RL Zone.

Long-Curtiss said Council kept saying we "had" to vote for the partition. She said that was not the case.

Elliott said he didn't think it was a black and white decision.

City Attorney Parker said the LUDO states density increase do not apply to partitions.

In response to a question Parker said CC&R's are a private matter and are not the business of the City. He said there was not a formal Home Owner's Association.

Long-Curtiss withdrew her motion.

It was moved by Miller and seconded by Brown to adopt Resolution No. 18-022 Denying Appeal #31-18 and Affirming the Planning Commission's Decision Approving Minor Partition No. 349-18 and Adjustment #18-036 of Jonathan Blum to Partition One 8,778 Square Foot Lot into Two 4,389 Square Foot Lots, to Reduce the Minimum Lot Size from 5,000 Square Feet and to Reduce the Minimum Lot Width from 50 Feet to 46 Feet on Property Located at 1605 East 19th Street. The motion carried; Long-Curtiss and Elliott opposed.

<u>Identify Legislative Priorities for 2019 Legislative Session For League of Oregon Cities</u>

City Manager Krueger reviewed the staff report.

It was the consensus of the Council to approve the staff recommendation.

<u>Approval of ASOS Weather Station Lease with Federal Aviation Administration at Columbia Gorge Regional Airport</u>

City Attorney Parker reviewed the staff report.

In response to a question Airport Manager Chuck Covert said the system was installed in 2002.

It was moved by Long-Curtiss and seconded by Elliott to approve the Lease with the Federal Aviation Administration for the ASOS weather station, and authorize the Mayor to sign the lease. The motion carried unanimously.

ADJOURNMENT

Being no further business, the meeting adjourned at 6:31p.m.

Submitted by/
Izetta Grossman
City Clerk

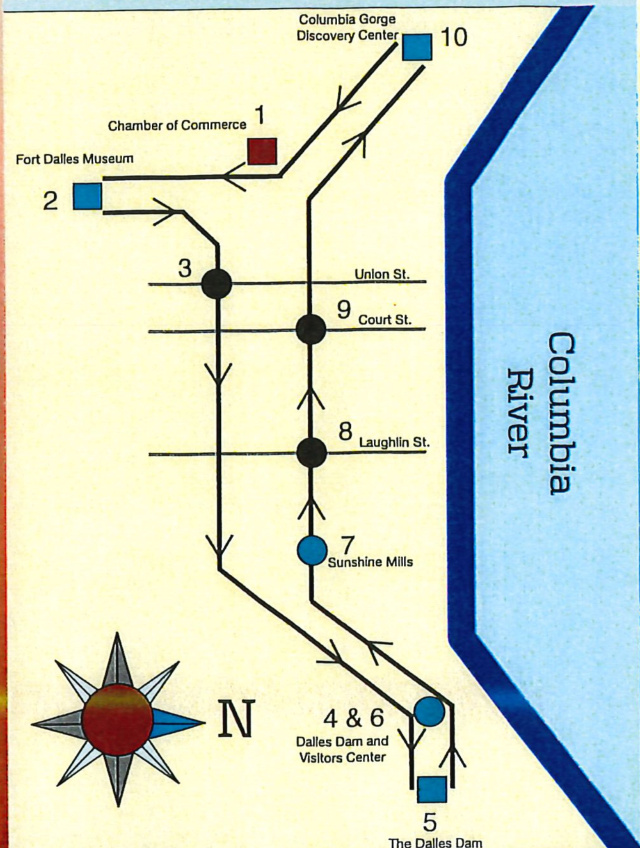
SIGNED: Stephen E. Lawrence
Stephen E. Lawrence, Mayor

ATTEST: Izetta Grossman
Izetta Grossman, City Clerk

Saturday Explorer Shuttle

ExploreTheDalles.com
(541) 296-2231

Service within The Dalles is Free



US Army Corps of Engineers
Portland District

THE DALLES AREA CHAMBER OF COMMERCE
The Dalles...Simply Sensational.

Gray Line
OREGON

- Schedule -

Depart Hood River at 9:50 AM — Arrive at The Dalles 10:15 AM

Stop	Stops:	Arrival Times:				
1	C of C	10:20	11:40	1:20	2:40	4:00
2	Fort Dalles	10:25	11:45	1:25	2:45	4:05
3	3rd & Union	10:30	11:50	1:30	2:50	4:10
4	Visitor Center	10:40	12:00	1:40	3:00	4:20
5	The Dalles Dam	10:45	12:05	1:45	3:05	4:25
6	Visitor Center	10:50	12:20	1:50	3:10	4:30
7	Sunshine Mill	11:00	12:20	2:00	3:20	4:40
8	2nd & Laughlin	11:03	12:23	2:03	3:23	4:43
9	2nd & Court	11:05	12:25	2:05	3:25	4:45
10	Colum. Gorge Disc.	11:14	12:34	2:14	3:34	4:54
1	C of C	11:23	12:43	2:23	3:43	5:03

Depart The Dalles 5:10 PM — Arrive at Hood River 5:30 PM

This service is provided by The Dalles Area Chamber, The U. S. Army Corps of Engineers, and Gray Line of Oregon.

The service runs on Saturdays starting July 21st through September 15th.

The Dalles Dam,Visitor Center is open from 9AM - 5PM on Saturday.

- Entrance Fees -

Fort Dalles: $8.00 Adult, $5.00 Seniors

Columbia Gorge Discovery Center: $9.00 Adult, $7.00 Seniors

The Dalles Dam Tour: Free


GRAY LINE OREGON

February 2018

The Dalles On-Campus Housing Economic Feasibility Study

COLUMBIA GORGE COMMUNITY COLLEGE

Prepared By

LELAND CONSULTING GROUP

www.lelandconsulting.com

Introduction

Leland Consulting Group was engaged by Columbia Gorge Community College (CGCC) in December 2017 to assess the feasibility of developing housing on the The Dalles campus of the College. The housing is intended to serve primarily students, but also possibly a limited number of staff, faculty and perhaps meet the seasonal needs of other non-student markets, during summer term, when student occupancy is at its lowest point.

The housing will be an integral part of a larger project that would also include training Skills Center. Funding for the housing and the Skills Center are "linked to the authorization by the Oregon State Legislature for $7.32 million in state bonding capacity, via Article XI-G of the Oregon Constitution, for construction of a Skills Center as a prototype facility in conjunction with North Wasco County School District 21. The Skills Center must focus on grades 11-14 and the transition between high school and post-secondary education." *Source: CGCC Request for Qualifications and Proposals 2017-03, November 30, 2017.*

In order to access the State funds, the College must raise matching funds of $7.32 million, resulting in a total minimum project investment of $14.64 million. An investment of at least $7.32 million in campus housing qualifies as matching funds and triggers access to the bond revenue for the Skills Center. Other State funding sources cannot be utilized for matching funds.

The methodology for assessing the need and the feasibility of campus housing at CGCC includes:

- Describing the opportunities and challenges associated with housing on the CGCC campus.
- Identifying the target markets that would be served.
- Presentation of the results of a survey of the community, CGCC students, their parents, and prospective students and their parents, conducted by CGCC and completed in January 2018.
- Surveying the characteristic and cost of privately owned off-campus housing conditions in the local market.
- Student housing case studies at six other community colleges.
- Recommending a development program for the site.
- A financial analysis of the proposed venture (under separate cover).

This report summarizes Leland Consulting Group's findings and recommendations. This analysis has been completed in order to provide an independent, third party evaluation of the market potential for campus housing, together with the projected financial performance of the proposed venture.

Study Objectives

The goal and intent of this engagement is to prepare an analysis that provides a thorough understanding of the market, together with the derivation of pragmatic business strategies and a market driven development program that meets the needs of identified target markets.

The above stated objectives of this assignment are derived within the context of CGCC's broader objective of remaining competitive, growing the college, and continuing to serve the educational needs of the region they serve. The need for campus housing is based on testing the following premises:

- Marital/family status:
  - 75 percent – single
  - 25 percent – married/partnered
  - 35 percent – single and married/partnered couples with child(ren) or dependent(s)
- Enrollment status of the students surveyed:
  - 62 percent – full-time students
  - 38 percent – part-time students
- Age group:
  - 57 percent – 18 to 24 years
  - 17 percent – 25 to 29 years
  - 26 percent – 30 years and older

Selected results of this survey are interspersed throughout this report based on subject matter. A complete copy of the survey report is available through the Marketing and Community Outreach Department of CGCC under separate cover.

Executive Summary

The decision as to whether to build campus housing at CGCC is driven by the vision and objectives of the College with respect to growth, which has implications for additional student enrollment, curriculum, faculty, staff, and perhaps other physical facilities, like the Skills Center. If it is the College's objective to grow its student body and staff, a strategic growth plan needs to be implemented that is future oriented and proactive, not reactive.

Maintaining or increasing enrollment, particularly during economic cycles, will most likely necessitate an expansion of the geographical market area currently served by the College. Campus housing is an important ingredient to expanding this market.

Thus, CGCC is facing a challenge.

- The College is currently operating at approximately 31 percent under capacity (the ratio of current FTE to FTE capacity).
- While this condition can probably be explained by the inverse relationship between community college attendance and the health of the economy, the financial performance at any college is maximized when operating at capacity.
- The question facing CGCC is what strategies need to be employed to increase market share and student enrollment? Growth has become even more difficult given the national trend of declining college enrollment.

"Enrollment numbers in higher education have fallen for five consecutive years. The decline in college-going students has hit small colleges. Nearly one-third of small colleges operated with a budget deficit last year." Source: The Atlantic; Why Universities are Phasing Out Luxury Dorms. August 21, 2017.

- While the absence of campus housing represents a challenge for CGCC, it also presents an opportunity. The addition of campus housing would:
  - Enable the College to increase market penetration and market share.
  - Expand the market geographically outside of the local region (current primary market area).
  - Gain a competitive advantage.
  - Differentiate itself from the competition.
- The location of CGCC in a National Scenic area, coupled with the College's reputation, could place CGCC in a much stronger competitive position in the market with on-campus housing. The most logical markets for expansion include:
  - The Portland region.
  - The Puget Sound region.
  - The international market is particularly fertile as demonstrated by what Everett Community College has accomplished (international students are 54 percent of their student body).
- The potential market depth from high school graduates in the primary market area is approximately 328 students per year over the next five years.
- Seasonal non-student markets that could be tapped to increase occupancy during summer term include:
  - Seasonal farmworkers.
  - Interns at the local hospital in The Dalles.
  - Winery intern programs at the Maryhill Winery in Goldendale, Washington.
  - Firefighters on call in Dallesport to fight wild fires.
  - Housing rentals by the night.
- There is a severe shortage of rental housing in The Dalles. A new market rate apartment has not been constructed in many years.
- A survey of nine local market rate apartments was completed with a total of 285 units.
  - Pent up demand is clearly present and the regional market is severely under supplied.
  - Occupancy is at or near 100 percent.
  - Rents average $866 per month ($1.09 per square foot).
  - Low rents will not support the cost of new construction.
  - The design, finishes, and amenities are not up to the standards of a modern apartment.
  - Some apartment managers are unwilling to rent to college students if they are not living with an adult.
- Market or housing need is a confusing term. How is need defined and can it be quantified?
  - Need is often confused with market demand. It is a given the market exists. The market consists of people who buy goods and services. In this case the market is a student(s) who decides to attend a community college. For a college, the depth of the market is only limited by the geographical market area it serves.
  - Need should be viewed differently than demand. In the case of CGCC, campus housing may be a "strategic need" or part of multiple strategies that could be implemented to expand the

- The three-story building, above the daylight basement, would accommodate:
  - Eighteen four-bedroom, two-bath units (quads) with 72 rooms/beds (six units with 24 beds per floor).
- A one-bedroom apartment and eight studio apartments are recommended for the daylight basement.
  - The one-bedroom apartment and two studios would accommodate a resident manager and two assistants.
  - Six of the studio apartments would be available for rent by married students, faculty, or staff.
- The methodology for determining the number of units and beds was to solve for the building size that could be delivered for a cost of approximately $7.3 million, which is the amount of matching funds required to access the funds for the Skills Center.
- A laundromat and a manager's office would be located on the first floor.
- Average annual occupancy, once stabilized, is estimated at 92 percent, assuming 75 percent occupancy in the summer and 95 percent occupancy the rest of the year.

Market Area

A primary market is defined as the geographical area from which approximately 80 percent of the student body at CGCC originates. The balance of the market comes from secondary and tertiary markets. The following shows the origin of students enrolled from the summer of 2016 through the spring of 2017, the latest period for which this data is available.

Table 2. Geographical Origin of Student Body

	Student Enrollment	Percent
Primary Market		
Wasco (Oregon)	400	40.2%
Hood River (Oregon)	279	28.0%
Klickitat (Washington)	191	19.2%
Subtotal	**870**	**87.4%**
Secondary Market		
Sherman (Oregon)	25	2.5%
Skamania (Washington)	25	2.5%
Gilliam (Oregon)	20	2.0%
Wheeler (Oregon)	11	1.1%
Subtotal	**81**	**8.1%**
Tertiary Market		
Other Oregon Counties	31	3.1%
Other Washington Counties	8	0.8%
Out of States of OR & WA	5	0.5%
Subtotal	**44**	**4.4%**
Total	**995**	**100.0%**

From Summer of 2016 through Spring of 2017
Source: CGCC

- Place of residence and the high number of students living with friends or family is consistent with the previous findings whereby 87 percent of the CGCC student population is living in, or is derived from, the three-county area of Wasco, Hood River, and Klickitat Counties (primary market area).

Market Demographics

A summary of the demographics of the primary and secondary market areas is shown below. A more detailed assessment of these demographics is contained in Appendix A at the back of this report.

Table 3. Demographics of Primary and Secondary Markets

	Primary Market	Percent	Secondary Market	Percent
Population 2017	**71,575**		**28,109**	
Projected Population 2022	74,768		28,585	
Average Annual Increase	639	0.83%	95	0.34%
Per Capita Income (2017)	$25,284		$26,270	
Median Age	43.0		43.4	
Population inside Urbanized Areas	37,577	52.5%	6,212	22.1%
Population in Rural Areas	33,998	47.5%	21,897	77.9%
2017 Households	**29,096**		**10,984**	
Average Household Size	2.46		2.56	
Median Household Income (2017)	$48,297		$52,016	
Average Household Income (2017)	$63,773		$67,052	
Occupied Housing Units (2017)	**27,955**		**10,923**	
Owner Occupied	17,975	64.3%	7,635	69.9%
Renter Occupied	9,980	35.7%	3,288	30.1%
Average Home Value	$301,248		$250,407	

Source: ESRI

There are no major demographic differences between the two market areas other than 78 percent of the population in the secondary market live in rural unincorporated areas compared to 48 percent in the primary market.

- The population in the primary market is 155 percent larger than the secondary market.
- Projected growth is higher in the primary market.
- The average and median incomes in the primary market are seven percent and five percent lower respectively.
- The percentage of rental occupied households is higher in the primary market, most likely because the population living in urbanized areas is greater in the primary market.

Table 4. Age Distribution of Students - CGCC

Age	Distribution
Less than 18	4.5%
18-22	53.0%
23-29	20.0%
30-39	13.0%
40-49	6.0%
50 and Over	3.5%
Total	**100.0%**

The population of the primary market area is only expected to grow at a rate of approximately 639 persons per year over the next five years. However, the population in the age group from 15-34 is forecasted to grow only 11 persons per year from 2017 through 2022 and the age group from 15-24, the most fertile market for new students at CGCC, is projected to decline by 33 persons per year over the next five years. Thus, the College will have to increase its market share in the primary market to maintain current enrollment, or expand its geographical market area.

Table 5. Forecasted Population for 15-34 Age Group

Primary Market Area	2017	2022	Change
Total Population	71,575	74,768	3,193
Annual Average Change			**639**
Annual Growth Rate			**0.88%**
Age Group			
15-24	8,016	7,851	-165
25-34	8,231	8,449	218
Total	**16,247**	**16,300**	**53**
Annual Average Change			**11**
Annual Growth Rate			**0.65%**

Source: ESRI

If the historical geographical primary market area and age distribution remains the same in the future, CGCC is facing a static or contracting market. Increasing the College's share of this market could be difficult and expensive, since market share is already very high. A potentially declining local/regional market is disturbing, especially when facing a market where nationally college enrollment is also declining.

The addition of the skill center is a capacity increase that may require an increase in the number of students attending the College. Strategically, barriers to geographical expansion of the market area need to be identified and removed in order to grow. The housing problem in The Dalles is a barrier that is not likely to be alleviated in the foreseeable future.

Campus housing is also a key component for student retention, especially in the case of CGCC where the majority of the off-campus rental housing inventory is inconveniently located, unavailable, old, and often in poor condition. National surveys show students have a strong preference for newer more modern housing within walking distance to campus.

Table 6. Furthest Distance Students Will Commute

One - Way Commute	Percent
A couple of blocks	15%
1 mile	16%
2 miles	16%
3 miles	14%
4 miles	6%
5 miles	10%
More than 5 miles	22%

Source: Apartment Trends; August 5, 2013

A second survey of 200 students at Broome Community College in the State of New York shows similar results. Commute time for 70 percent of the students surveyed was 30 minutes or less. Only four percent of the students had a commute of more than 50 minutes. The approximate commute time from Hood River to the CGCC campus is just over 30 minutes.

Table 7. Student Commute Times

One - Way Commute	Percent
Less than 5 minutes	2%
5-10 minutes	15%
11-20 minutes	35%
21-30 minutes	19%
Subtotal	**70%**
31-40 minutes	12%
41-50 minutes	14%
More than 50 minutes	4%
Subtotal	**30%**

Source: Market Study for Student Housing; Broome Community College; 2011

It can be concluded that commute time and distance between a student's residence and the college they attend is a major factor in selecting a college. It also indicates that the reason 87 percent of the CGCC market area is within the three closest counties surrounding The Dalles is probably due to commute time, distance outside of these three counties, and the availability and lack of suitable housing in The Dalles and Hood River.

An additional challenge for colleges wanting to build student housing is the unprecedented increase in construction costs.

> *"What are the biggest challenges to providing student housing? The increased cost of construction has been a big challenge over the last two years and because construction costs are up, we're also shrinking some of our unit sizes." Source: Urban Land; Industry Outlook for Student Housing; ULI; August 1, 2016*

Students 24 years of age and younger represent 68 percent of the student body at CGCC. A national survey conducted by the American Association of Community Colleges shows that 67 percent of all community college students are under the age of 24.

It is highly probable a higher proportion of students over the age of 24 are part-time students, they are more likely to be married, and they may have children. Thus, it can be assumed that conservatively approximately 60 to 70 percent of the student body at CGCC could be candidates for on-campus student housing.

Some of these students may be living with their parents or other relatives. Surveys show that most students who live with their parents while attending college do so out of financial necessity, not out of preference. However, in the case of CGCC necessity could be driven by the lack of suitable, secure, off-campus housing within a reasonable distance of the campus, rather than necessity.

It is interesting to ponder the question of how influential parents are in the housing decision? In a survey conducted for Broome College in December in 2011 the following questions was asked: "Please rate how important each of the following factors was in your decision on where to live this year; Parents or family's wishes." A total of 181 students responded to this questions. *Source: Broome Community College; Market Study for Student Housing; Brailsford & Dunlavey; October 2011.*

- 21.0 percent – very important
- 25.4 percent – important
- 24.9 percent – unimportant
- 28.7 percent – very unimportant

Although the survey does not specify who is paying for the student's college, it is logical to assume that if the student is paying their own college tuition, their parent's influence over where they live is likely to be far less.

Key Findings: CGCC Survey Pertaining to Parents Influence in Housing Decision

- Among current and prospective students, 50 percent indicated they alone would make the decision on where they will or would live while attending CGCC. Twenty-four percent said it would be a joint decision with their parents or spouse. Only nine percent indicated their parents would make the decision.

Graduating High School Seniors

According to national statistics from the Bureau of Labor Statistics, in 2016:

- 30.2 percent of students graduating from high school did not enroll in college.
- 23.7 percent enrolled in a two-year college.
- 46.1 percent enrolled in a four-year college.

However, students graduating from high schools in more rural communities are more likely to attend a two-year college, compared to students living in larger metro areas. Surveys show 30.1 percent of students graduating from more rural counties attend two-year colleges. *Source: The Hechinger Report; April 11, 2017.*

- The Mid-Columbia Fire Department has a state grant to pay the tuition at CGCC for six students. They attend CGCC and work shifts at the fire department in exchange for their tuition. The program has faltered because these students have had to commute from Portland and it has become difficult to find students willing to commute.
- Pilots in training: The Columbia Gorge Regional Airport has six to 12 pilots in training at the airport throughout the year. It is very difficult for these pilots to find housing, especially in the summer when the motels are usually full.
- Some colleges rent housing by the night to non-students. Conferences are sometimes held at Colleges in the summer and attendees stay in campus housing.
- All of the persons interviewed were in agreement that there is a tremendous need for housing in The Dalles and on the CGCC campus. They all believed there would be a fertile available market to supplement occupancy at CGCC in the off-season.

Local Off-Campus Housing Market

This section of the report identifies the characteristics of the off-campus rental housing market in The Dalles and Hood River. An understanding of housing conditions in the regional market provides a comparison of off-campus costs and the housing supply available to students at CGCC. However, off-campus housing is not comparable to student housing, which usually includes shared bathrooms, kitchens, a living room, and other common areas in order to make on-campus housing more affordable.

Net market demand addresses the quantitative difference between the supply of housing and the number of persons who require housing in a given market area. Pent up demand occurs when demand is in excess of supply.

Based on regional housing market conditions in The Dalles and Hood River, it will be shown that pent up demand is clearly present and the regional market is severely under supplied. Occupancy is at or near 100 percent. The only vacancy is an occasional turnover during a given month. These turnover vacancies are immediately leased.

Key Findings: CGCC Survey Pertaining to Local Housing Availability

- Seventy-three percent of the CGCC student survey respondents indicated finding affordable housing in the area was a challenge and 88 percent of the community members agreed.

New Housing Supply

Data shows in the 10-year period from 2010 through 2017 new housing supply has not kept up with net household growth in the The Dalles and Hood River, even though growth has been modest at best.

- Approximately 89 percent of the increase in occupied housing in The Dalles has been rental housing.
- Most new housing in Hood River has been single-family homes (72 percent).

Apartment Survey

To gain a better understanding of the constraints potential students, staff, and faculty face when considering enrollment or employment at CGCC, a survey was conducted of a representative sample of selected market rate rental apartments in The Dalles (8 properties) and Hood River (one property) to assess the characteristics of the regional apartment inventory.

Although a significant portion of the apartment inventory in The Dalles and Hood River consists of affordable housing financed with State of Oregon tax credits, only market rates apartments were selected in the survey because low income subsidized apartments are almost never available, particularly to students. Maximum rents are fixed, with a ceiling of 50 to 60 percent of median family income. There are long waiting lists to rent these subsidized apartments and tenants must be income qualified. In some cases property managers will not accept students unless they are living with an adult.

The following table shows the unit mix, sizes, and rents for the nine market rate apartments surveyed. Detailed information on each of these apartments is contained in Appendix B at the end of the report.

Table 10. Average Unit Sizes, Mix and Rent for Market Rate Apartments

Name	Year Built	Units	Size (SF)	Rent	Rent per SF
The Dalles					
Cherry Blossom Apartments	1970's	32	628	$819	$1.30
Centre II Apartments	1970's	28	825	$850	$1.03
Tillicum Apartments	1970's	31	426	$603	$1.42
Court Crest Apartments	1970's	24	825	$822	$1.00
Crown Plaza Apartments	1950's	20	633	$670	$1.06
Stone Manor Apartments	1970's	10	738	$650	$0.88
American Village Apartments	1970's	48	919	$918	$1.00
Pomona Terrace Apartments	1978	44	950	$1,100	$1.16
Hood River					
Columbia View Apartments	1970	48	910	$959	$1.05
Total / Average		**285**	**792**	**$866**	**$1.09**

As shown above, the market-rate rental apartment inventory in the region is old (constructed in the1950's and 1970's). The design, finishes, and amenities are not up to the standards of a modern apartment. Rents are relatively low and would not support the cost of new construction.

The absence of new apartments at higher rents is a constraint on new development. Financial institutions require appraisals that will support new development and appraisers are unable to find comparable market rate apartments with sufficient rent, creating a classic "chicken and egg" problem.

Table 12. Cost per Student with Utilities

Unit type	Average Rent	Utilities (Estimated)	Total	Number of Students	Rent per Bedroom*
Studio	$600	$130	$730	1	$730
One Bedroom	$741	$145	$886	1	$886
Two Bedrooms	$938	$160	$1,098	2	$549
Three Bedrooms	$1,065	$170	$1,235	3	$412

**Adjusted rent with utilities*

However, vacancy conditions make it very difficult for students to find an apartment or a single-family home, and some apartment managers are unwilling to rent to college students, particularly when they do not need to do so to maintain full occupancy.

The local apartment inventory may be suitable for married students, but a car is also needed to commute to the College from the lower elevations of The Dalles, where the apartment inventory is located. The two-mile road leading to the campus from the level of I-84 is a steep uphill climb for a bicycle.

Campus Housing Need

Market need is a confusing term. It is a given that a market is present. The market consists of people who buy goods and services. In this case the market is a student(s) who makes a decision to attend a community college.

The real question for CGCC is what strategies need to be employed to increase market share and student enrollment? Market demand is, in many ways, supply driven. In other words, without the supply, it is not possible to capture demand.

As previously discussed, in the case of CGCC, campus housing may be a "strategic need" necessary to expand the geographical market area, remain competitive, and increase market share. The number one reason student's reject a college is due to the lack of suitable housing.

In 2010 a survey was conducted of nearly 14,000 students by The Center for Facilities Research of the APPA. The purpose of the study was to determine the relative importance of an institution's physical assets on a student's choice of higher education institutions and the relative importance of an institution's various facilities in the decision process. "Poorly maintained or inadequate residential facilities were listed as the number one reason for rejecting enrollment at an institution," Over 40 percent of the students surveyed rejected institutions that did not have on-campus housing. *Source: Student Housing: Trends, Preferences and Needs; Contemporary Issues in Education Research; Volume 3, Number 10.*

A quantitative analysis utilizing market area demographics to determine demand, or need, is unreliable because it does not take into consideration competition and the number of persons within a market area that will select and attend CGCC. There are too many other variables to accurately measure demand by this methodology, including the condition, location, and availability of housing within a reasonable commute to the College.

Key Findings: CGCC Survey Pertaining to Interest in Student Housing at the College

The above finding is consistent with the survey of CGCC students by the College where:

- Fifty-seven percent of the students now attending CGCC would be extremely interested or interested in affordable on-campus housing at CGCC, if it was available (21 percent extremely interested, 36 percent interested).
- Seventy-one percent of prospective students would be extremely interested or interested in on-campus housing.

There are currently 865 (FTE) students enrolled at CGCC and 68 percent are 24 years of age or younger (588 FTE students). If 57 to 71 percent of these students are very interested or interested in on-campus student housing at CGCC, this is a potential market pool of 335 to 417 students.

Applying the results of the CGCC survey of students extremely interested or interested in on-campus housing at CGCC, to the whole student body, results in the following potential demand and market penetration rates.

Table 13. Potential Demand Based on CGCC Survey

Filtered Market	Beds*	Percent	Current Enrollment FTE 865	Capacity FTE 1,250
Market Depth				
Extremely Interested or Interested		57%	493 Beds	713 Beds
Market Penetration	74		15%	10%

**Number of beds at 95% occupancy*
Source: Leland consulting Group and CGCC Survey

- The filtered market demand ranges from 493 beds to 713 beds, depending on enrollment.
- Extrapolating from the survey, the market capture rate, or penetration rate, from students who would be extremely interested or interested in living on campus, is only 10 percent to 15 percent to achieve 95 percent occupancy, depending on FTE. These penetration rates are not unreasonable, and most likely conservative, given the market, as quantified, is highly filtered and the off-campus housing constraints.

In the interest of caution, however, it should be pointed out that of the 57 percent of the students who expressed an interest in on-campus housing at CGCC, an undetermined percentage of these students may not be able to afford new on-campus housing and will continue to live with their parents or live with multiple roommates off campus.

Other national surveys indicate that approximately six to seven percent of the student body lives on campus. In a 2011 study conducted for Broome Community College by the SUNY group, who develop and manage student housing, the filtered demand for student housing was six percent of fall enrollment within the SUNY system. *Source: Broome Community College; Market Study for Student Housing; Brailsford & Dunlavey; October 2011.*

The supply constrained housing market in The Dalles would also indicate a higher propensity to live on campus at CGCC than six percent of the student body, perhaps as much as nine percent.

CGCC – Community Members

- Ninety-eight percent of community member participants indicated that cost was extremely important or important when selecting housing.

CGCC - Parents/Guardians of current and perspective CGCC students

- When asked how important cost was when selecting housing options for their student while attending CGCC, 72 percent of current and perspective parent/guardian participants selected extremely important (54 percent) or important (18 percent).
- When comparing the responses of parents/guardian of CGCC students and current students a disconnect exists in the perception of the cost for on-campus student housing. All (100 percent) of the respondents identified as parents/guardians of current CGCC students indicated they believed on-campus student housing would be less expensive than off-campus housing. In comparison, only 55 percent of current CGCC students responded similarly.

Housing Preferences and Amenities

- Features: An APPA survey of 14,000 students showed the following top 10 housing preferences: *(Source: Student Housing: Trends, Preferences and Needs; Contemporary Issues in Education Research; Volume 3, Number 10)*.
    - Private bedroom (95.5 percent)
    - Onsite parking (92 percent)
    - Double beds (91.3 percent)
    - Onsite laundry facilities (90.3 percent)
    - Internet access (88.8 percent)
    - Proximity to campus (73.3 percent)
    - Fitness center 73.3 percent)
    - Private bathroom (73 percent)
    - Cable TV (65.4 percent)
    - Satellite dining (50 percent)
- In the same APPA survey "a deal breaker in the housing decisions included" *(Source: Ibid.)*:
    - No internet access (92.9 percent)
    - No laundry facilities on premises (84.9 percent)
    - No cable TV (75.7 percent)
    - No kitchen (57.4 percent)
    - Sharing a bedroom (49.3 percent)
    - Sharing a bathroom (11.7 percent)
- In a survey conducted by Brailsford & Dunlavey for students attending Broome Community College in New York, the top five features students indicated were important included: (*Source: Broome Community College; Market Study for Student Housing; Brailsford & Dunlavey; October 2011.)*
    - In-room wireless internet access
    - Private (single) bedroom

CGCC Survey Findings Pertaining to Housing Preferences and Amenities

- Single unit (one bedroom/one student – 29 percent), double unit (two bedrooms/two students – 22 percent), and family housing (20 percent) were identified as the preferred unit type.
- Students and parents/guardians of current and perspective students expressed preference for lease terms that represented the academic term (44 percent) and/or a monthly lease agreement (26 percent).
- On-site parking was a feature collectively identified as a need amongst students (current and perspective) as well as parents/guardians of students (current and perspective). The majority of respondents (83 percent) indicated that on-site parking was an extremely important or important feature in housing options. Approximately 83 percent indicated they did have a motor vehicle that would require on-site parking.
- Affordability and value, strong Wi-Fi and internet access, and safety and security of the area were identified by both students (current and perspective) and parents (current and perspective) as the top three amenities of importance when considering on-campus, student housing.
- The vast majority (80 percent) of both student and parent/guardian populations identified access to on-site parking and a smoke free environment of extreme importance or important.
- A small percentage of students specified that on-campus dining options (38 percent), convenient access to public transportation (44 percent), and resident lounge/common areas (45 percent) were important or extremely important features needed in student housing options located on campus.

Community

- "Research shows that without the sense of community that often comes from living together in close communal quarters, students may have fewer opportunities to learn, how to get along with different people and manage conflicts, or develop the friendships and networks that keep them in school." *Source: Ibid*

Sustainability

- "College students are an environmentally conscious demographic." *Source: Ibid.* LEED and other certified green buildings attract student residents who are becoming increasingly environmentally conscious.
- Lower operational costs through the use of more efficient HVAC and electrical systems are a long-term benefit. Solar heat can reduce operating costs.

Because nearly 90 percent of the beds are a four-bedroom two-bath floor plan, the specific characteristics of this unit type were aggregated separately below.

Table 16. Four-Bedroom Two-Bath Housing Units (Quads)

Community College	Year Built	Units	Beds	Beds per Unit
Edmonds CC	2009	45	180	4.0
Green River CC	2005	85	340	4.0
Everett CC	2017	25	100	4.0
Southwestern Oregon CC	1997-2005	68	390	5.7
Broome CC	2014	62	310	5.0
Rose State CC	2015	18	72	4.0
Total/Average		**303**	**1,392**	**4.6**

- Housing at Southwestern Community College was built in four phases in 1997, 1998, 2000, and 2005.
- Average beds per unit are more than four because Southwestern Community College and Broome Community College offer both single and double occupancy for some of their rooms at different price points.

Table 17. Unit Size and Pricing for Four-Bedroom Two-Bath Housing Units

Community College	Unit Size (SF)	Rent per Month* Per Room	Per Unit	Per SF	Summer Discount
Edmonds CC	1,352	$895	$3,580	$2.65	None
Green River CC	1,000	$764	$3,056	$3.06	None
Everett CC	NA	$665	$2,660	NA	13%
Southwestern Oregon CC	1,363	$857	$3,428	$2.52	None
Broome CC	1,250	$941	$3,764	$3.01	None
Rose State CC	1,275	$650	$2,600	$2.04	None
Average	**1,248**	**$795**	**$3,181**	**$2.55**	

**Single Occupancy, Fall, Winter $ Spring only, (includes utilities)*

- Utilities are included in the rent. In addition, colleges typically collect a nonrefundable application fee, a nonrefundable cleaning fee, a refundable damage deposit fee, and an activity or social fee.
- Broome Community College and Southwestern Oregon Community College discount their room rate 10 percent and 14 percent respectively for double occupancy (two persons per room).
- Everett Community Colleges discounts their summer rate by 13 percent.
- There is a two percent rent discount at Green River Community College if a student leases for a full year instead of three terms.

Based on industry trends, interviews with student housing managers, and the case studies, this section of the report outlines Leland consulting Group's product recommendations including:

- A description of the site together with a site plan.
- Product recommendations including building size and characteristics, floor plan, number of units, unit size, amenities, and phasing.
- A pricing model.
- Projected occupancy.

CGCC contracted with an architect (David Waldron, David Waldron & Associates, Bend, Oregon) to provide a site plan, floor plans, and determine the square footage of the residential building.

Site Description

The CGCC campus is located approximately one mile northwest of The Dalles downtown at a significantly higher elevation. By road the campus is two miles from the downtown.

The site for the proposed project, including the skills center, is approximately four acres in size and is centrally located within the CGCC campus.

Figure 3. Campus Housing Site - CGCC

- The property slopes downward from west to east, on a 35 percent slope. The site has spectacular views northeast and southeast across the Columbia River.
- The site is fully improved with all utilities in the street adjacent to the site to the west.
- The project site is zoned low density residential but would allow multifamily campus housing as a conditional use through a Community Facilities Overlay Zone. According to Jim Austin, Director of Facilities Services for CGCC, the height limit is approximately 60 feet (a maximum of five stories).

apartment for an assistant resident manager and seven studio apartments for married students, faculty, or staff is proposed for the basement.

- Because the student housing is three stories of wood frame constructed over a daylight basement, it should be classified by City code as a three-story building, not a four-story building. The code for a four-story building in The Dalles could be more restrictive and costly. *Source: David E. Waldron and Associates.*

Product Recommendations

The following product recommendations are for phase one of the development. Adjustments can be made in phase two. The characteristics of the building and the housing are as follows:

Table 19. Phase One Building

Number of Buildings (Phase One)	1
Number of floors above ground (entry from the east)	3
Daylight basement below (separate entry)	9 Apartments
Gross Building Area (square feet)	29,920
Net Rentable Area (square feet)	22,262
Loading/access	Exterior stairway
ADA access	One Elevator
Laundromat in the building	
Small managers office on the ground floor	
High speed Wi-Fi and cable Internet access	
Cable TV	
Surface Parking	
Parking Stalls (on site)	55
Shared Parking Stalls (adjacent parking lot north of the site)	25
Total parking stalls	**80**

Source: Leland Consulting Group and David E. Waldron and Associates

The unit size of 1,055 square feet for the four-bedroom two-bath floor plan is 16 percent smaller than the approximate average for the case studies of the six community colleges. Sizes ranged from 1,000 to 1,363 square feet for the case studies and averaged 1,248 square feet. The industry trend is to build smaller units to save cost.

The building does not include any common area amenities or facilities other than a coin operated laundromat, an elevator, and a manager's office on the main floor. A fitness center in the Skills Center is recommended. It will be too expensive to provide other common area amenities that are sometimes included in student housing, such as a fitness room, recreation room, community room, study rooms, computer lab, TV room, and food service.

The industry trend is to provide these facilities at other locations on the campus in order to keep monthly rental costs at a minimum, or not provide them at all. Affordability is more important than luxury. It will be important to maintain some type of food service elsewhere on campus. There is a cafeteria on site and CGCC has plans underway for a campus food pantry.

The methodology for deriving the number of units was to solve for the building size that could be delivered at a cost of approximately $7.32 million, which is the matching funds required for the Skills Center. This cost includes:

- Site development.
- Hard construction costs (building).
- Interiors.
- A contingency.
- Soft costs (fees, permits, system development charges, architectural and engineering costs, and other soft costs).
- It is assumed the College will contribute the land, thus avoiding any land cost.

Detailed construction costs, estimated by David E. Waldron and Associates are contained in Appendix D at the end of this report. A summary of these costs is as follows:

The recommended prices are market prices, based on the case studies and the local off-campus housing inventory. However student housing is not directly comparable to off-campus housing, particularly in comparison to the apartments in The Dalles and Hood River.

- Rent for the four-bedroom two-bath apartments is 15 percent below the average of the case studies. The studio apartments were priced 28 percent below the average for the case studies.
- In addition to rent, CGCC will be able to collect the following recommended non-refundable fees:
  - Application fee – $250 for the term of the lease.
  - Cleaning fee – $250.
  - Social/activity fee – $30 per term.
- Only one of the six colleges contacted discounted rents in the summer or rented to non-students in the summer.

Key Findings: CGCC Survey Pertaining to Rent Expectations

- On average, current CGCC students pay $570 per month for housing, which includes the cost of one or more utilities.
  - Five percent – less than $300.
  - Fifty-nine percent – $300 to $699.
  - Seventeen percent – $700 to $999.
  - Ten percent – $1,000 or more.
- Seventy-four percent indicated cost was extremely important or very important when selecting housing and 87 percent said affordable housing was extremely important in their decision to enroll at CGCC.

Occupancy

Occupancy for CGCC student housing is estimated at:

- Fall Term: 100 percent.
- Winter and Spring Terms: 95 percent.
- Summer Term: 50 percent.
- By renting to non-students during the summer, it is conservatively estimated summer occupancy can be increased to: 75 percent.
- Based on the above, average annual occupancy at stabilization is estimated at approximately: 92 percent.
- Occupancy in the first year of operations is estimated at 90 percent.

Appendix B

Local Off-Campus Apartments

The Dalles

Cherry Blossom Apartments Unit Type	Units	Size (SF)	Rent	Rent per SF
One Bedroom	16	505	$750	$1.49
Two Bedrooms	12	735	$850	$1.16
Three Bedrooms	4	795	$1,000	$1.26
Total / Average	**32**	**628**	**$819**	**$1.30**
Year Built	**1970's**			
Typical Vacancy (# units)	**0-2**			

Centre II Apartments Unit Type	Units	Size (SF)	Rent	Rent per SF
One Bedroom	14	750	$800	$1.07
Two Bedrooms	14	900	$900	$1.00
Total / Average	**28**	**825**	**$850**	**$1.03**
Year Built	**1970's**			
Typical Vacancy (# units)	**0**			

Tillicum Apartments Unit Type	Units	Size (SF)	Rent	Rent per SF
Studio	30	420	$600	$1.43
One Bedroom	1	600	$700	$1.17
Total / Average	**31**	**426**	**$603**	**$1.42**
Year Built	**1970's**			
Typical Vacancy (# units)	**0-1**			

Court Crest Apartments Unit Type	Units	Size (SF)	Rent	Rent per SF
One Bedroom	9	700	$775	$1.11
Two Bedrooms	15	900	$850	$0.94
Total / Average	**24**	**825**	**$822**	**$1.00**
Year Built	**1970's**			
Typical Vacancy (# units)	**0-1**			

Appendix C

Case Studies

Edmonds Community College Lynnwood, Washington						
Students	10,754					
Housing						
When Constructed	2009		Unit	Rent per Month		
	Units	Beds	Size (SF)	Per Room	Per Unit	Per SF
Studio (single occupancy)	4	4	400	$1,200	$1,200	$3.00
Double Occupancy				$740	$740	
2 BD, 1 BA (single occupancy)	8	16	920	$1,030	$2,060	$2.24
Double Occupancy				$740	$1,480	
4 BD, 2 BA (single occupancy only)	45	180	1,352	$895	$3,580	$2.65
Total	**57**	**200**				
Option for 2 beds per room in 4 BR	No					
Kitchen	Yes					
Included in rent						
Utilities, parking, internet						
Other fees						
Non refundable application fee				$275		
Non refundable cleaning fee fee				$200		
Refundable damage deposit				$200		
Activity fee				$20		
Annual Occupancy						
Fall thru Spring	95%					
Summer	50%-60%					
Fall Quarter	100% (wait listed)					
Short term rentals in summer	$30/person/night					
Management responsibility	College					
Financial			**Per Unit**	**Per bed**		
Annual Operating Cost	$1,305,000		$22,895	$6,525		
Annual Profit	$100,000					
Financed through 501c3 tax-exempt bonds with use agreement and ground lease						

Case Studies (continued)

Southwestern Oregon Community College Coos Bay, Oregon						
Students						
Total	2,038					
FTE	1,077					
Housing						
When Constructed	1997-2005		Unit	Rent per Month		
Unit Types	Units	Beds	Size (SF)	Per Room	Per Unit	Per SF
3 BD, 2 BA	10	30	NA	NA	NA	NA
4 BD, 2 BA (average)	68	390		$415	$3,428	$2,379
Fall, Spring Semesters						
Single occupancy	9	36		$857	$3,428	
Double occupancy	59	354		$739	$2,956	
Summer						
Single occupancy				$840	$3,360	
Double occupancy				$600	$2,400	
Total	**78**	**420**				
Studios (for staff)	11	11				
Fees						
Nonrefundable deposit				$250		
Social fee (semester)				$30		
Kitchen						
Clubhouse with laundry, study room, game room, TV rooms						
Annual Occupancy						
2016	80%					
2015	95%					
Rent to summer camp and conference attendees in summer						
Management responsibility	College					

Broome Community College Binghampton, New York						
Full-time students	5,725	78%				
Part-time students	1,570	22%				
Total	7,295	100%				
Housing						
When Constructed	2014		Unit	Rent per Month		
Unit Types	Units	Beds	Size (SF)	Per Room	Per Unit	Per SF
4 BD, 2 BA	62		1,250			
Single occupancy per room	31	124		$941	$3,764	$3.01
Double occupancy per room	31	186		$847	$5,082	
Staff Housing	2					
Total	126	310				
Kitchen	Yes					
Annual Occupancy						
Fall thru Spring	100% (wait listed)					
Summer	NA					
Management responsibility	College					

Appendix D

Preliminary Construction Costs

Preliminary Construction Costs	Total
Gross Building Area (SF)	29,920
Housing Units	27
Beds	81
Hard Costs	
Site Development	
Product and Material Removal	$28,500
Excavation and Soils Testing	$631,367
Paving	$30,500
Concrete Curbs, Walks, and Walls	$86,800
Parking Lot Striping	$4,900
Landscaping	$75,000
Concrete	$209,000
Structural Steel	$105,183
Metal Fab and Powder Coating	$75,183
Subtotal	**$1,246,433**
Building	
Sheet Metal Fab	$9,000
Rough Carpentry	$752,000
Siding, Soffit and Trip	$230,000
Finish Carpentry	$108,000
Insulation	$105,000
Roofing	$203,000
Flashing	$18,000
Gutters and Downspouts	$11,200
Wood Doors, Jambs, Casings and Door Hardware	$130,000
Windows	$180,000
Drywall	$227,600
Painting	$210,000
Toilet Accessories	$18,500
Elevator	$89,200
Fire Sprinkler System (13R)	$166,796
Plumbing	$275,575
Heating and Air Conditioning	$292,637
Electrical and Lighting	$309,000
Phone and Data	$24,000
Audio and Video	$90,000
Fire Strobes/Alarm	$88,000
Thermal and Moisture Protection	$95,000
Signage	$9,200
Subtotal	**$3,641,708**

MEMORANDUM

business oregon

July 18, 2018

TO:	Chris Cummings, Assistant Director
FROM:	Art Fish, Business Incentives Coordinator - AF
C:	Regional Development Officer
SUBJ:	**Positive Determination for Enterprise Zone Re-designation**

TDW-31-2018

Background

The sponsor of the Wasco County Joint Enterprise Zone has re-designated that zone (formerly, The Dalles/Wasco County Enterprise Zone), which terminated at the end of June by operation of law. See table below for further details.

SUBMISSION FOR ENTERPRISE ZONE RE-DESIGNATION UNDER ORS 285C.074

	Wasco Joint Zone
Received Complete	July 18, 2018, from the Mid-Columbia Economic Development District (MCEDD)
Zone Sponsor	Cities of Dufur, Maupin, Mosier and The Dalles, Port of The Dalles, and Wasco County
Area	• The new zone totals 3.7 square miles of commercially and industrially zoned land in the above communities. • The former zone's 2.8 square miles was exclusively in The Dalles and is mostly retained with this re-designation. • The overall distance across the zone exceeds the 25-mile maximum by at least 14 miles, making the re-designation contingent on a director's waiver.
Economics & Other	• The zone has a per capita income that is at least 80% of the state's per capita income, whether looking at the county as whole or zone's cities & places combined. Nevertheless, economics in Wasco County continue to show robust signs of improvement. • The sponsor undertook solid consultations with local taxing districts, including an active public meeting. In relation to special payments from a singular recipient of the long-term rural facility abatement (Google), a couple of districts may still be dissatisfied; they appear to think that such payments should somehow become a steady source of funding. • Fourth designation of one of the inaugural zones, which hitherto, was always sponsored by the county and only the City of The Dalles, the addition here of a few unincorporated communities, as well as three other cities and the port as cosponsors, is quite notable.

Confirmation of Positive Determination

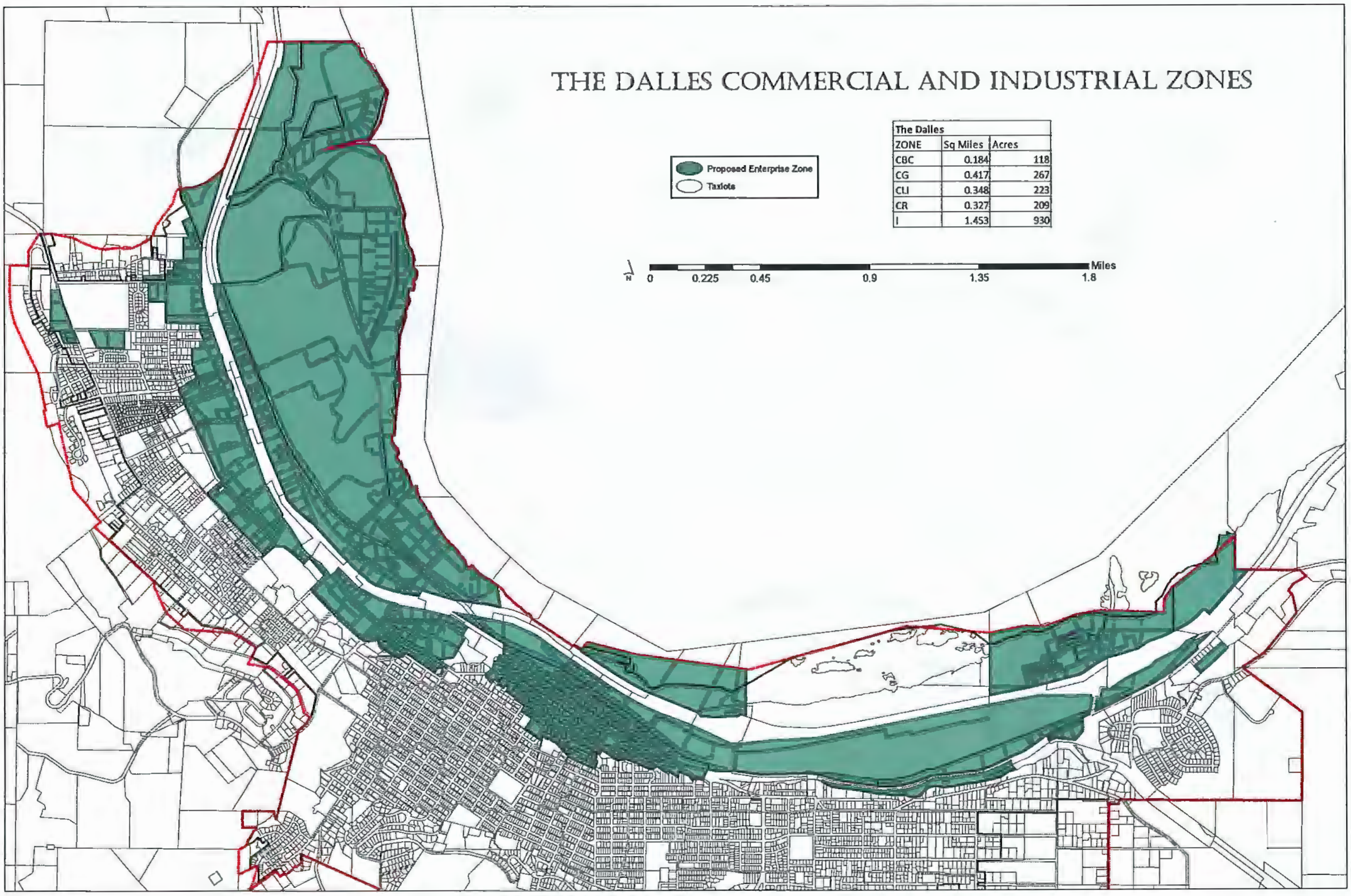
Chris Cummings
Digitally signed by Chris Cummings
Date: 2018.07.19 18:07:22 -07'00'

Chris Cummings
Assistant Director, Economic Development
Oregon Business Development Department

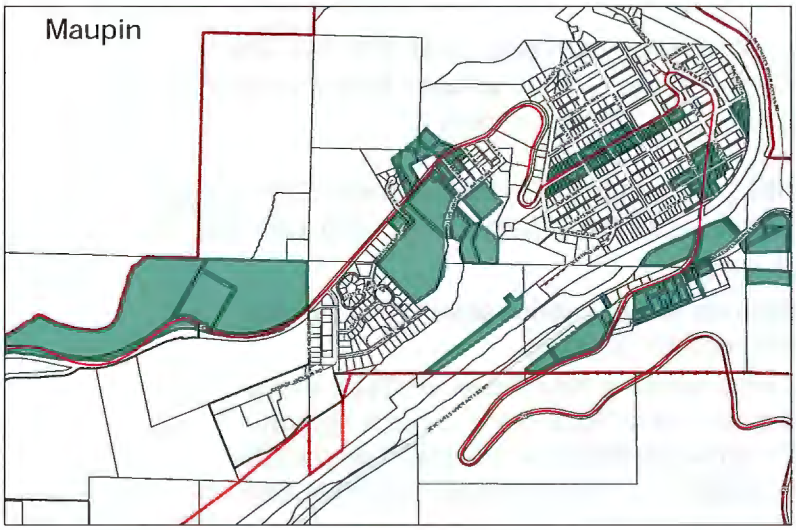
Attachments

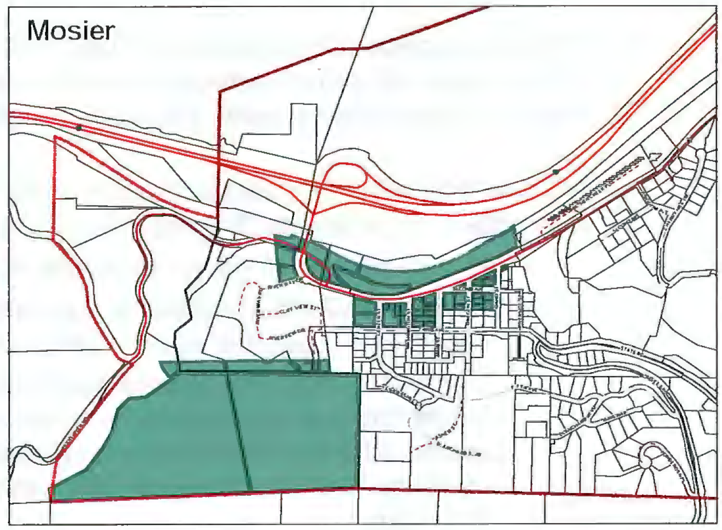
c: Local zone manager
County assessor's office
Department of Revenue

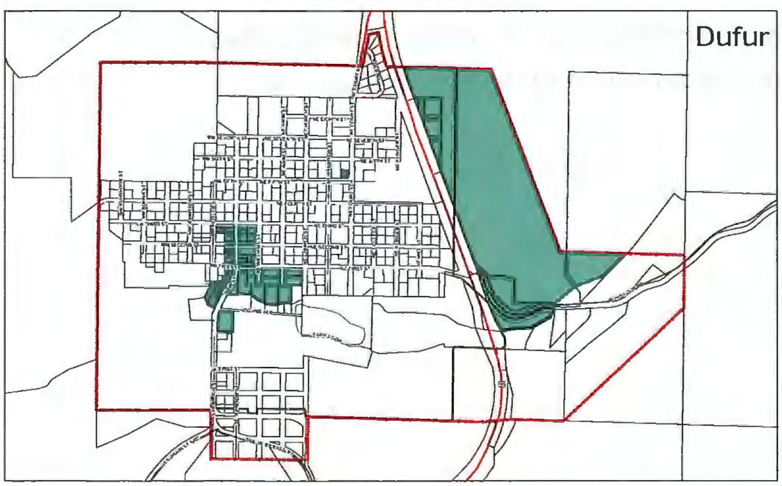
TDW-31-2018



The Dalles		
ZONE	Sq Miles	Acres
CBC	0.184	118
CG	0.417	267
CLI	0.348	223
CR	0.327	209
I	1.453	930







INCORPORATED COMMUNITIES

Proposed Enterprise Zone
Taxlots

N

Dufur

Zone	Sq Miles	Acres
C1	0.021	13.49
M1	0.11	70.7

Mosier

Zone	Sq Miles	Acres
C	0.041	25.8
I	0.086	54.9

Maupin

Zone	Sq Miles	Acres
GC	0.01	6.9
I	0.063	103.5
RC	0.162	40.5