

MINUTES
Regular City Council Meeting
March 4, 2019
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MINUTES

CITY COUNCIL MEETING
March 4, 2019
5:30 p.m.

THE DALLES CITY HALL
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Mayor Richard Mays

COUNCIL PRESENT: Russ Brown, Darcy Long-Curtiss, Tim McGlothlin, Rod Runyon

COUNCIL ABSENT: Linda Miller

STAFF PRESENT: City Attorney Gene Parker, City Clerk Izetta Grossman, Finance Director Angie Wilson, Community Development Director Steve Harris, Public Works Director Dave Anderson, Police Chief Patrick Ashmore, Human Resources Director Daniel Hunter, Senior Planner Dawn Hert

Number of people present: 16

CALL TO ORDER

The meeting was called to order by Mayor Mays at 5:30 p.m.

ROLL CALL OF COUNCIL

Roll Call was conducted by City Clerk Grossman; Miller absent.

PLEDGE OF ALLEGIANCE

Mayor Mays asked Councilor Runyon to lead the Pledge of Allegiance.

Councilor Runyon invited the audience to join in the Pledge of Allegiance.

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After the Pledge of Allegiance Mayor Mays asked Council to wait to be recognized to speak during the meeting to help the meeting run smoothly.

APPROVAL OF AGENDA

It was moved by Long-Curtiss and seconded by Runyon to approve the agenda as submitted. The motion carried; Long-Curtiss, Runyon, McGlothlin, Brown voting in favor; Miller absent.

PRESENTATIONS PROCLAMATIONS

Historical Landmarks Commission Annual Report – Senior Planner Dawn Hert

Senior Planner Dawn Hert reviewed the report.

Hert recognized Historic Landmarks 20 year member Bob McNary and thanked him for his service.

She said there was new Museum Commission representative, Donna Lawrence.

CITY ATTORNEY REPORT

City Attorney Gene Parker reported he would be attending:
13th and Perkins LUBA appeal on Tuesday
Government Law Seminar

He said the Tokola BOLI appeal deadline was Friday. He said he was looking at options.

CITY COUNCIL REPORTS

Councilor McGlothlin reported on attending:

- Historic Landmarks Commission – staff is working with a vendor creating Downtown Walking Tour App

McGlothlin asked for update on Second and Cherry Heights intersection traffic evaluation. Public Works Director Anderson said he had accepted the proposal from the contractor; study would begin in a couple of weeks. He said the evaluation would take about 6 weeks.

Anderson said the recommendation would then come before Council. He said the public could comment at that time.

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Councilor Long-Curtiss reported attending:

- Cap and Trade meeting
- QLife meeting: Scott Hege was elected Chair; Long-Curtiss Vice Chair; Member at Large, Lee Weinstein elected Secretary. Councilor Runyon was also a City representative
- Community Outreach Team trip to Washington DC – March 24-28
- Action Poverty was an event that shows what it is like to live in poverty
- YouthThink

Long-Curtiss encouraged citizens to volunteer for Walking School Bus once a week from 7am to 7:45. She said additional volunteers were needed.

Councilor Runyon reported the following meetings related to the City and Council since the last meeting:

- Scott Baker NWC Parks & Rec
- met w/ the Mayor, City Mgr and Finance on my personal research into Public Works funding scenarios
- Chamber Booth at Sportsman Show/ PDX
- National Conservation Resource Service
- Columbia Gorge Veterans Museum
- Local Government Academy on Public Works – he encouraged citizens to sign up for the Academy next year. He said he found it to be very well done.
- Citizen regarding Waldron Building
- Wasco County Pioneer Association
- Chamber Business After Hours Windemere
- Community Outreach Team as observer
- Participated in call Pros/cons Cap and Trade
- met w/ Moderator for upcoming Retreat
- Debbie Jones regarding Youth Think
- Q-Life
- Chamber Power Breakfast w/ State of Oregon Small Business Advocate Ruth Miles
- spoke on my own behalf Cap & Trade Legislature Road Show at the Civic

Councilor Brown said he also was concerned about the intersection at Second and Cherry Heights.

Councilor Runyon said that Council had requested report from the Fort Dalles Forth group on the mural maintenance. He said the City Manager had provided an update to the City Council

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(attached).

Mayor Mays said he was looking for people interested in serving on the Appearance Commission.

He said the City would be partnering with the The Dalles Art Association. He said the agreement would come before Council for approval in the near future.

Mayor Mays said the audit report had been rescheduled for the March 25 Council meeting. He said he had reviewed the report and the City was in good shape financially. He said the beginning fund balance was more than anticipated.

Mays said he had spoken with each of the Councilors individually and was requesting the Council authorize a sponsorship of Blue Zones in the amount of \$50,000 this fiscal year.

Runyon said he would like to see where those funds would be coming from, and the effect on the City's budget. He said he felt issues regarding funds should be action items with a recommendation from the City Manager. He said he wasn't comfortable making a decision without the City Manager's input.

Mayor Mays said he was asking for Blue Zone funding in the current fiscal year, not next fiscal year when funds would be supporting street maintenance.

CONSENT AGENDA

It was moved by Brown and seconded by Long-Curtiss to approve the Consent Agenda as presented. The motion carried; Long-Curtiss, Runyon, McGlothlin, Brown voting in favor; Miller absent.

Items approved on the consent agenda were: 1) Approval of January 28, 2019 Regular City Council Meeting minutes; 2) Approval of Surplus Library Desks.

ACTION ITEMS

Approve Resolution No. 19-003 A Resolution Authorizing Transfers of Funds Between Various Departments of the General Fund and State Office Building Fund of the City of The Dalles Adopted Budget, Making Appropriations and Authorizing Expenditures for Fiscal Year Ending June 30, 2019

Finance Director Angie Wilson reviewed the staff report.

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In response to a question Wilson said there was \$130,000 remaining in the Safety Fund line item. She said only the anticipated expenditure had been budgeted.

It was moved by Runyon and seconded by McGlothlin to approve Resolution No. 19-003 A Resolution Authorizing Transfers of Funds Between Various Departments of the General Fund and State Office Building Fund of the City of The Dalles Adopted Budget, Making Appropriations and Authorizing Expenditures for Fiscal Year Ending June 30, 2019. The motion carried; Long-Curtiss, Runyon, McGlothlin, Brown voting in favor; Miller absent.

Authorization to Provide Sanitary Sewer Service Outside City Limits to 833 Irvine Street West for New Residential Development

Public Works Director Dave Anderson reviewed the staff report, and distributed a map (attached).

Runyon asked for a cost estimate on the reimbursement. Anderson said the estimate had not been refined. He said it was a deep line, cost approximately \$30,000. Anderson said the City doesn't reach out to neighbors for input on water and sewer connections.

Mayor Mays asked if annexation into the City was required.

Anderson said it was not automatic. He said the City requests the applicant sign the consent to annexation form, for annexation in the future.

Mayor Mays said he would like to see the City annex properties as soon as possible.

It was moved by Long-Curtiss and seconded by Brown to approve sanitary sewer service outside city limits to 833 Irvine Street West for new residential development. The motion carried; Long-Curtiss, Runyon, McGlothlin, Brown voting in favor; Miller absent.

Authorization to Provide Water Service Outside the City Limits to 2803 East 12th Street

Public Works Director Dave Anderson reviewed the staff report, and distributed a map (attached).

Runyon asked if cost estimates could be included in the staff reports.

Anderson said applicants must prepay fees. He said fee for 30 feet was approximately \$2000. He said any difference in the estimate was reimbursed or invoiced.

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Mayor Mays said he would like annexation as soon as possible.
It was moved by McGlothlin and seconded by Long-Curtiss to provide water service outside the City Limits to 2803 East 12th Street. The motion carried; Long-Curtiss, Runyon, McGlothlin, Brown voting in favor; Miller absent.

DISCUSSION ITEMS

Public Meeting Results and Housing Strategies Report – Implementation Status

Community Development Director Steve Harris introduced Dave Peters of Columbia Cascade Housing, Corp. Peters gave a report on Mid-Columbia Housing repair program (attached).

Harris reviewed the staff report and presented a PowerPoint presentation (attached).

Caitlyn Seyfried read a statement into the record (attached).

Runyon thanked Harris for including Mid-Columbia Housing in the discussion. He said it was a good partnership.

Long-Curtiss cautioned against taking bar graphs at face value. She said it was important to understand why those changes occurred.

McGlothlin asked Seyfried what she was advocating for. She said as Americorp she could not advocate for policy, only bring awareness.

McGlothlin said policy that creates an incentive for banks to turn over zombie homes faster would be good.

Harris said seeing less of that issue through codes enforcement.

Long-Curtiss suggested a vacancy tax.

Harris said he would look into how other communities of our size are addressing the issue.

Councilor Brown retired from the meeting at 6:40 pm

EXECUTIVE SESSION

Mayor May recessed the open session in accordance with In accordance with ORS 192.660(2)(h) to consult with legal counsel concerning rights and duties related to current litigation.

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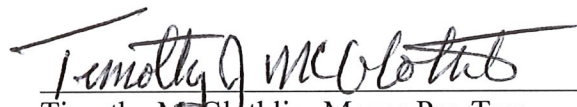
Reconvene to open session.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:55 p.m.

Submitted by/
Izetta Grossman, CMC
City Clerk

SIGNED:


Timothy McGlothlin, Mayor Pro-Tem

ATTEST:


Izetta Grossman, CMC City Clerk

Fort Dalles Displays

2018-2019 Update

In 2018 The Dalles Mural Society and Fort Dalles Fourth became Fort Dalles Displays. Most of the year was spent setting up the new non-profit corporation and restructuring the Board of Directors. Fort Dalles Displays is now structured into two committees, the Fort Dalles Fourth committee which focuses on the events and celebrations surrounding the 4th of July holiday including the fireworks show. The Mural committee is focused on the restoration of current murals and new installation projects.

Fort Dalles Fourth Committee

For the 5th annual celebration, FD4 kicked off the festivities by bringing in Rainer Amusements Carnival before the 4th of July holiday. The added attraction of a carnival downtown increased foot traffic for local businesses and extended the celebration for the community for a whole week. Saturday evening, we hosted a concert at Lewis & Clark Festival Park and then the fireworks show launched from the Columbia River at 10 pm. Sunday included additional celebrations with the Freedom & Faith Community Day and then the holiday concluded with the Patriot Parade downtown on the 4th of July.

In 2019, the FD4 committee has once again confirmed Rainer Amusements for June 27th-29th to kick off the Fourth of July holiday. The fireworks show will take place Thursday the 4th and then we will also host a concert on Friday July 5th. The annual fundraising efforts for FD4 will begin in April where we will solicit donations for our Veteran's banners and rocket sponsorships.

Mural Committee

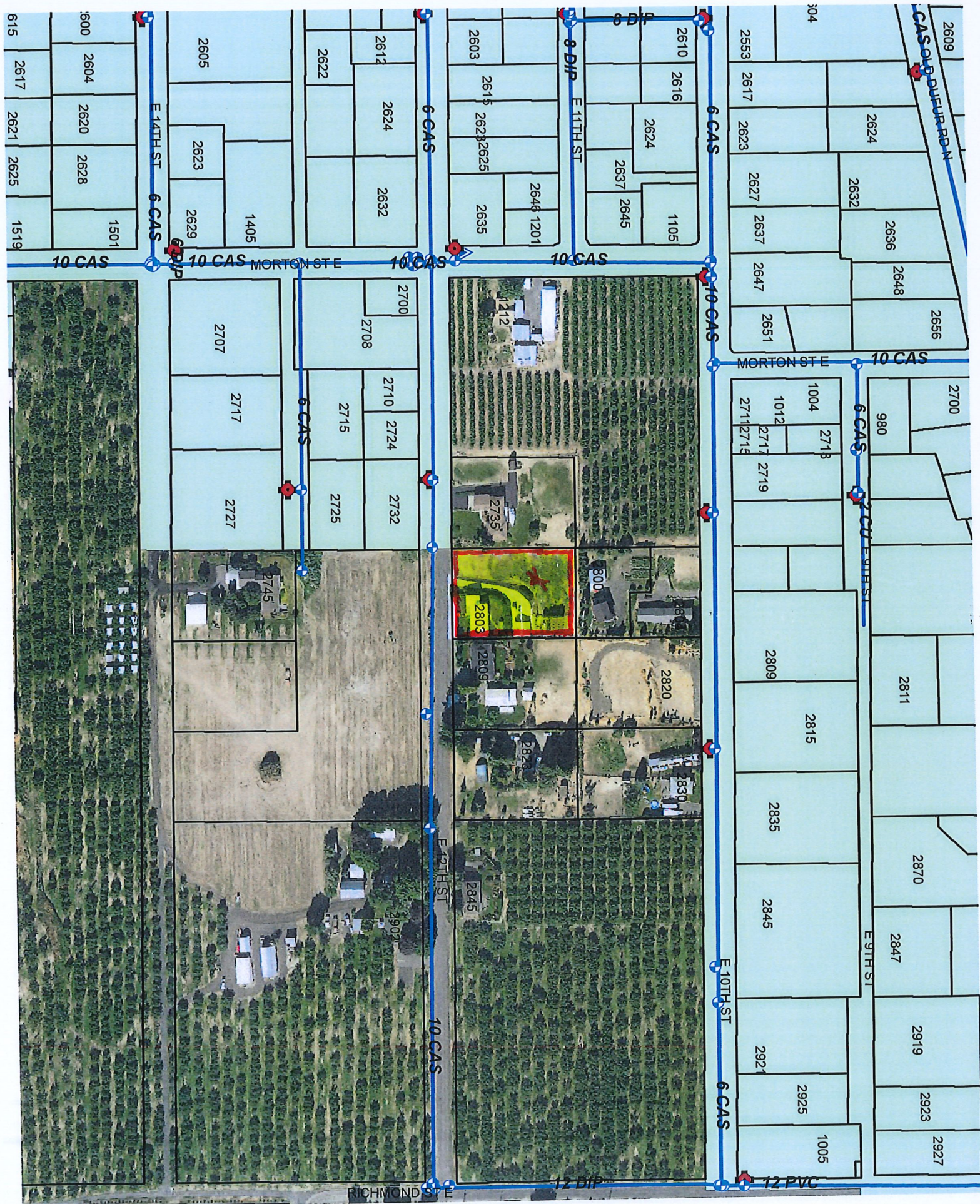
2018 was our first year working with the murals. Most of the year was spent setting up the new board structure with the State of Oregon, replacing The Dalles Mural Society. The committee did have the opportunity to work with The Dalles Chamber of Commerce and Travel Oregon to bring a new mural to The Dalles. Partnering with Travel Oregon for this "Oregon, Only Slightly Exaggerated" campaign was a terrific way to showcase The Dalles and this new mural is in a great location to greet visitors as they arrive in the historic downtown district.

In 2019 the Mural Committee began more in-depth research for revitalization and rehabilitation for the historical murals. We have begun to categorize each of the murals to determine a timeline for restoration. We also have been researching local and regional artists to find the most cost-effective way to repair the murals that need the most work.



1-84 E

1-84 W



MCHA and Columbia Cascade Housing have 4 lines of 'Business'. They are:

- **Administration of Rental Assistance programs.** The rental assistance programs are great examples of government and private parties. The Housing Authority makes rent payments of over \$400,000 each month.
- **Resident Services.** We work with program participants to assess their needs and connect them with services in the community to improve their overall wellbeing.
- **Development and long term owners of affordable housing communities.** Columbia Cascade Housing Corporation owns nearly 400 apartments and homes that are rented out to qualifying families throughout the gorge. About 140 are located in The Dalles. We provide housing for seniors, people with disabilities, and workforce housing, including farmworkers.

Working with current and future homeowners. The Mid-Columbia Housing Resource Center is a division of CCHC that assists homeowners and those that want to be homeowners.

- As mentioned before, we offer various classes to help potential homebuyer be loan ready with classes in Budgeting, credit and asset building and we offer homebuyer classes through Columbia Gorge Community College.
- We are the local representative of numerous state programs, including downpayment programs, the Oregon Homeownership Stabilization Initiative (OHSI) program that assists homeowners to allow them to stay in their homes during financial hardships, and the Oregon Foreclosure Avoidance Program, which gives homeowners a chance to work out an agreement with a bank prior to foreclosure that in most cases, allows the homeowner to remain in the home.
- We offer assistance with homeowners with other foreclosure avoidance measures such as preparation of modification applications and working with the bank.
- **Through Business Oregon and Washington Commerce, we have provided over \$2,000,000 in funding for area HOMEOWNERS in Oregon and Washington to make needed health and safety repairs to their homes since 2006.**

Our home repair programs are usually done with loans made to the homeowners. The 2 projects the City of The Dalles has sponsored have been done with grants to the homeowners.

Our loans are 30 year, deferred payment, zero interest loans. We have worked on 84 homes with programs in Sherman, Wasco and Hood River Counties with 6 repair programs so far. Each County sponsored a project that made repairs for their own county only. We have also done

2 regional programs (Wasco and Hood River Counties) originating in Hood River County and now 2 with the City of The Dalles with the one just getting underway.

Of the 84 homes worked on, 35 have been in The Dalles.

We help a wide variety of people.

- Approximately 25% of the people assisted earn less than 30% of the Area Median Income. For a family of 4 in The Dalles, this would be \$25,100 or less. For a couple, this would be just \$16,550.
- Approximately 33% of the homes had families earning between 30% and 50% of the Area Median Income. This would be a maximum of \$29,700 for a family of four and \$23,800 for a couple.
- The remaining families earned between 50% AMI and 80% AMI. This would be a maximum of \$55,050 for 4 in the family and \$44,050 for a couple.

Just over half of the homes we work on have at least one senior in the home. 62 and above.

The majority of the work we have done includes new roofs, new windows, heating/cooling, insulation, repairs to floors, plumbing and electrical work. We also do improvements to homes to improve accessibility such as ramps, widening doors, improving bathrooms.

Historically, just over half of the homes we worked on were built prior to 1978.

We are moving forward with a new home repair program with The Dalles as the sponsor. This program will be using grants to homeowners which will allow us to assist people who own mobile homes in mobile home parks. With this new program, five of the first ten are at least 50 years old (built prior to 1969). Four of these are in The Dalles.

We have completed 1 home and we are working on applications for 5 more. Our waitlist has about 90 people on it and approximately half live in The Dalles.



HB 4006 Public Mtg & Housing Strategies Report Implementation Status

The Dalles City Council
March 4, 2019

HB 4006 Public Mtg & Housing Strategies

Report Implementation Status

Oregon Statewide Planning Goal 10 – Housing

- *“.....each city must plan for & accommodate needed housing types, such as multifamily & manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, & plan & zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.*

HB 4006 Public Mtg & Housing Strategies

Report Implementation Status

SB 1051

- Enacted 2017 established requirements that cities need to address in local ordinances including:
 - Permitting timelines
 - Clear & objective permitting standards
 - Building to authorized density & height
 - Infill (ADUs)
 - Affordable housing on land owned by religious organizations
 - Data collection

HB 4006 Public Mtg & Housing Strategies

Report Implementation Status

HB 4006

- Enacted 2018, defined/identified “severely rent burden cities”
 - 25%+ of renter HHs pay more than 50% of HH income on gross rent.
- The Dalles identified as a “severely rent burden city”
 - 33% of renter HHs pay more than 50% of HH income on gross rent (2016).
 - 700 HHs of 2,137 renter HHs
- Cities w/ 10,000+ pop & 25%+ of renter HHs severely rent burden,
HB 4006 requires a public mtg to discuss:
 - The causes & consequences of severe rent burdens within the city;
 - The barriers to reducing rent burdens; &
 - Possible solutions to reduce the rent burdened HHs within the city.
- 2018 Update
 - 29.4% of renter HHs severely rent burden
 - 643 HHs of 2,189 renter HHs

HB 4006 Public Mtg & Housing Strategies

Report Implementation Status

SB 608

- Enacted 2019 (3/1/19) established statewide rent control
 - Establishes:
 - Eviction standards
 - Tenancies
 - Relocation expenses
 - Annual rent increases 7% + CPI
 - Exceptions for:
 - Newer DUs (15 yrs)
 - Subsidized DUs
 - New tenancies
 - Enforcement

HB 4006 Public Mtg & Housing Strategies

Report Implementation Status

Local Implementation of Goal 10

- Comprehensive Plan – 1994 adopted, 2006/11 amended
- TDMC Title 10 Land Use & Development
- Zoning Map

Housing Reports

- Residential Buildable Lands Inventory - 2016
- Residential & Housing Needs Assessment - 2017
- Housing Strategies Report - 2017
 - Implementation Road Map
 - Housing assistance programs
 - Development Code Amendments
 - Phase 1 – PC hearings complete
 - Phase 2 – underway – public hearings anticipated Summer/Fall 2019

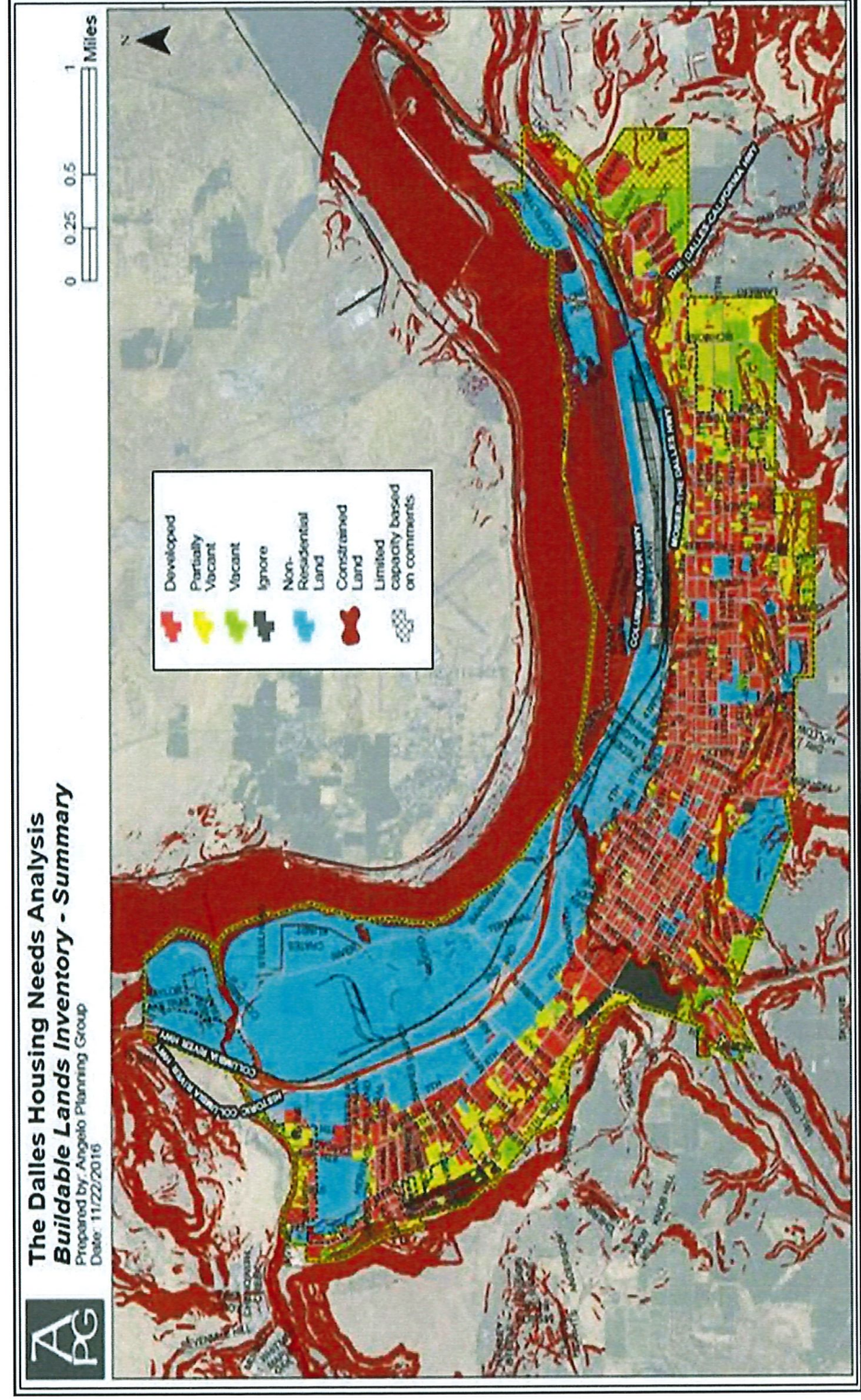
HB 4006 Public Mtg & Housing Strategies

Report Implementation Status

Development Code Amendments (Title 10 TDMC)

- Phase 1
 - ADUs – size & no.
 - RM/RH Zones – minimum lot sizes
 - Clear & Objective Standards
 - Residential Care Homes/Facilities
 - Affordable Housing – expedited review
- Phase 2
 - Development Standards
 - Cottage Clusters
 - Multi-Family DUs
 - Affordable Hsg Incentives
 - Parking
 - Density & Height Bonus

100



HB 4006 Public Mtg & Housing Strategies

Report Implementation Status

Projected Capacity on Vacant Acreage						
Zone	Net Density (DU/AC)	Gross Density (25% set asides)	Inside City Limits		Outside City Limits	
			Vacant Acreage	Units	Vacant Acreage	Units
RH	20	15	99.5	1493	26	389
RM	12	9	35.6	320	13.8	124
RL	6	4.5	179.3	807	120.7	543
GMA R-5	0.2	0.15	0	0	3.9	1
GMA R-1	1	0.75	0.5	0	0	0
CBC	20	15	0.8	11	0	0
Total			315.7	2632	164.4	1058
					480	3689

Sources: Angelo Planning Group, Buildable Lands Inventory - 2016

Projected Capacity of Vacant Taxlots Only (no "Partially Vacant" Taxlots included)						
Zone	Net Density (DU/AC)	Gross Density (25% set asides)	Inside City Limits		Outside City Limits	
			Vacant Acreage	Units	Vacant Acreage	Units
RH	20	15	46.6	699	1.5	23
RM	12	9	13.3	120	3.1	28
RL	6	4.5	104.8	472	64.6	291
GMA R-5	0.2	0.15	0	0	3.9	1
GMA R-1	1	0.75	0.5	0	0	0
CBC	20	15	0.8	11	0	0
Total			166	1302	73.1	342
					239.1	1644

Sources: Angelo Planning Group, Buildable Lands Inventory - 2016

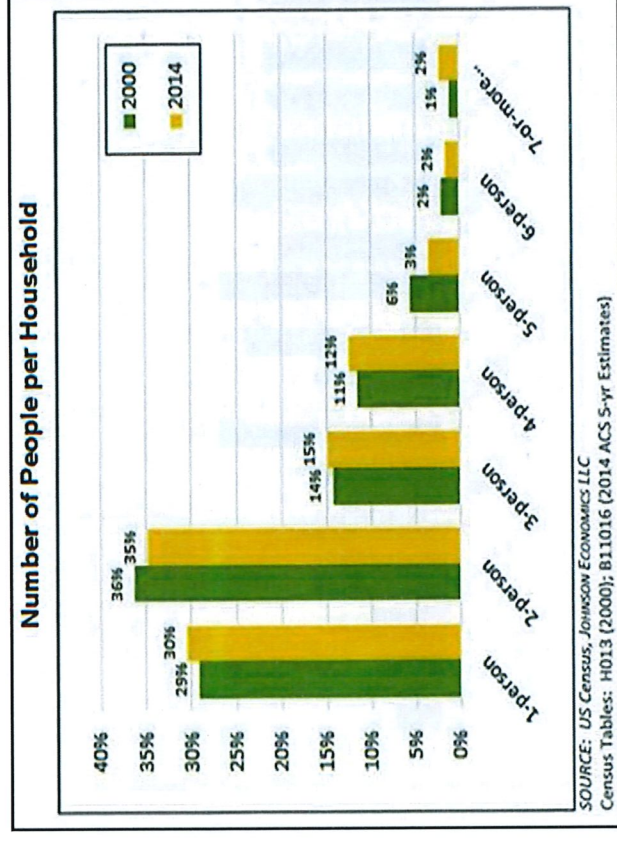
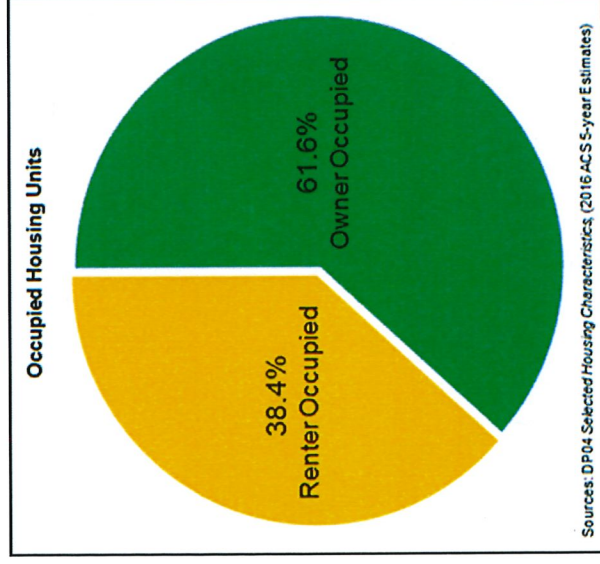
HB 4006 Public Mtg & Housing Strategies

Report Implementation Status

2018 Permitted & Produced Units

- Total SFR Units Permitted – 47 (46 – 2017)
 - SFR – detached – 25
 - SFR – attached – 4
 - 2plx total units – 8
 - ADUs – 0
 - Manufactured – 10
- Total MFR Units Permitted - 0
- Total Units Produced – 4
 - SFR – detached – 2
 - Manufactured – 2
- 20 yr demand: 1,769 units = \pm 90 units/yr (Residential & Housing Needs Assessment 2017)

HB 4006 Public Mtg & Housing Strategies Report Implementation Status



± 6,800 HHs, ±15,500 pop – 2016 (Housing Strategies Report)

HB 4006 Public Mtg & Housing Strategies

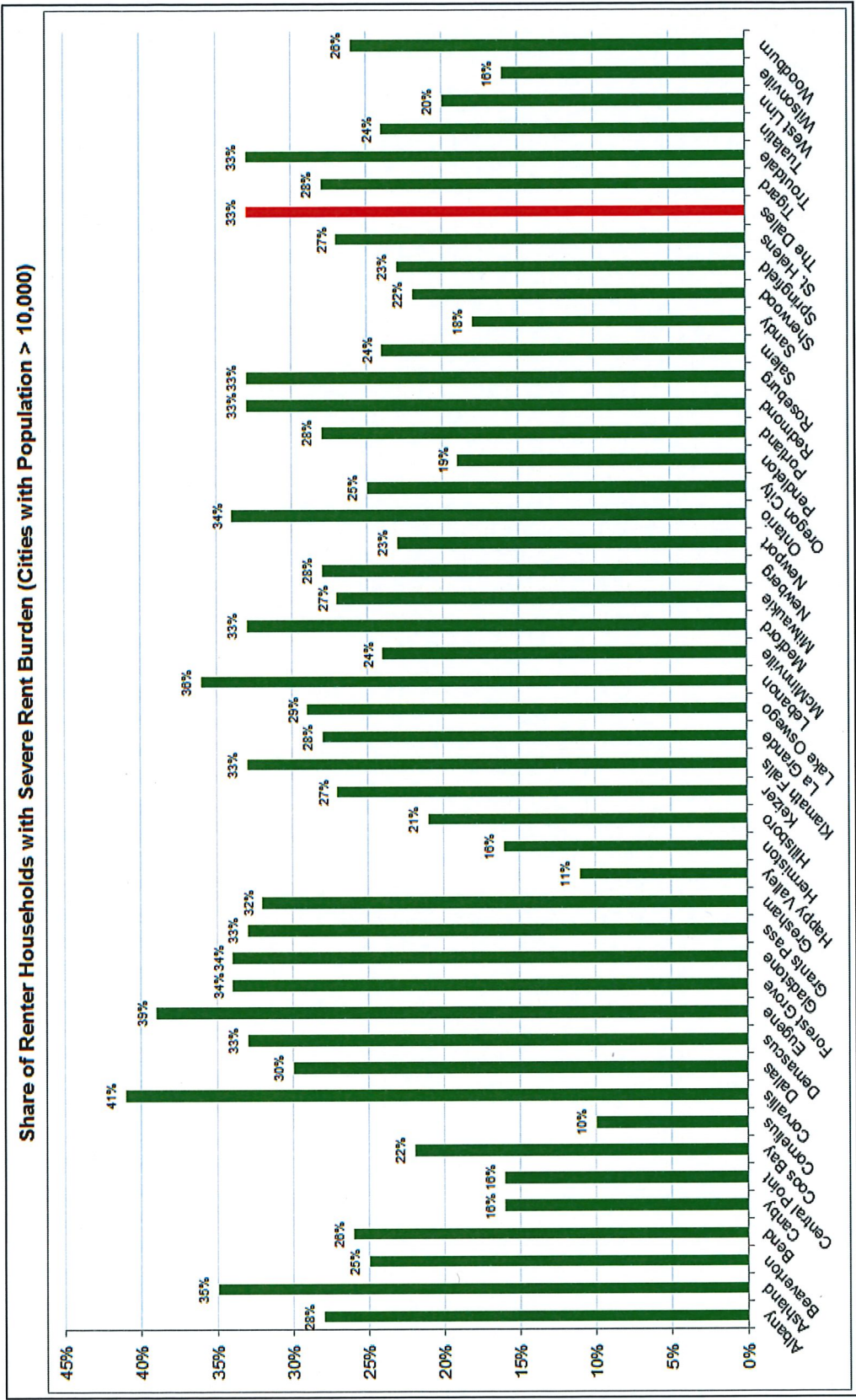
Report Implementation Status

HB 4006

- Annual Reqs for Severely Burdened Cities
- Receive renter HHs updates from OHCS
- Conduct annual public mtg
 - Causes/consequences
 - Barriers/solutions
- File with OHCS
 - Bldg activity annual report
 - Public mtg info

HB 4006 Public Mtg & Housing Strategies

Report Implementation Status



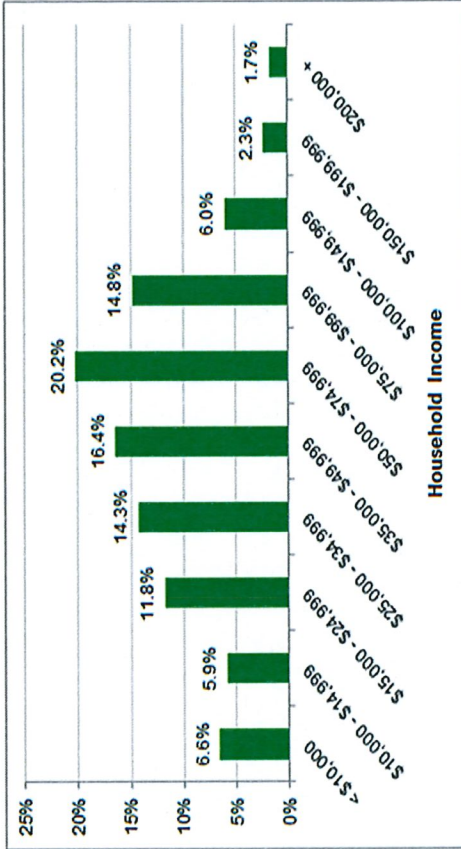
HB 4006 Public Mtg & Housing Strategies Report Implementation Status

Subsidized Housing Units in The Dalles & Comparison Communities

Geography	Subsidized Units
The Dalles	702
Wasco County (Total)	714
Hood River City	595
Cascade Locks	38
Hood River County (Total)	668
Umatilla County (Total)	1,536

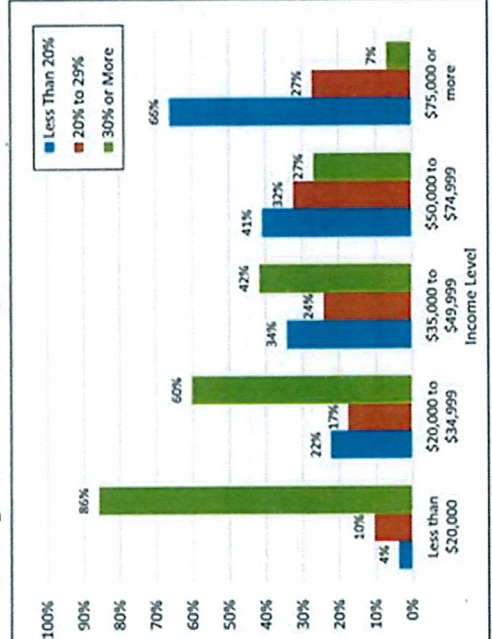
Sources: Oregon Housing and Community Services

% of Household Incomes



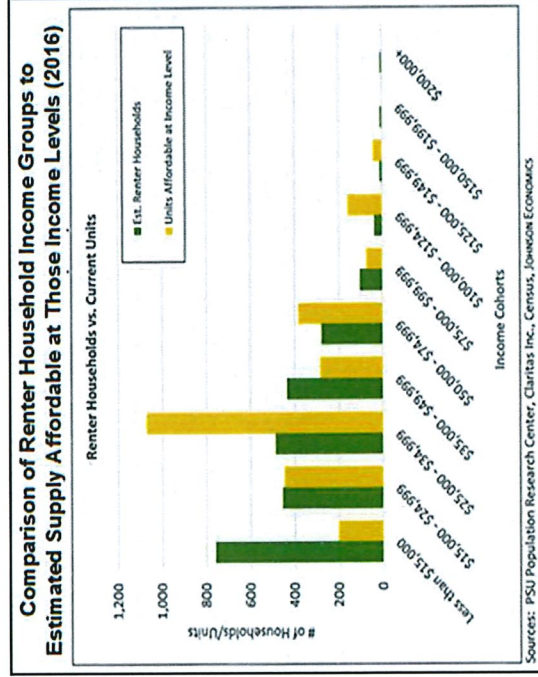
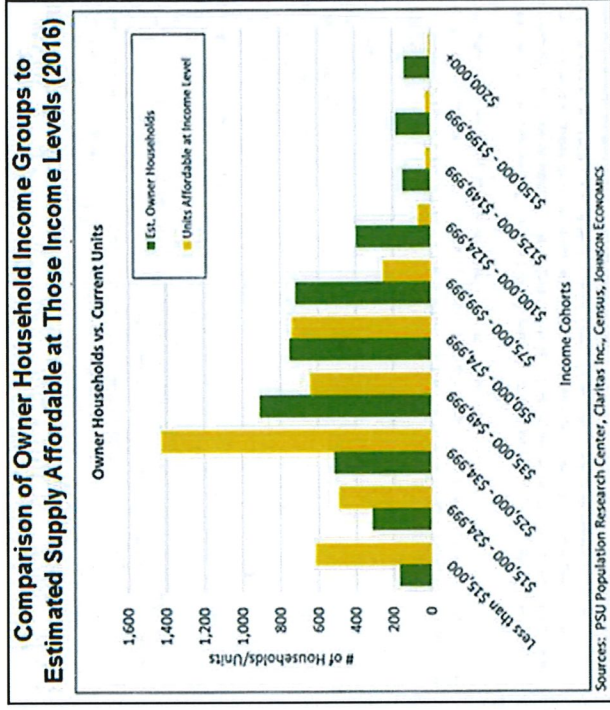
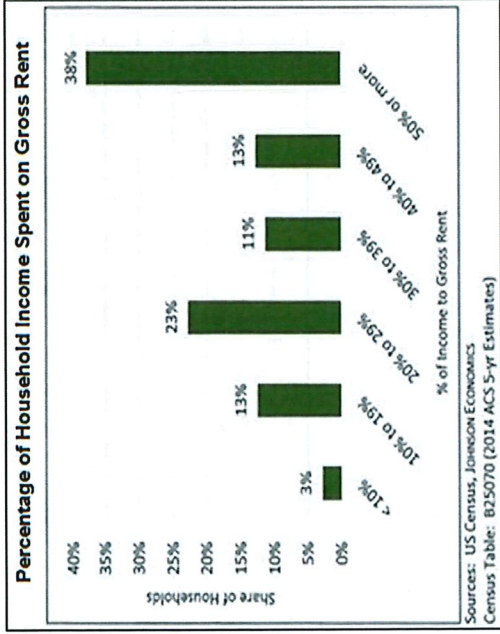
Sources: DP04 Selected Housing Characteristics, (2016 ACS 5-year Estimates)

Housing Costs as Percentage of Household Income



Sources: US Census, JOHNSON ECONOMICS
Census Table: B25106 (2014 ACS 5-yr Estimates)

HB 4006 Public Mtg & Housing Strategies Report Implementation Status



HB 4006 Public Mtg & Housing Strategies Report Implementation Status

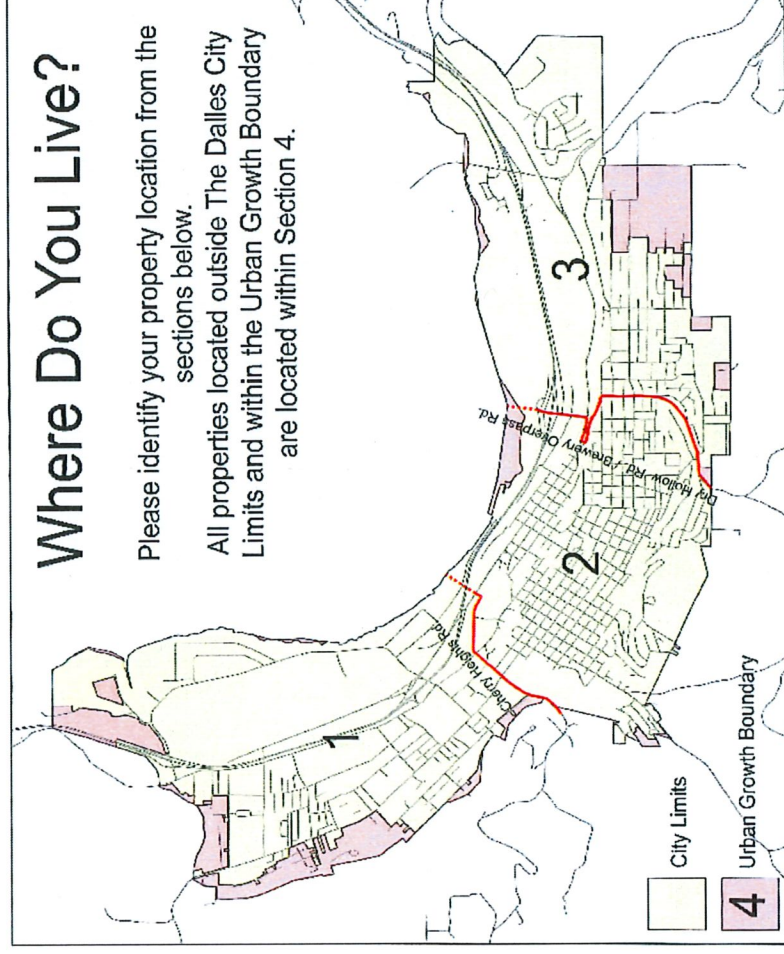
Public Mtg

11/14/18

Attendees:

• Area -

- 1 – 5
- 2 – 14
- 3 – 5
- 4 – 2



HB 4006 Public Mtg & Housing Strategies

Report Implementation Status

Fair Market Rent FY2019 – RentData

- FMR = 40% percentile of rentals (HUD)

Wasco County

Studio	1-bed	2-bed	3-bed	4-bed
\$772	\$814	\$1,077	\$1,437	\$1,835
2-bed +29.76%/yr				

33% of renter HHs pay more than 50% of HH income on gross rent (2016)
29.4% of renter HHs severely rent burden (2018)

Hood River County

Studio	1-bed	2-bed	3-bed	4-bed
\$711	\$882	\$1,106	\$1,599	\$1,692
2-bed +29.81%/yr				

Klickitat County

Studio	1-bed	2-bed	3-bed	4-bed
\$674	\$679	\$898	\$1,246	\$1,388
2-bed +9.51%/yr				

HB 4006 Public Mtg & Housing Strategies

Report Implementation Status

Causes of Severe Rent Burdens w/in the City

Ranked Responses:

- 1 Inventory
- 2 Stagnant wages/fixed incomes
- 3 Gentrification
- 3 Portland, Hood River influx
- 5 Expensive building costs
- 6 Expenses
- 6 Barriers for 1st time home owners
- 8 Big developments

Consequences of Severe Rent Burdens w/in the City

Ranked Responses:

- 1 Food insecurities/health
- 2 Homelessness
- 2 Unstable living situations
- 4 Lack of construction
- 4 Access to services/transportation
- 4 Shortage of workers
- 7 Education

HB 4006 Public Mtg & Housing Strategies

Report Implementation Status

Barriers to Reduce Rent Burdens

Ranked Responses:

- 1 Cost of land
- 1 Lack of profit
- 3 Availability of land
- 4 Age of housing stock/maintenance costs
- 4 Dependency on rental income
- 4 Education
- 7 Property taxes
- 8 Financing
- 9 Ideological blinders

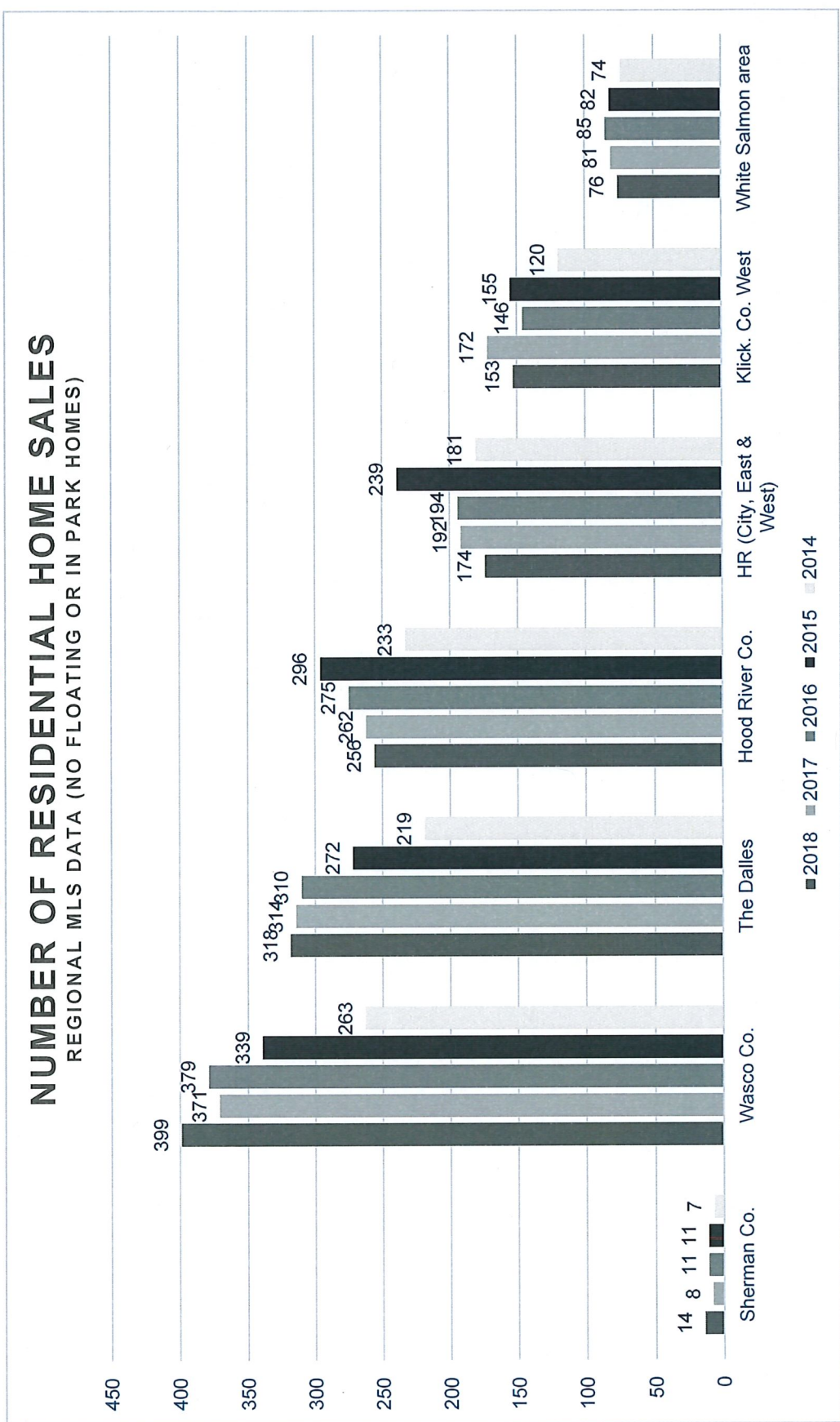
Possible Solutions to Reduce Rent Burden HHs w/in the City

Ranked Responses:

- 1 Taxing large corporations
- 1 Affordable housing for specific incomes
- 3 Creation of affordable housing – ran by city/local govt
- 4 Enterprise Zone for housing – housing rental zones
- 4 Tiny homes/ADUs
- 6 Subsidized interest rates
- 6 Network for better owner/renter relations
- 6 Google funding
- 9 Incentives for being a landlord
- 10 Waive (reduce) SDCs
- 10 Housing as a right
- 12 Restrictions on short term rentals

HB 4006 Public Mtg & Housing Strategies

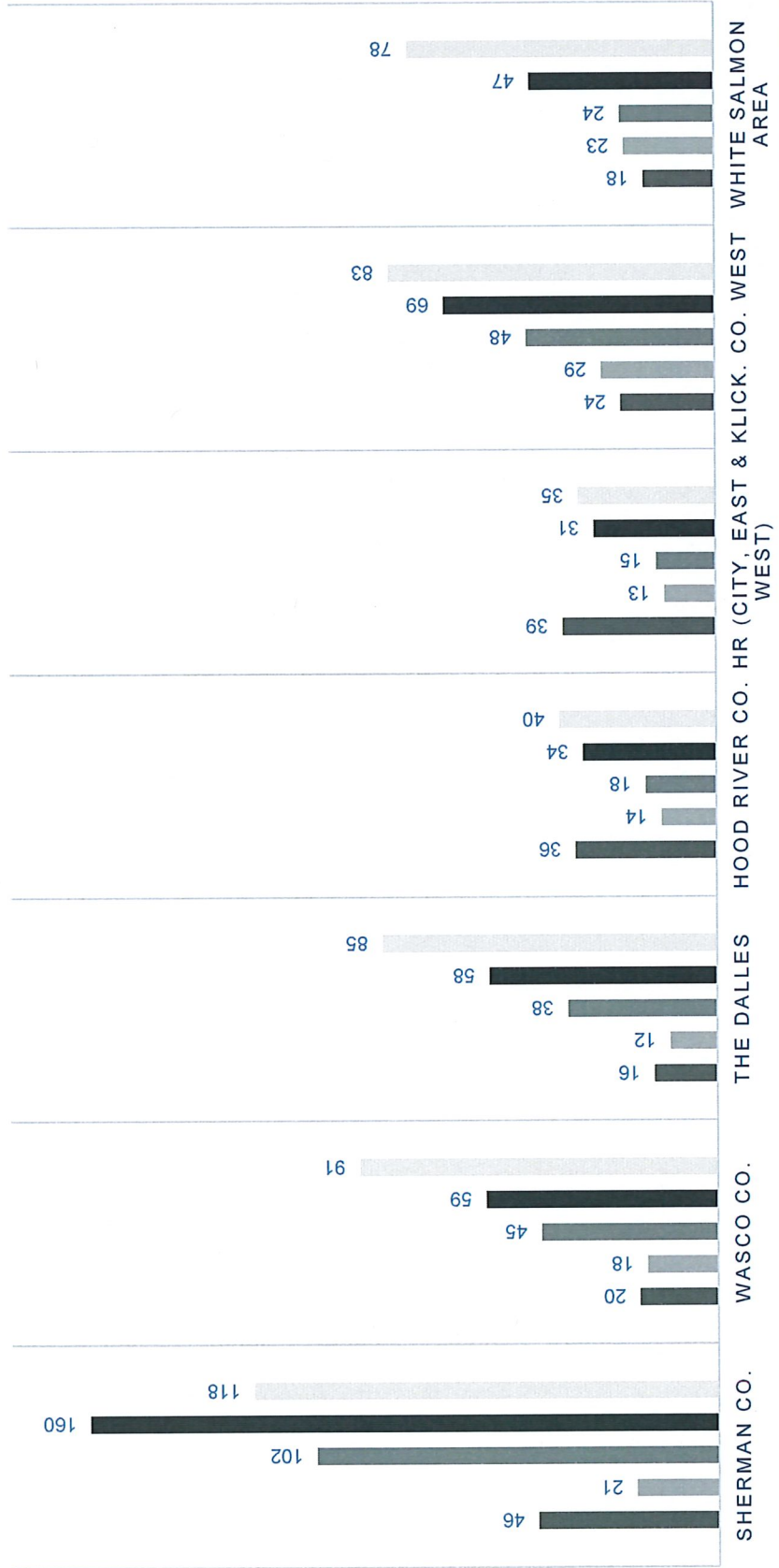
Report Implementation Status



HB 4006 Public Mtg & Housing Strategies Report Implementation Status

RESIDENTIAL HOME MEDIAN DAYS ON THE MARKET

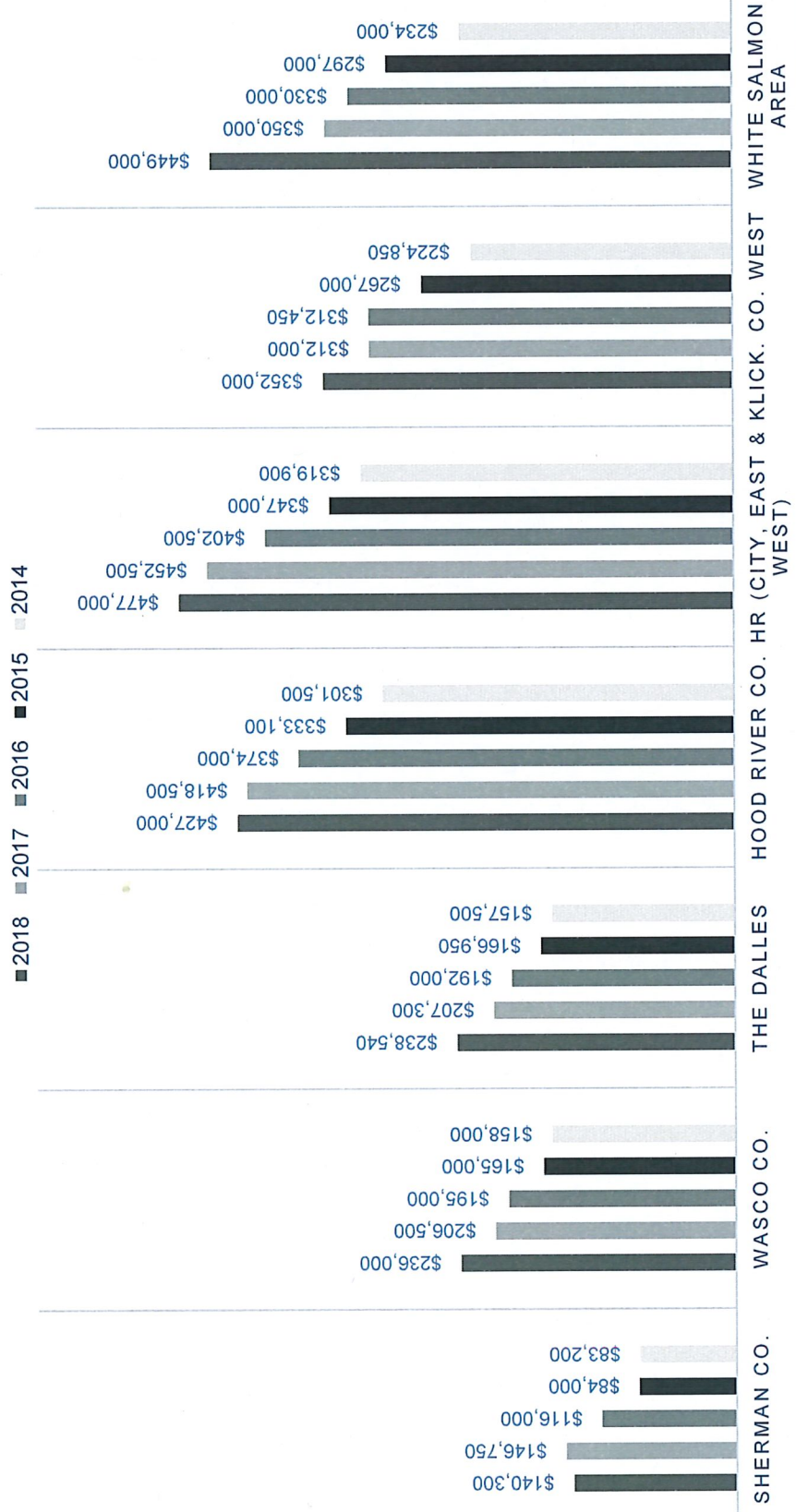
REGIONAL MSA DATA (NO FLOATING OR IN PARK HOMES)



HB 4006 Public Mtg & Housing Strategies

Report Implementation Status

RESIDENTIAL HOME MEDIAN PRICE REGIONAL MLS DATA (NO FLOATING OR IN PARK HOMES)



HB 4006 Public Mtg & Housing Strategies

Report Implementation Status

Next Steps

- Development Code Amendments
- Evaluation of surplus City-owned properties
- CDBG Home Repair Program
- Urban Renewal Agency Assistance Programs
- Affordable/Workforce Housing Strategies
- Collaboration w/ local & regional partners
- HB 4006 annual implementation actions
- Other

My name is Caitlin Seyfried, I'm an AmeriCorps member working at Columbia Gorge Food Bank in The Dalles. We are bringing the voices of people experiencing hunger to the discussion of severe rent burden in The Dalles.

According to MIT's Living Wage Calculator, two full time minimum wage jobs in Wasco County do not cover the cost of living for a family in Wasco County. This leaves many people to make impossible choices between housing, basic needs, and food.

This is the story of one anonymous resident of The Dalles who has been impacted by this problem:

"I am a single mom living in The Dalles and I feel like I am the face of the new 'homelessness'. The increases in rent and lack of housing options over the years in The Dalles have caused me to struggle financially and in the past year, I lost my home. We had to move in with a family member because a full time job here is not enough to pay the rent and bills for me and my kids. In terms of assistance, I am stuck in the middle where I technically make 'too much' to qualify for many assistance programs, but I don't make enough to actually afford to live here. I've been told that if I quit my job I could get assistance, like a housing voucher from HUD, but I want to keep working. I don't think I should have to choose between keeping my job and the opportunity to live in a house. My living situation now is stressful and unstable. It's depressing. I know that it has affected my kids. I want people to know that this is happening in The Dalles. It can happen to anyone. We cannot control everything that happens in life. I know many single moms in this community that are in the same situation. Not having a home changes who you are, it makes you feel like you aren't good enough and chips away at your self-esteem. I feel like I have no options.

I was not able to attend the city meeting in November because it conflicted with my work schedule. It did not seem like the meeting was accepting public comment, so I feel as though my voice has not been heard by the City

I would like to call on the City of The Dalles to step up and address this issue so that people in my situation have options and can hope that we will be able to stay here and find housing for our families as soon as possible."

We want to underscore the real life consequences of the housing problem we are discussing. They include, and extend beyond, people who are now living in tents and on the streets in The Dalles because they have no affordable options. We want to underscore the importance of involving people who deal with the consequences of lack of affordable housing in discussions of solutions.

The food bank is committed to addressing poverty, housing insecurity, and hunger, because they are all intertwined. We look forward to further discussion of housing policy changes.

Thank you for your time.