

MINUTES

PLANNING COMMISSION MEETING

August 3, 2023

5:30 p.m.

City Hall Council Chambers
313 Court Street, The Dalles, Oregon 97058
Via Zoom / Livestream via City Website

PRESIDING: Cody Cornett, Chair

COMMISSIONERS PRESENT: Addie Case, Philip Mascher, Nik Portela

COMMISSIONERS ABSENT: John Grant, Maria Pena, Mark Poppoff

ADVISORY COMMITTEE

MEMBERS PRESENT: Alan Easling, Cole Goodwin

ADVISORY COMMITTEE

MEMBERS ABSENT: Kenny LaPoint, Dave Peters, Carrie Pipinich, Nate Stice

STAFF PRESENT: Director Joshua Chandler, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair Cornett at 5:37 p.m.

PLEDGE OF ALLEGIANCE

Chair Cornett led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Portela and seconded by Case to approve the agenda as submitted. The motion carried 4/0; Cornett, Case, Mascher and Portela voting in favor, none opposed, Grant, Peña, and Poppoff absent.

APPROVAL OF MINUTES

It was moved by Case and seconded by Portela to approve the minutes of July 20, 2023 as submitted. The motion carried 4/0; Cornett, Case, Mascher and Portela voting in favor, none opposed, Grant, Peña, and Poppoff absent.

PUBLIC COMMENT

None.

DISCUSSION ITEM

The Dalles Housing Needs Analysis: Planning Commission/Community Advisory Committee Meeting

Director Chandler stated the City, with Matt Hastie of MIG, Inc. and Johnson Economics, will conduct a series of discussions on a regional Housing Needs Analysis (HNA). This is a critical tool for making informed decisions and developing strategies to address citywide housing issues more effectively. The last HNA was completed in 2016.

Director Chandler introduced Matt Hastie, Project Manager, MIG, Inc. Mr. Hastie's presentation is Attachment 1.

Commissioner Mascher asked for an explanation of the grey areas on the map (Slide 7, BLI Step 2: Adjust for Environmental Constraints). Director Chandler replied some parcels are under ownership of Northern Wasco County Parks & Recreation or North Wasco County School District 21. He noted the street outlines create a shadowing effect. Hastie added he would return with further clarification.

Dan Spatz, City of The Dalles (COTD) Economic Development Officer (EDO), inquired about the wetland area at W. 7th and Snipes Streets (Slide 8, BLI Step 2: Adjust for Environmental Constraints). Mr. Hastie replied these wetlands are found on either a national wetlands inventory map, or in the City's local wetland inventory map. Mr. Hastie will return with further information.

In response to Chair Cornett's inquiry, Mr. Hastie replied the supply of buildable land has reduced since the 2016 HNA. This data will be converted to capacity for homes. Since 2016, Code changes for lot size and new development allowances will impact capacity for home development on available land.

Advisory Committee (AC) Member Goodwin asked for the exact number of buildable acres. Goodwin determined there are 329.5 buildable acres. Hastie replied the number was correct, but may change slightly based on further review. He was unsure if that figure was gross buildable acres or net buildable acres (less space for roads and utilities).

Mr. Hastie stated based on demographic trends, development of housing units have not kept up with growth of households. The average growth rate since 2010 has been approximately 0.8%. Portland State University's (PSU) estimated future growth rate is 0.3%.

Commissioner Mascher asked if these trends were representative. Hastie replied it varies greatly across the state, but probably below the average.

EDO Spatz inquired about PSU's population study methodology. Hastie believed it is based primarily on historic trends and conversations with city and county staff. This study is performed for all counties and cities in Oregon.

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Commissioner Portela asked why 2010 census data, rather than 2020 data, was used. Hastie replied the 2010 data reflects the changes over a longer time; the 2020 data is available.

AC Member Goodwin noted 2017-2021 census data stated the current median household income is \$56,598.00 per year.

EDO Spatz asked for the data source of demographic and housing trends. Hastie replied census data was used.

AC Member Goodwin stated the City has 303 buildable acres, and needs 505 new housing units. How much space does a single-family dwelling require compared to a 5-unit or apartment? Is there some average to use in projecting growth needed now, and growth needed in 50 years? Hastie replied the next step of the HNA would determine, on average, how many houses can be built on an acre, with different types of housing, and different zoning designations. The Analysis will then determine what 500 houses equal in terms of land need, and the amount of land necessary to develop 500 units in different zoning designations. Hastie felt it unlikely the forecast will show an overall deficit of land.

AC Member Goodwin asked, when considering the amount of space between units, how much effort goes into the sociology of land use. Now, in America, we are seeing falling birth rates. The drop is directly correlated to people living too close together. How much research is done into a holistic view when creating a HNA? Are we strictly using land use codes and land, or are we considering the type of culture we want to build as a community?

Mr. Hastie replied the HNA primarily looks at the what types of housing will be in demand and affordable, the cost of housing (land, materials), what can be reasonably placed on a specific property.

Mr. Hastie stated the next steps will:

- Compare the projected need for specific types of housing and the supply of land associated with that housing.
- Review Comprehensive Plan Policies and what the City is trying to achieve to meet housing needs in The Dalles.

Mr. Hastie will return at the next meeting with additional information.

Director Chandler stated more information is available on the City's website: [Housing Needs Analysis](#).

STAFF COMMENTS / PROJECT UPDATES

None

COMMISSIONER COMMENTS / QUESTIONS

None


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ADJOURNMENT


Chair Cornett adjourned the meeting at 7:06 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:


Cody Cornett, Chair

ATTEST:


Paula Webb, Secretary
Community Development Department

The Dalles Housing Needs Analysis

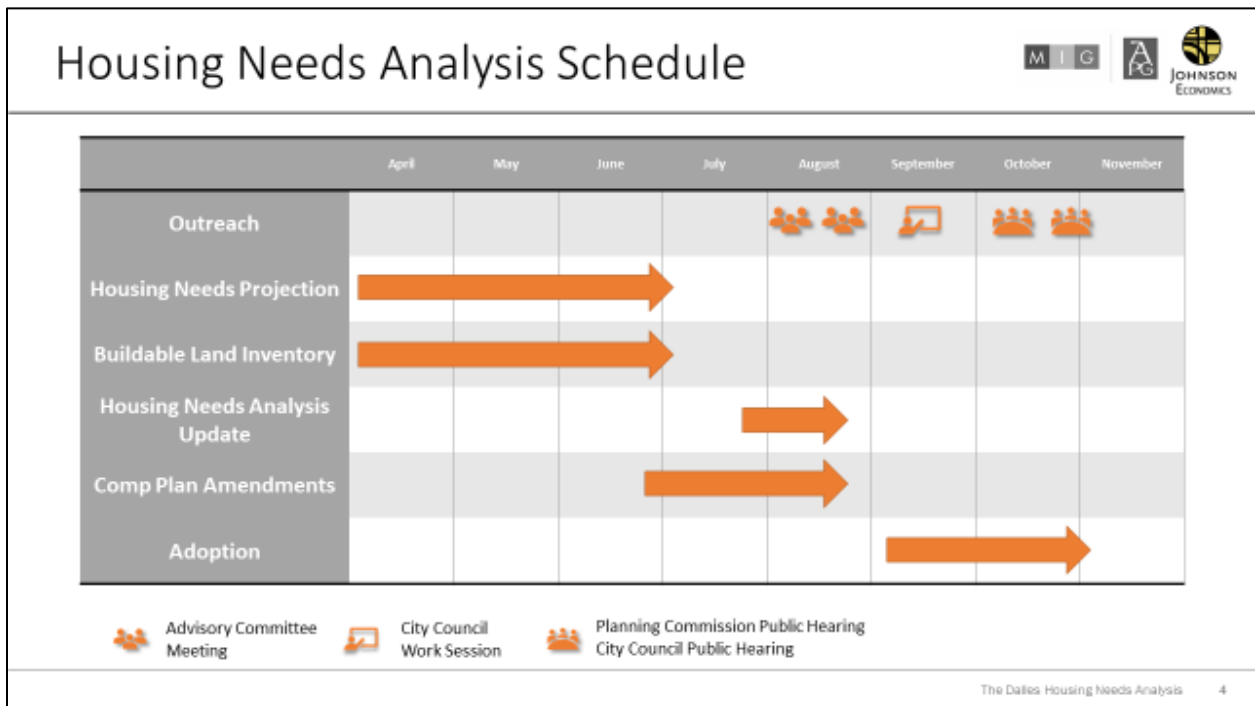
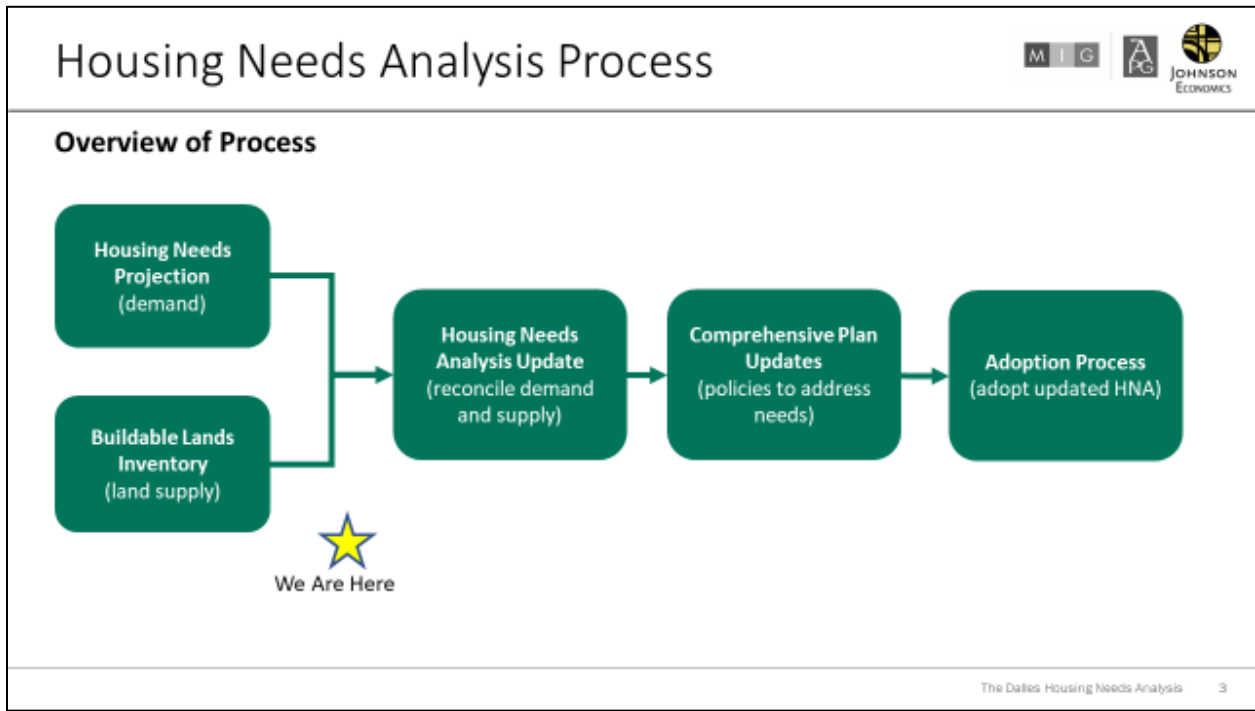
Advisory Committee Meeting
August 3, 5:30 – 7:30 pm



Agenda



1. Welcome & Introductions
2. Housing Needs Analysis Overview
 - a) Housing Needs Analysis Process
 - b) Schedule
 - c) Advisory Committee Roles and Responsibilities
3. Buildable Lands Inventory
4. Housing Needs Projection



SAC Roles and Responsibilities

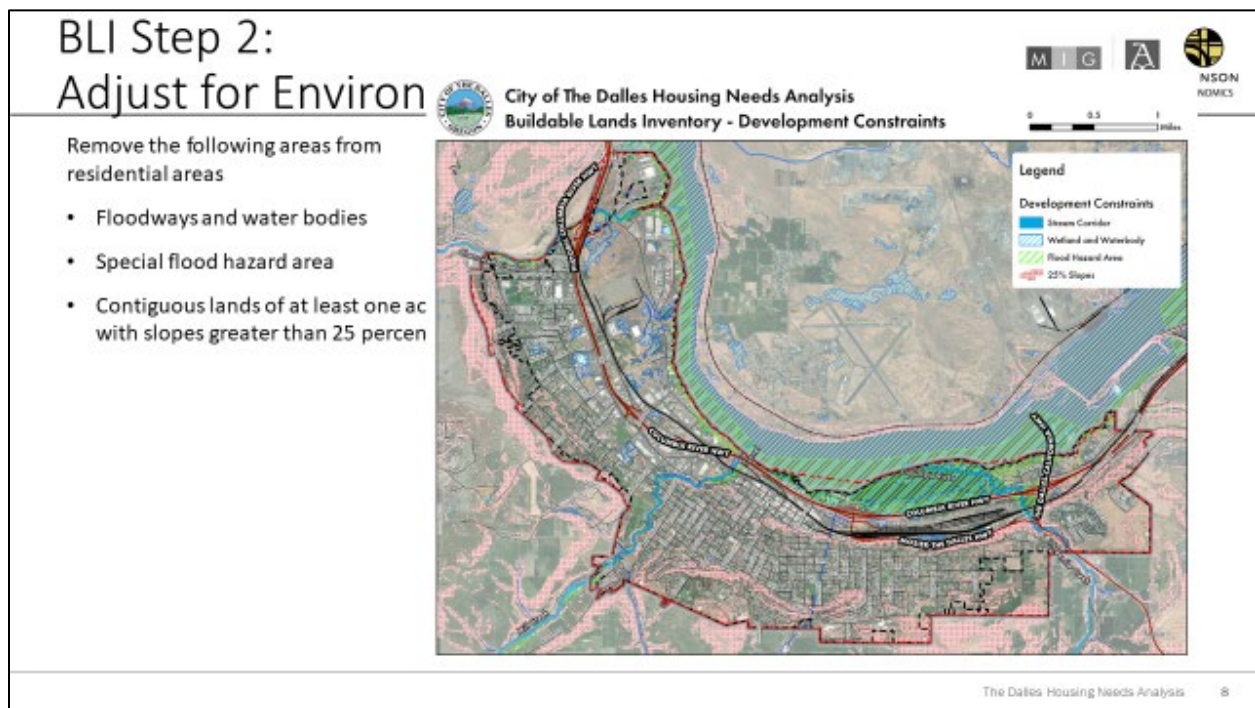
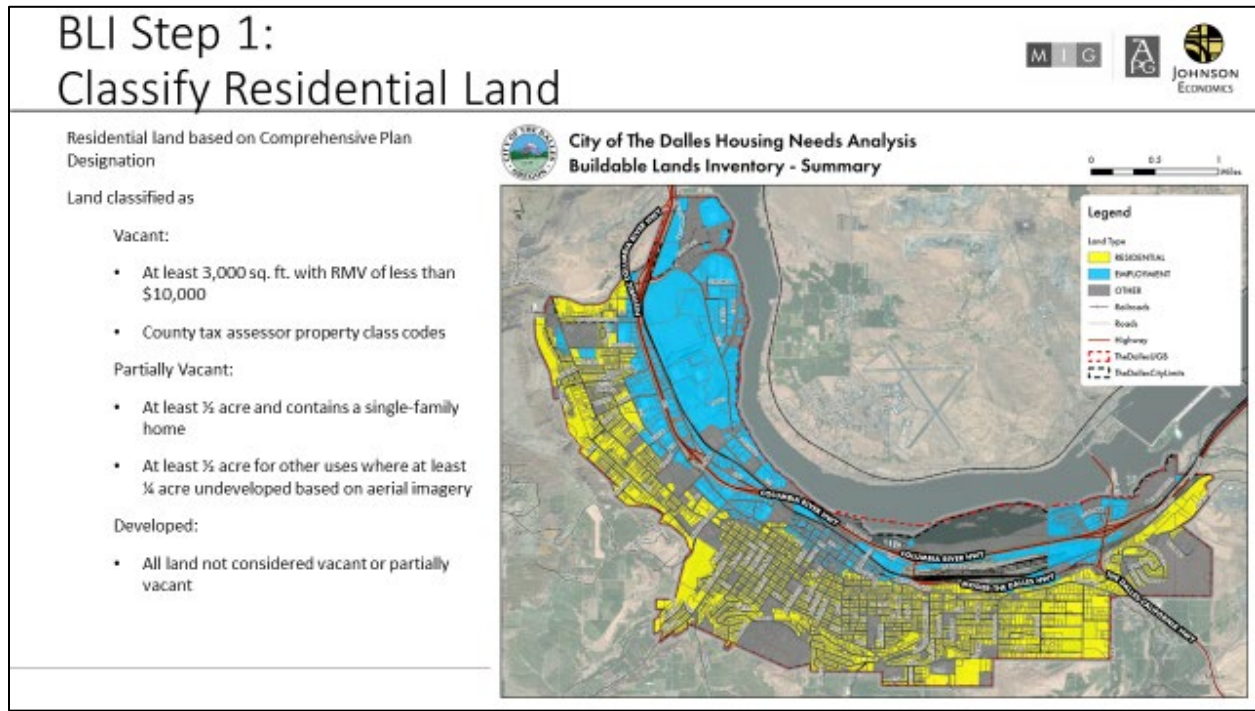
- Attend meetings regularly and ask questions
- Review and provide feedback on work products and recommendations
- Advise on local housing conditions, issues, and objectives
- Help encourage other community members to participate in the project

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BLI: Land Supply Funnel

All Land in UGB	REMOVE →	Land zoned for employment, institutional, etc.
Residential Lands	REMOVE →	Land that is developed or committed for public facilities.
Vacant, Infill, Redevelopable	REMOVE →	Wetlands, floodplains, slopes, etc.
Unconstrained Land	REMOVE →	Land needed for streets and infrastructure.
Net Buildable Acres	==	Residential Land Supply for Purpose of Housing Needs Analysis
Infrastructure Constraints	} →	Develop strategies to overcome these barriers and open land for development.
Property Owner Willingness		
Market Drivers		

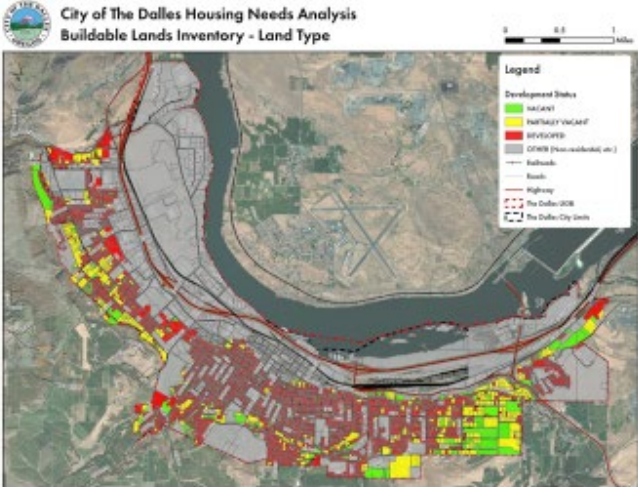
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BLI Step 3: Review and Revise

Zones and Development Status	Parcels		Total Acres		Environmentally Constrained Acres		Buildable Acres	
	Within City Limits	Outside City Limits	Within City Limits	Outside City Limits	Within City Limits	Outside City Limits	Within City Limits	Outside City Limits
RH	281	17	140.4	27.2	34.7	1.3	79.4	21.6
Vacant	185	1	51.3	3.9	16.2	0.4	34.9	3.5
Partially Vacant	96	16	89.2	23.3	18.5	0.9	44.5	18.1
RM	61	18	38.8	13.5	5.8	2.4	24.2	4.8
Vacant	35	9	11.0	1.6	2.7	0.1	7.5	1.1
Partially Vacant	26	9	27.9	12.0	3.1	2.3	16.7	3.6
RL	288	92	209.1	170.0	79.8	42.1	85.4	109.3
Vacant	179	35	75.9	86.3	29.7	23.4	41.7	62.3
Partially Vacant	109	57	133.1	83.6	50.2	18.6	43.7	47.0
(GMA)R-5*	0	2	0.0	17.3	0.0	12.3	0.0	5.0
Vacant	0	2	0.0	17.3	0.0	12.3	0.0	5.0
(GMA)R-1*	1	0	1.0	0.0	0.5	0.0	0.5	0.0
Vacant	1	0	1.0	0.0	0.5	0.0	0.5	0.0
Grand Total	631	129	389.3	228.0	120.9	58.1	189.5	140.7






City of The Dalles Housing Needs Analysis
Buildable Lands Inventory - Land Type


Legend:
 Development Status:
 Green: VACANT
 Yellow: PARTIALLY VACANT
 Red: REVISITED
 Grey: CGWR (non-urbanized area)
 Dashed line: Railroads
 Solid line: Roads
 Dotted line: Highway
 Dashed line: The Dalles CGWR
 Dotted line: The Dalles City Limits

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Buildable Lands Inventory

Questions and Discussion




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Housing Needs Projection

M I G A JG JOHNSON ECONOMICS

Components of the HNA report

- Demographic Trends
- Housing Conditions
- Estimate of Current Housing Need (2023)
- Estimate of Future Housing Need (2043)
- *Next Step: Comparison to Land Supply*




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Housing Needs Projection

M I G A JG JOHNSON ECONOMICS


Data Sources

<h4><u>Population and Growth</u></h4> <ul style="list-style-type: none">• 2020 Census• American Community Survey• PSU Population Center• PSU Pop. Forecast	<h4><u>Market and Other Data</u></h4> <ul style="list-style-type: none">• Regional Multiple Listing Service• 3rd Party Rental and Sales providers• City/County/State• Homeless data
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Demographic and Housing Trends




Demographic Trends

	2010	2023	Change ('10-'23)	2043	Change ('23-'43)
Population	15,800	17,550	+1,750 (11%)	18,600	+1,050 (6%)
Households	6,350	6,800	+450 (7%)	7,200	+400 (6%)
Housing Units	6,800	7,200	+400 (6%)	7,700	+500 (7%)

- Avg. growth rate (2010 – 2023): 0.8%
- Avg. future growth rate: 0.3%
- Avg. household size (2.5 people)
- 61% family households

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Demographic and Housing Trends

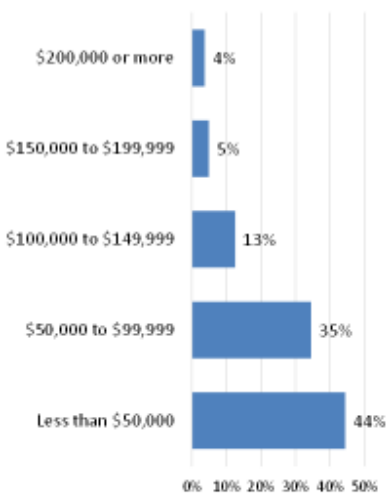


Income Trends

	2010 (Census)	2023 (Projected)	Change
Median Household Inc.	\$41,650	\$62,000	49%
Per Capita Income	\$23,400	\$37,300	60%

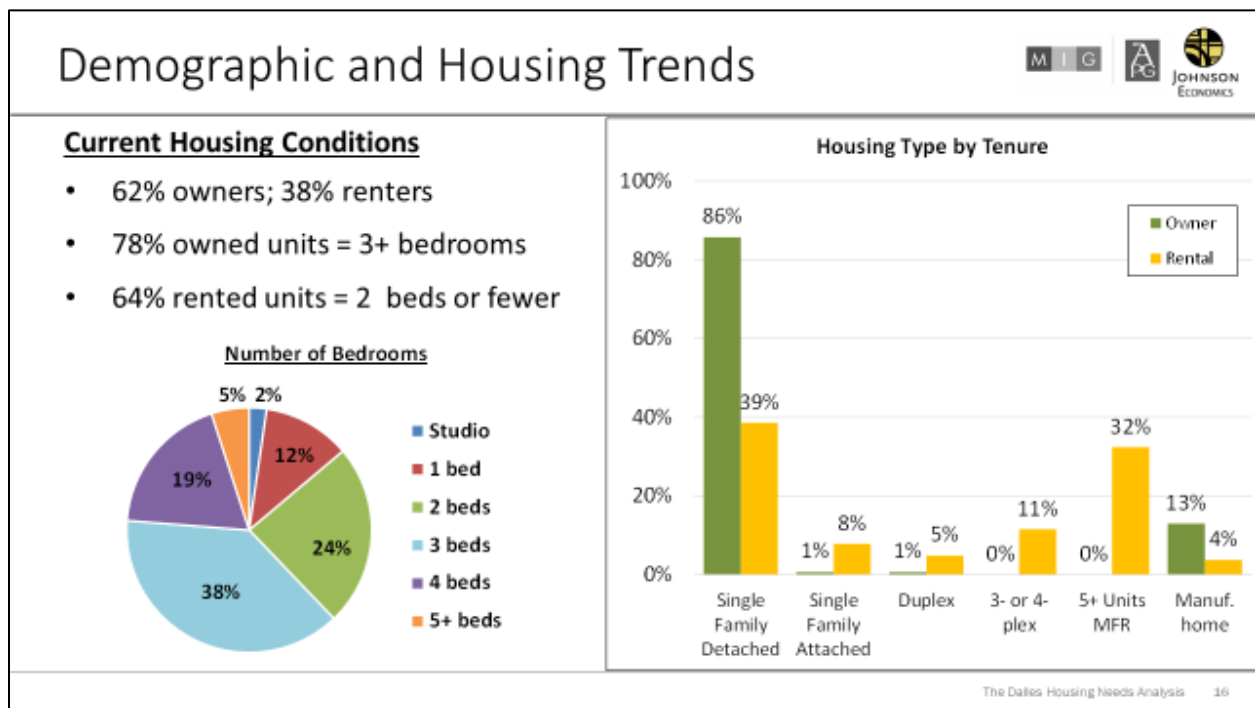
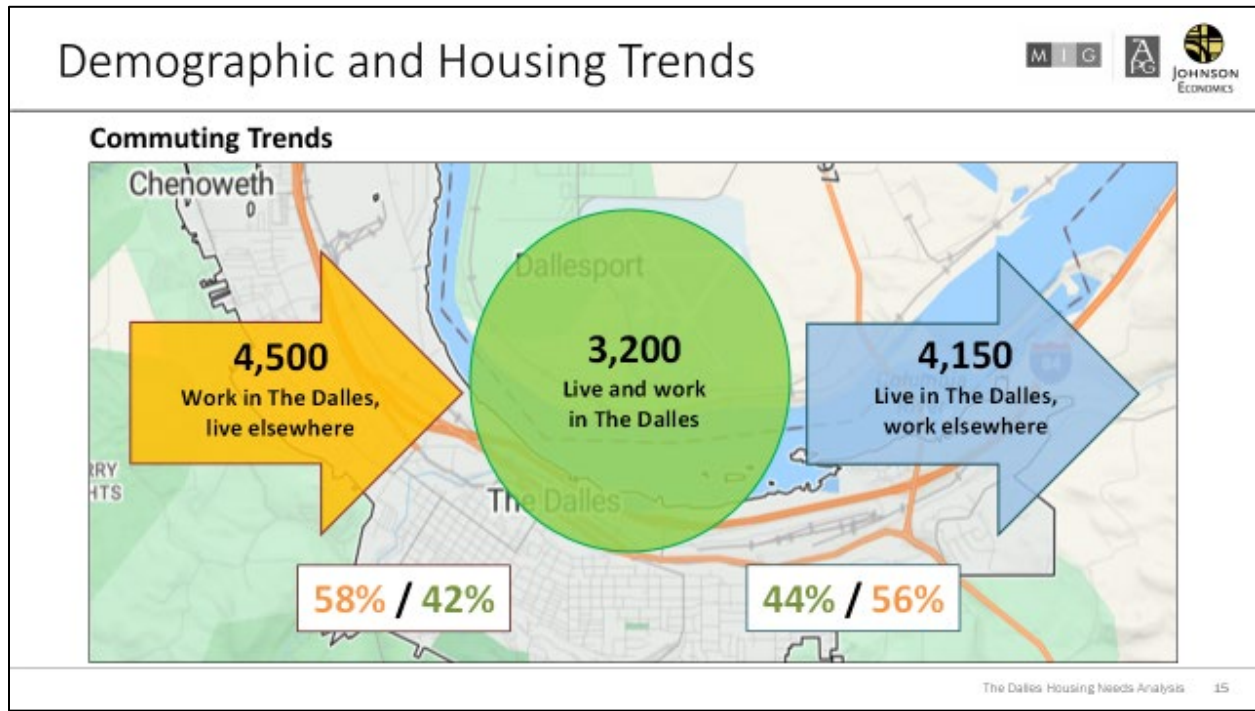
- Median higher than Wasco Co. (\$57k), lower than State (\$66k)
- Income growth has outpaced inflation
- Poverty rate of 9.5% (12% statewide)
- Poverty highest for children (11%), and w/o a HS degree (15%)

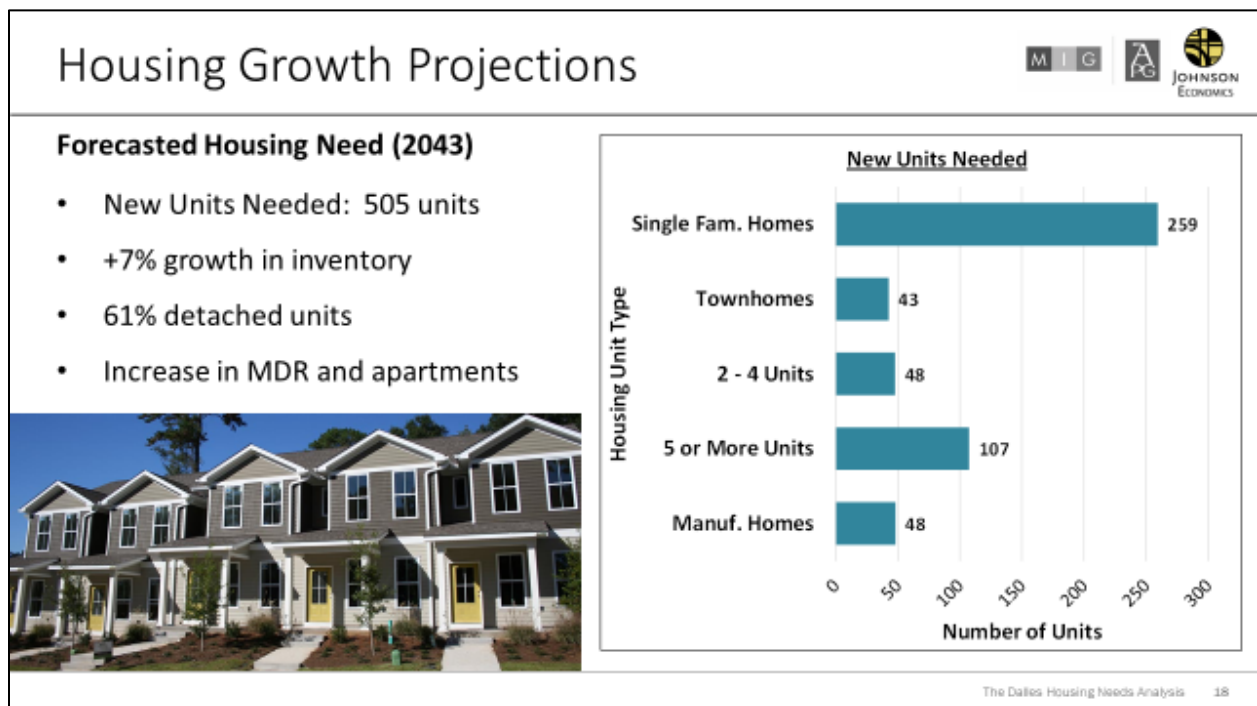
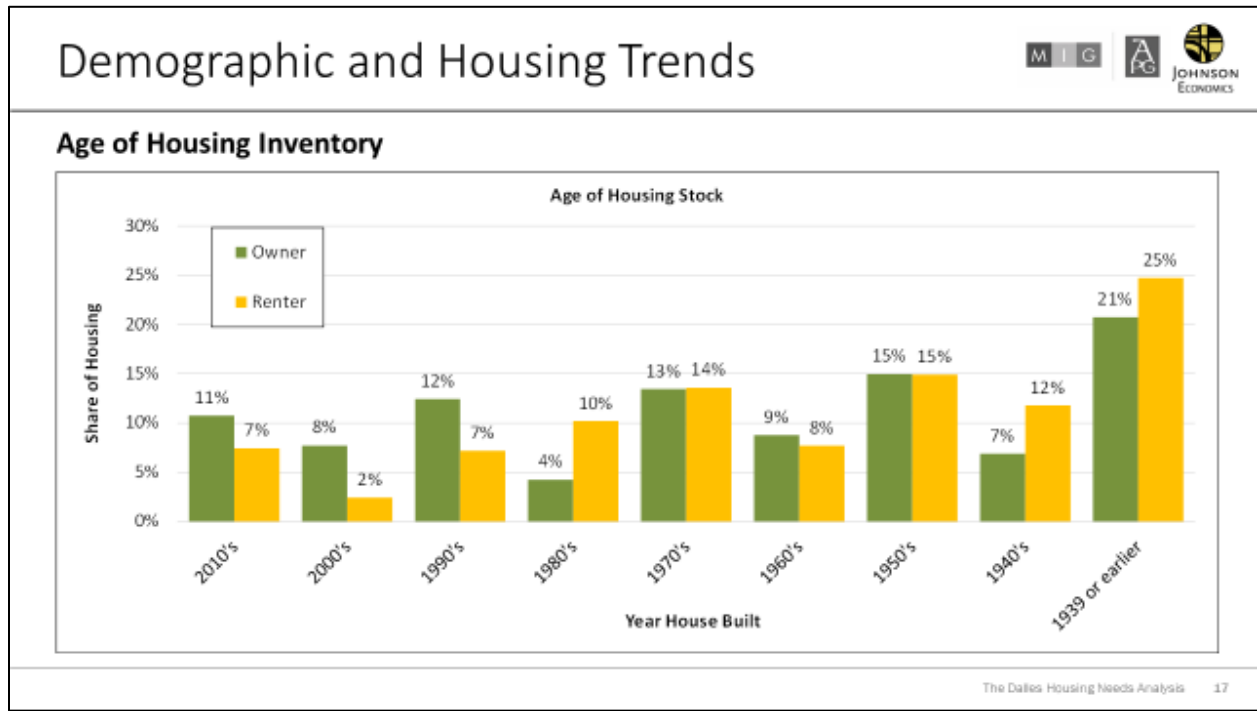
Household Income Groups




Income Group	Percentage
\$200,000 or more	4%
\$150,000 to \$199,999	5%
\$100,000 to \$149,999	13%
\$50,000 to \$99,999	35%
Less than \$50,000	44%

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Housing Growth Projections




Forecasted Housing Need (2043)

Household Income Segment	Income Level (Rounded)*	Total	Share	Common Housing Product
Extremely Low Inc.	< 30% AMI	64	13%	Government-subsidized; Voucher; Transitional
Very Low Income	30% - 50% AMI	49	10%	Aging/substandard rentals; Government-subsidized; Voucher
Low Income	50% - 80% AMI	94	19%	Market apartments; Manufactured homes; Plexes; Aging single-detached
Middle Income	80% - 120% AMI	107	21%	Single-family detached; Townhomes; Small homes; New apartments
Upper Income	> 120% AMI	191	38%	Single-family detached; Condos; New apartments
TOTAL:		505	100%	

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Housing Growth Projections





Private market development

- Owner and rental housing at a wide range of prices
- Typically, does not address needs of households with the lowest incomes (particularly for new housing)
- Sells or rents at prices that reflect costs of construction and what market will bear


Non-profit/subsidized housing

- Typically, addresses needs of low-income, very-low and extremely low-income households, 60% AMI and lower.
- Requires a variety of public subsidies & other strategies to sell or rent at affordable price points





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Housing Needs Projection




Questions and Discussion




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Next Steps



- Residential Land Need Analysis (Need & Supply Comparison)
- Comprehensive Plan Updates
- Advisory Committee #2 (August 17)
- Revisions to Analysis, Recommendations
- City Council Work Session
- Public Hearings (PC and CC)



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