

CHAPTER 10
GOAL 10: HOUSING

SECTION 10.0 HOUSING GOAL

To increase the supply of housing commensurate with population growth, and the peoples' needs.

SECTION 10.1 HOUSING BACKGROUND AND DISCUSSION

10.1.100 HOUSING DEMAND

Since about 1974, the demand for housing has been acute with population in the area increasing at about 34% annually. At the present time, demand for local housing is such that people are temporarily living in rental housing awaiting the completion of their new homes. Based on an enumeration from December 1976, the vacancy rate for area housing is almost 6%.⁴⁰

The nature of anticipated growth is such that the future demand for housing will continue to rise sharply to a peak and then decline before resuming a sustained rate of growth. The following overall estimate of housing demand is shown in Table 10.1-1 and based on the population forecast in *Figure 10.1-1*. As can be seen in the forecast, the peak demand for housing occurs in 1980 which corresponds to the peak in area construction employment. Due to the nature of this employment, it will strongly influence the type of housing needed.

During construction of projects such as PGE, Alumax, I-82, McNary Second Powerhouse, etc., the demand for interim housing will exceed that for single-family homes. As construction is completed on these projects and permanent employees arrive, the demand for single-family homes will increase and the demand for apartments and mobile homes will generally decline.

10.1.110 Housing Demand Summary

Assuming that the various new industries programmed for the Umatilla area materialize, the demand for additional housing will continue. In the near term, the demand for mobile homes or mobile home space will be the greatest. Additionally, it is possible that as the cost of the single-family home continues to increase that more families will demand a multi-family unit, if the purchase price is lower than for single-family homes.

The housing demand forecast that follows is derived from the population forecast. Additionally, the forecast is based on different demand factors for construction and permanent residents. The forecast utilizes the following distribution:

Table 10.1-1 Projected Housing Distribution

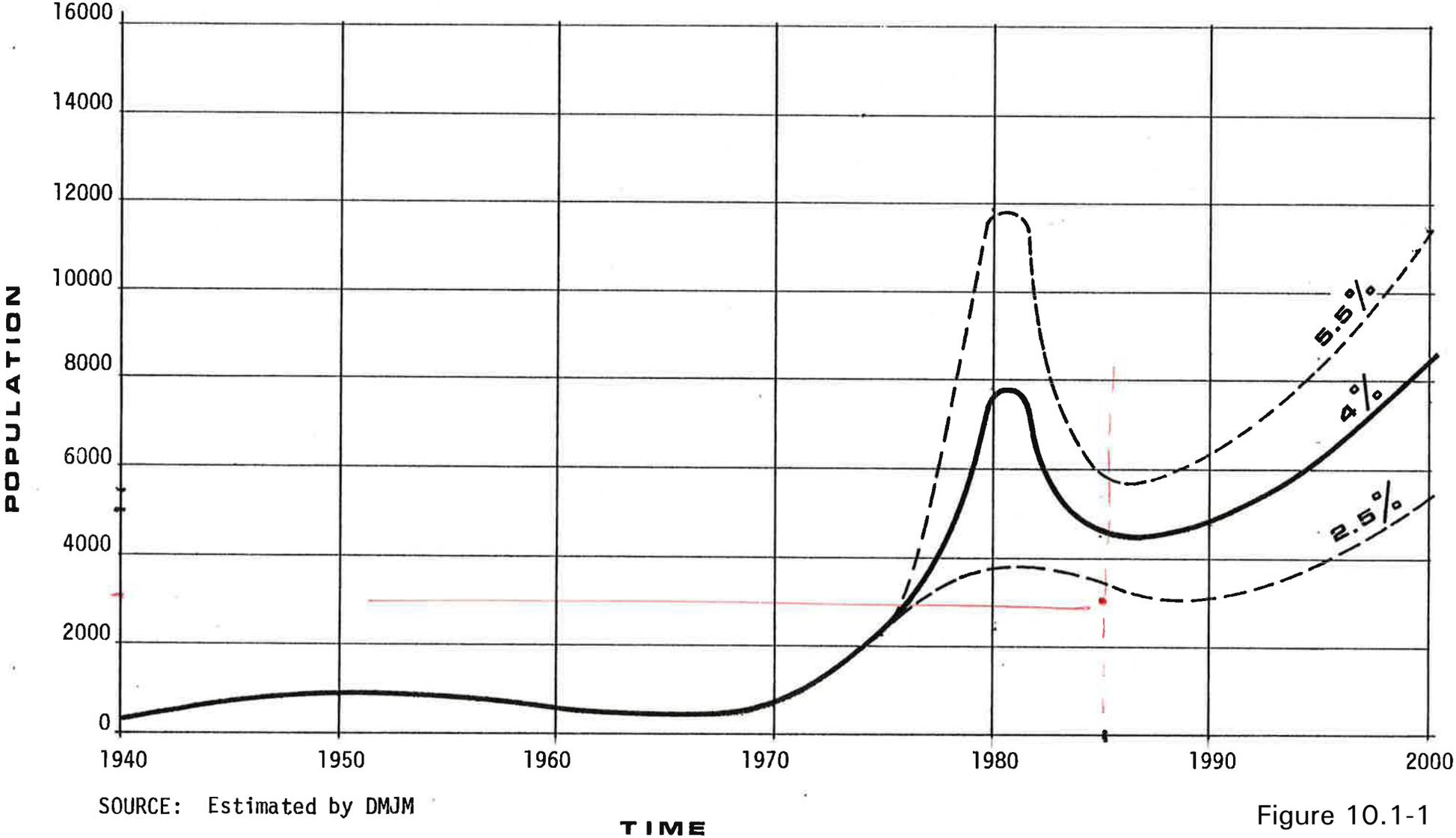
Employment Category	Single-Family	Multi-Family	Mobile Homes
Permanent*	48%	29%	23%
Construction**	7%	28%	65%

*Based on current distribution.

**Based on Community Impacts of Alumax, p. 36.

⁴⁰ Center for Population Research & Census, December, 1976.

CITY OF UMATILLA POPULATION FORECAST



SOURCE: Estimated by DMJM

Figure 10.1-1

SECTION 10.2 (RESERVED FOR EXPANSION)

SECTION 10.3 (RESERVED FOR EXPANSION)

SECTION 10.4 (RESERVED FOR EXPANSION)

SECTION 10.5 (RESERVED FOR EXPANSION)

SECTION 10.6 (RESERVED FOR EXPANSION)

SECTION 10.7 (RESERVED FOR EXPANSION)

SECTION 10.8 HOUSING FINDINGS

10.8.101 Housing should be developed in areas that reinforce and facilitate orderly and compatible community development.

10.8.102 The City should evaluate proposals for new housing construction in terms of the additional numbers of people with respect to impact on the natural environment, community services, utility support systems, projected housing needs, and the City's capital improvement programming.

SECTION 10.9 HOUSING POLICIES

10.9.101 Future residential development will continue to provide prospective buyers with a variety of residential lot sizes greater than minimums, a diversity of housing types, and a range in prices.

10.9.102 Building permits will not be issued until final plat approval has been given.

10.9.103 Federal programs that provide monies for housing assistance will be utilized as needed.

10.9.104 Housing to accommodate senior citizens will be located within easy walking distance of business and commercial areas.

10.9.105 The City will re-assess Housing Needs at each Periodic Review. (*Ord. 544*)

