

AGENDA**REGULAR CITY COUNCIL MEETING****SEPTEMBER 25, 2023****5:30 p.m.****CITY HALL COUNCIL CHAMBER****313 COURT STREET****And****VIA ZOOM**<https://us06web.zoom.us/j/88147760127?pwd=bzF6UVBBS0EvaDIxTEVyRngrbExmQT09>

Meeting ID: 881 4776 0127

Passcode: 007612

1. CALL TO ORDER
2. ROLL CALL OF COUNCIL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. PRESENTATIONS/PROCLAMATIONS
 - A. Legislative Update - Representative Jeff Helfrich, HD-52
6. AUDIENCE PARTICIPATION

During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Up to five minutes per person will be allowed. Citizens are encouraged to ask questions with the understanding that the City can either answer the question tonight or refer that question to the appropriate staff member who will get back to you within a reasonable amount of time. If a response by the City is requested, the speaker will be referred to the City Manager for further action. The issue may appear on a future meeting agenda for City Council consideration.
7. CITY MANAGER REPORT
 - A. Facility Management & Trespass Policy
 - B. Funding Request Process
8. CITY COUNCIL REPORTS

CITY OF THE DALLES**"By working together, we will provide services that enhance the vitality of The Dalles."**

9. CONSENT AGENDA

Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the City Council to spend its time and energy on the important items and issues. Any Councilor may request an item be “pulled” from the Consent Agenda and be considered separately. Items pulled from the Consent Agenda will be placed on the Agenda at the end of the “Action Items” section.

- A. Approval of the September 11, 2023 Regular City Council Meeting Minutes
- B. Resolution No. 23-036 Assessing the Real Property Located at 1212 East 10th Street the costs of Nuisance Abatement

10. CONTRACT REVIEW BOARD ACTIONS

- A. Contract No. 23-13 Downtown Tree Project Award
- B. Contract for South Apron Reconstruction, New Taxi Lanes, & New Fuel Apron

11. ACTION ITEMS

- A. Senate Bill 111 Deadly Force Plan Update

12. DISCUSSION ITEMS

- A. Proposed Housing Needs Analysis and Buildable Lands Inventory Update

13. EXECUTIVE SESSION

In accordance with ORS 192.660(2)(e) to consult deliberations with persons you have designated to negotiate real property transactions.

- A. Recess Open Session
- B. Reconvene Open Session [Return to Open Session with Zoom Login above](#)
- C. Decision, if any

14. ADJOURNMENT

This meeting conducted VIA Zoom

Prepared by/
Amie Ell, City Clerk

CITY OF THE DALLES

"By working together, we will provide services that enhance the vitality of The Dalles."



AGENDA STAFF REPORT

AGENDA LOCATION: Item #9 A-B

MEETING DATE: September 25, 2023

TO: Honorable Mayor and City Council

FROM: Amie Ell, City Clerk

ISSUE: Approving items on the Consent Agenda and authorizing City staff to sign contract documents.

- A. **ITEM:** Approval of the September 11, 2023 Regular City Council meeting minutes.

BUDGET IMPLICATIONS: None.

SYNOPSIS: The minutes of the September 11, 2023 Regular City Council meeting have been prepared and are submitted for review and approval.

RECOMMENDATION: That City Council review and approve the minutes of the September 11, 2023 Regular City Council meeting minutes.

- B. **ITEM:** Resolution No. 23-035 Assessing the Real Property 1212 East 10th Street for the cost of Nuisance Abatement

BUDGET IMPLICATIONS: None. Any funds received reimburse the City for the cost of abatements.

SYNOPSIS: The Codes Enforcement Officer properly noticed the abatements. The City Clerk sent the cost of abatement notice. The property owner has not paid the assessment within the required time limit.

RECOMMENDATION: Approve Resolutions No. 23-035 assessing real property for the cost of abatements.

MINUTES
Regular City Council Meeting
September 11, 2023
Page 1

MINUTES

CITY COUNCIL MEETING
COUNCIL CHAMBER, CITY HALL
SEPTEMBER 11, 2023
5:30 p.m.

VIA ZOOM/ IN PERSON

PRESIDING: Mayor Richard Mays

COUNCIL PRESENT: Darcy Long, Tim McGlothlin, Rod Runyon, Scott Randall, Dan Richardson

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Matthew Klebes, City Attorney Jonathan Kara, City Clerk Amie Ell, Public Works Director Dave Anderson, Police Chief Tom Worthy, Finance Director Angie Wilson, Community Development Director Joshua Chandler, Human Resources Director Daniel Hunter, Retiring City Clerk Izetta Grossman

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 Ell. Long, McGlothlin, Randall, Richardson present; Runyon absent

PLEDGE OF ALLEGIANCE

Mayor Mays asked Councilor McGlothlin to lead the Pledge of Allegiance. Councilor McGlothlin invited the audience to join in the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Richardson and seconded by Randall to approve the agenda as submitted. The

MINUTES

Regular City Council Meeting

September 11, 2023

Page 2

motion carried 4 to 0; Richardson, Randall, Long, McGlothlin voting in favor; none opposed; Runyon absent

AUDIENCE PARTICIPATION

Linda Miller (see attached letter) addressed location of public loo; and homelessness issues in general

Russ Brown thanked Transportation Manager David Mills for improvements in street maintenance; He asked the City to close down the St. Vincent Facility at Pentland St.

Runyon joined meeting via Zoom at 5:55 p.m.

The following people addressed council about issues related to the Pentland street St. Vincent de Paul services, including; drug use and dealing, defecation & urination, trash, trespassing, fires, needles, fighting, harassment, intimidations, vandalism, obscene activities, and fear for personal safety. In general, the neighborhood residents were supportive of work being done by Mid Columbia Community Action Council (MCCAC)

Dan Meter

Rian Beach (see attached letter)

Robert Wells

Kelsey Alshiemer

Sean Phillips

Megan Wells-Clark

Tim Urness

Lisa Farquharson

Valerie Kendrick

Breanna Wimber

Tara Woolsey

Warren Sawyer read his letter regarding downtown parking concerns (see attached letter)

Jason Baker asked council to find ways to help those experiencing homelessness get healthy and improving access to services.

Arthur Isaacson read from his letter addressing the impacts of pyrotechnic hazing on residents living near the dam (see attached letter)

Mayor Mays referenced the Martin vs. Boise case and explained that shelter beds must be

MINUTES

Regular City Council Meeting

September 11, 2023

Page 3

available. He said that MCCAC has taken on creating of shelters with the pallet shelter and the Annex. He noted these locations have rules such as no fighting and no drugs. He said that homelessness is not a crime and you cannot force shelter or treatment. He stated that the City had been meeting with St. Vincent de Paul since 2022.

Klebes listed items the City has been working on including; adjustments to police department staffing, overnight parking permits, private security camera registration, trespass tools, support of the Navigation Center and the Annex, Public bathrooms at the transit center, shopping cart discussions, MCCAC and CFL street outreach support, warming & cooling shelters, and code violation notifications at St. Vincent de Paul's.

CITY MANAGER REPORT

City Manager Matthew Klebes introduced new City staff; Assistant Planner Frank Glover, RARE Volunteer Anne Moorehead, Safety Officer Jacob VanVelsor, Water Treatment Certified Operator Sarah Fuge, Police Officer Richard Brown, and Police Officer Kellen Mathisen.

Then gave updates;

- FFA grant for over \$3 million received for airport
- Awards: GFOA (Finance Department), and OHA Sanitary Survey
- New animal control vehicle in service
- City council goal setting facilitation by Sarah Singer Wilson in November
- Executive forum leadership training in October
- Overnight parking permits education and signage
- Meetings with Center for Living and MCCAC to discuss a street outreach team

CITY COUNCIL REPORTS

Councilor Richardson reported:

- Meetings with staff & residents

Councilor Long reported:

- Community Outreach Team trip to Washington D.C. September 16th-21st
- Sister Cities meeting – students will visit The Dalles in October

Councilor McGlothlin reported:

- Meeting with Cliff Bentz and Walden
- Former City Attorney Gene Parker's retirement party
- Meetings with constituents regarding homeless

MINUTES

Regular City Council Meeting

September 11, 2023

Page 4

Mayor Mays reported:

- Annual Community Night Out
- Oregon Mayors Association conference
- Meeting with Ellison of Department of Environmental Quality DEQ
- Met with new Columbia Gorge Community College President Dr. Lawson
- Representative Helfrich's Townhall meeting

Councilor Runyon reported:

- Currently visiting Gold Star Families
- Recognition of the Anniversary of 9/11
- Meetings with store managers regarding shopping carts

CONSENT AGENDA

Mayor Mays asked if Mr. Hall was present and wanted to speak regarding Item F, the abatement of his property located at 1406 East 14th Street.

Mr. Hall was in attendance.

Mayor Mays suggested council remove Item F from the consent agenda and hear from Mr. Hall after a motion to the approve the rest of the consent agenda.

Councilor McGlothlin asked if any other property owners were present and wanted to speak regarding abatements.

Hearing none, it was moved by Richardson and seconded by McGlothlin to approve the Consent Agenda minus item F. The motion carried 5 to 0; Richardson, McGlothlin, Long, Randall, Runyon voting in favor; none opposed.

Items approved on the consent agenda were; Approval of the July 24, 2023 Regular City Council Meeting Minutes; Resolution No. 23-026 Assessing the Real Property Located at 823 East 7th Street the cost of Nuisance Abatement; Resolution No. 23-027 Assessing the Real Property 519 East 12th Street for the cost of Nuisance Abatement; Resolution No. 23-028 Assessing the Real Property Located at 757 Pleasant Court West the costs of Nuisance Abatement; Resolution No. 23-029 Assessing the Real Property Located at 3223 West 7th Street the costs of Nuisance Abatement; Resolution No. 23-032 Assessing the Real Property Located at 809 East 7th Street the costs of Nuisance Abatement; Resolution No. 23-031 Concurring with the Mayor's Appointment of Jayme Reineccius to the Traffic Safety Commission; and Allyson Schock to the City Budget Committee

MINUTES
Regular City Council Meeting
September 11, 2023
Page 5

Resolution No. 23-030 Assessing the Real Property Located at 1406 East 14th Street the costs of Nuisance Abatement

Council heard Mr. Hall's testimony on the abatement of 1406 E 14th Street. He stated that he was working on cleaning it up, felt harassed by codes enforcement, and was experiencing personal hardships.

Mayor Mays asked Codes Enforcement Officer Lesich to review the case notes.

Lesich reviewed the case notes. (attached)

It was moved by Richardson and seconded by McGlothlin to approve Resolution No. 23-030 Assessing the Real Property Located at 1406 East 14th Street the costs of Nuisance Abatement. The motion carried 5 to 0; Richardson, McGlothlin, Long, Randall, Runyon voting in favor; none opposed.

PUBLIC HEARING

Public Hearing to Receive Testimony Regarding Formation of Reimbursement District for East 9th Street Sanitary Sewer Main

Mayor Mays opened the Public Hearing at 7:24 p.m.

He called for the staff report.

Director of Public Works Dave Anderson reviewed the staff report. He noted that the staff report omitted General Ordinance No. 06-1275 authorizing reimbursement districts.

Mayor Mays asked if anyone wanted to speak in favor or in opposition of the Sewer Main Reimbursement District for East 9th Street.

Wasco County Assessor Jill Amery said that she was not in favor or in opposition of Resolution No. 23-033. She requested the City review General Ordinance 06-1275, specifically Section 2.12. Amery asked why Wasco County was not excluded along with the City and State of Oregon.

Mayor Mays closed the Public Hearing at 7:42 p.m.

It was moved by Long and seconded by Richardson to adopt Resolution No. 23-033 Authorizing the Formation of a Reimbursement District for the East 9th Street Sewer Main Improvements and Setting an Effective Date. The motion carried 5 to 0; Long, Richardson, Runyon, Randall,

MINUTES
Regular City Council Meeting
September 11, 2023
Page 6

McGlothlin, voting in favor; none opposed.

Public Hearing to Receive Testimony Regarding Formation of Reimbursement District for Water Main Installed on East 9th Street

Mayor Mays opened the Public Hearing at 7:48 p.m.

The Mayor called for the staff report.

Director of Public Works Dave Anderson reviewed the staff report. He noted that the staff report omitted General Ordinance No. 06-1275 authorizing reimbursement districts.

Mayor Mays asked for Testimony for and opposed to Resolution No. 23-022.

Hearing none, he closed the Public Hearing at 7:50 p.m.

It was moved by Long and seconded by McGlothlin to adopt Resolution No. 23-022 Authorizing the Formation of a Reimbursement District for the East 9th Street Water Main Improvements and Setting an Effective Date. The motion carried 5 to 0; Long, McGlothlin, Randall, Runyon, Richardson voting in favor; none opposed.

Klebes said General Ordinance 06-1275 would be flagged for staff review.

Anderson said he agreed this would be good to do noting that currently Ordinance No. 06-1275 does not allow for reimbursement for storm water or transportation systems

General Ordinance No. 23-1400 An Ordinance Amending The Dalles Municipal Code Title 10 (Land Use and Development), Including Ensuring Consistent Terminology, Adapting to Modern Technology, Maintaining Clear and Objective Housing Standards, Updating Review Procedures, and Consistency with State Law

Mayor Mays opened the Public Hearing at 7:53 p.m.

The Mayor called for the staff report.

Senior Planner Kaitlyn Cook reviewed the staff report.

Mayor Mays asked for Testimony for and opposed to General Ordinance No. 23-1400.

Hearing none, he closed the Public Hearing at 8:03 p.m.

MINUTES

Regular City Council Meeting

September 11, 2023

Page 7

It was moved by McGlothlin and seconded by Randall to adopt General Ordinance No. 23-1400 An Ordinance Amending The Dalles Municipal Code Title 10 (Land Use and Development), Including Ensuring Consistent Terminology, Adapting to Modern Technology, Maintaining Clear and Objective Housing Standards, Updating Review Procedures, and Consistency with State Law by Title Only. The motion carried 5 to 0; McGlothlin, Randall, Runyon, Long, Richardson voting in favor; none opposed.

EXECUTIVE SESSION

In accordance with ORS 192.660(2)(e) to consult deliberations with persons you have designated to negotiate real property transactions; and

In accordance with ORS 192.660(2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Mayor Mays recessed Open Session at 8:07 p.m.

Mayor Mays reconvened Open Session at 9:52 p.m.

Decision, if any

Richardson noted that in order to remedy the ongoing quality of life impacts and public disorder he would second the motion.

It was moved by McGlothlin and seconded by Richardson to authorize the City Attorney to file a public nuisance action against St. Vincent de Paul’s of The Dalles in Wasco County Circuit Court. The motion carried 4 to 0; McGlothlin, Richardson, Randall, Runyon voting in favor; none opposed; Long absent

ADJOURNMENT

Being no further business, the meeting adjourned at 9:54 p.m.

Submitted by/
Amie Ell
City Clerk

ATTEST:

SIGNED: _____
Richard A. Mays, Mayor

Amie Ell, City Clerk

9/7/2023

To: Mayor Rich Mays, City Manager Matthew Klebes, and The Dalles City Council

From: Old St. Peter's Landmark Board of Directors

Honorable Mayor Mays, Manager Klebes, and City Councilors,

It has come to our attention that the City is considering installing a public bathroom in the parking lot at 3rd and Lincoln Streets, directly across the street from one of the most iconic buildings in all of Wasco County--Old St. Peter's Landmark. Our board of directors unanimously opposes this location for another public restroom.

The public restrooms in downtown The Dalles (Lewis & Clark Festival Park, City Park, and one in the Veterans Services Building)—have all been closed at one time or another due to vandalism. And now we want to place yet another public restroom downtown, across from this magnificent, tourist-attracting venue?

It is a fact that many guests from the cruise ships have refused to disembark from the hop-in, hop-out buses near our wonderful Original Wasco County Courthouse because of the mass of houseless persons on Pentland Street. We believe a new bathroom at 3rd and Lincoln will create the same problem for Old St. Peter's Landmark. This magnificent building is open, free-of-charge, for guests. Docents are not paid—we are all volunteers and we keep the building open specifically for our community and its guests to enjoy.

Old St. Peter's Landmark has been a beloved venue for 1,021 weddings since 1970. It will be difficult to convince a wedding party that comes to tour the building to just ignore the folks sleeping near the bathroom across the street.

In addition, there are several private residences that are adjacent to the alley in that block and they would be negatively affected by the installation of this bathroom just steps from their back doors.

Some ideas that have been floated:

- Is it possible to site the restroom on the NW part of the multimillion dollar Annex building, where it can be regularly cleaned and supervised; it is also closer to the downtown area?
- Site the restroom near the entrance to Festival Park, where it is easily accessible to guests from the cruise ships and downtown shoppers.
- Someone suggested moving the Veterans Services offices to the former PayLess building (now owned by Wasco County?) and then converting the current building into a nice, centrally-located bathroom complex downtown. Is this doable?
- Site the bathroom on the east end of the parking lot at 3rd & Laughlin (again, the old PayLess building.) It is close to downtown with only a parking lot across the street to the east.

Please remove the parking lot at 3rd and Lincoln streets from consideration for this bathroom. In a recent year we were hosts to 2,526 guests from 39 states, 9 countries, and 292 different cities around the world. Let's keep Old St. Peter's Landmark as a premier place for visitors to enjoy the magnificent architecture, Povey stained glass, Carrara marble and Kilgen pipe organ.

This much-loved, 125-year-old building means a lot to the people of this community.

Sincerely,


Linda Miller, President

Old St. Peter's Landmark Board of Directors

Mayor Mays and members of the Council,

My name is Rian Beach and I live at 418 W 2nd Pl in The Dalles with my wife and five-year-old child. Our home is located directly behind the Chamber of Commerce next to Mill Creek, one block away from St. Vincent's Community Meals. I have resided in this location for over four years.

Three years ago, I testified in front of this body and I shared my family's experience in this neighborhood. I shared daily occurrences of theft, trespassing, fires, littering, fights, yelling, disorderly conduct, harassment, public urination and defecation, illegal parking, destruction of public and private property, and blocking of the sidewalks.

Today, three years later, the same exact issues remain – except they have grown worse. Adding to our list of daily experiences is open air narcotics dealing and use, public sex acts, abandoned vehicles, menacing, overdoses, and much more. The city ordinance forbidding people from obstructing pedestrian traffic on sidewalks has been ignored for years. The lack of action by the City and St. Vincent's has turned our sidewalks, Mill Creek, and parts of Thompson Park into a literal garbage dump, public health crisis, and fire hazard from 2nd Street to the 6th Street Bridge.

The leadership of St. Vincent's has never had any regard for the neighborhood's wellbeing. Their position is that we chose to move to the neighborhood and knew what we were getting into. As a gift to the neighborhood, St. Vincent's recently built a fence surrounding their entire property. The fence serves only to protect St. Vincent and their property from their own clientele and the fence serves as a stark example of the fact that St. Vincent's does not care about its neighbors or the broader community and that they have never engaged their neighbors in any meaningful way.

I was happy to hear that after many years of inaction, the City finally took the first step to holding St. Vincent's accountable through a nuisance action. However, after being given time to remediate the violation, St. Vincent's did not present an acceptable solution to remedy the nuisance. After being given additional time to create a revised plan, they didn't even bother to respond. If that is true, the City now knows how the neighborhood has felt for many years.

We cannot allow St. Vincent's to avoid accountability yet again. There are simple, proven solutions the organization could implement to improve the situation. They could provide outdoor restrooms and garbage cans, install bright lighting to increase safety and reduce camping, install security cameras and hire security guards to patrol the property and sign a good neighbor agreement to do the same on nearby sidewalks. At the bare minimum, they could acknowledge the serious, hazardous, and extremely dangerous impacts of their operations, apologize, and pledge to work together with the City, The Dalles Police Department, the Chamber, and surrounding neighbors. I'm not holding my breath. That's why the city must FORCE them to take concrete action, relocate, or close permanently.

I am thankful for law enforcement and I understand that their hands are often tied on these matters for a variety of reasons. But St. Vincent's hands aren't tied. They can and MUST do something about this problem.

I am extremely sympathetic to human beings who lack shelter. I know the root causes and resulting impacts are complicated and messy. One person or organization cannot fix the overarching problem alone, but there are proven solutions and strategies within our own community. We don't have to look far to find a successful model.

Kenny LaPoint and Mid-Columbia Community Action operate with community safety and respect in mind. Their facilities have security, strictly enforce rules, and repeatedly engage with neighbors and stakeholders to have tough conversations. Their leaders and staff are qualified and trained to work with the houseless population. St. Vincent's does none of this. They put up a wall, stick their heads in the sand, enable their customers, insult their neighbors, and put their community in serious danger.

My question today is: will the City finally hold St. Vincent's accountable? The apathy the City has shown so far, and what appears to be their protection of St. Vincent's, leaves my confidence low. Any other organization, private or public, operating like St Vincent's would have been shut down years ago. I beg of you to please take serious, concrete steps to hold St. Vincent's to the same standards we are all held to as property owners in The Dalles.

Cameron Larsen Letter

Rian asked us to write yet another letter to the City Council about the Third World conditions of Pentland St between 2nd and 3rd, caused by the chronic disregard for the area in which the SVDP operates. For three weeks I was not going to. Watching yet another man defecating outside my window, I thought what the hell. They can at least hear that the southeast corner of the Original Courthouse lot is an open sewer, not that anything will change. It is the same museum, the least visited by the cruise ships' hop on-hop off buses, because nobody walks by 2nd Place and Pentland unless they're looking to score. And it has been that way for at least four years and gets worse every year.

Later that morning I walked my dogs across the footbridge of Mill Creek, the same one kids of the swim team use, and stepped over a syringe, a lighter, a spoon, foil, and big puddles of vomit. I then read that the City Council had been arguing about a public toilet for over two years, maybe these addicts could learn to hold it just a little bit longer.

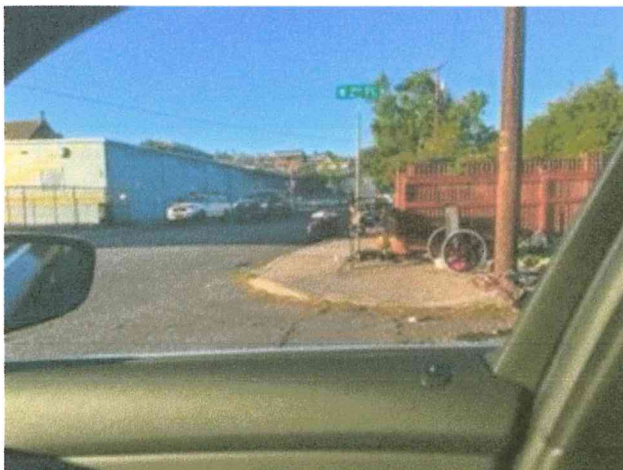
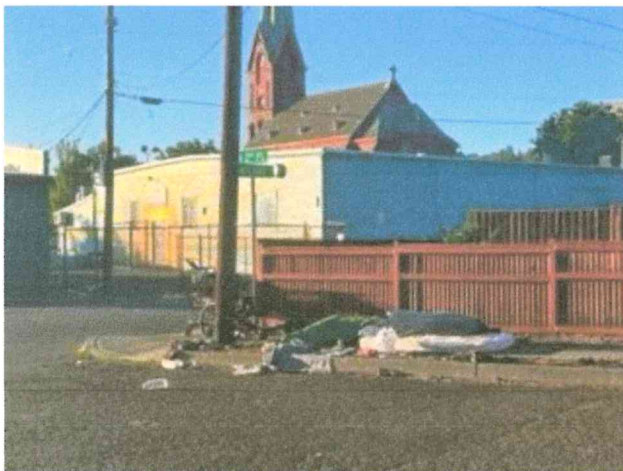
That night I was pretty much held hostage and threatened by a machete wielding man in the little dog park around the Chamber of Commerce, as he stood in front of the east gate. I told him I was calling the cops and he said I never see them around here. And he was right they didn't come, they never do, check the logs, they don't. Because the thing I have learned living in The Dalles is you are going to have to learn that apathy runs the town, and anybody testing that apathy is the enemy.

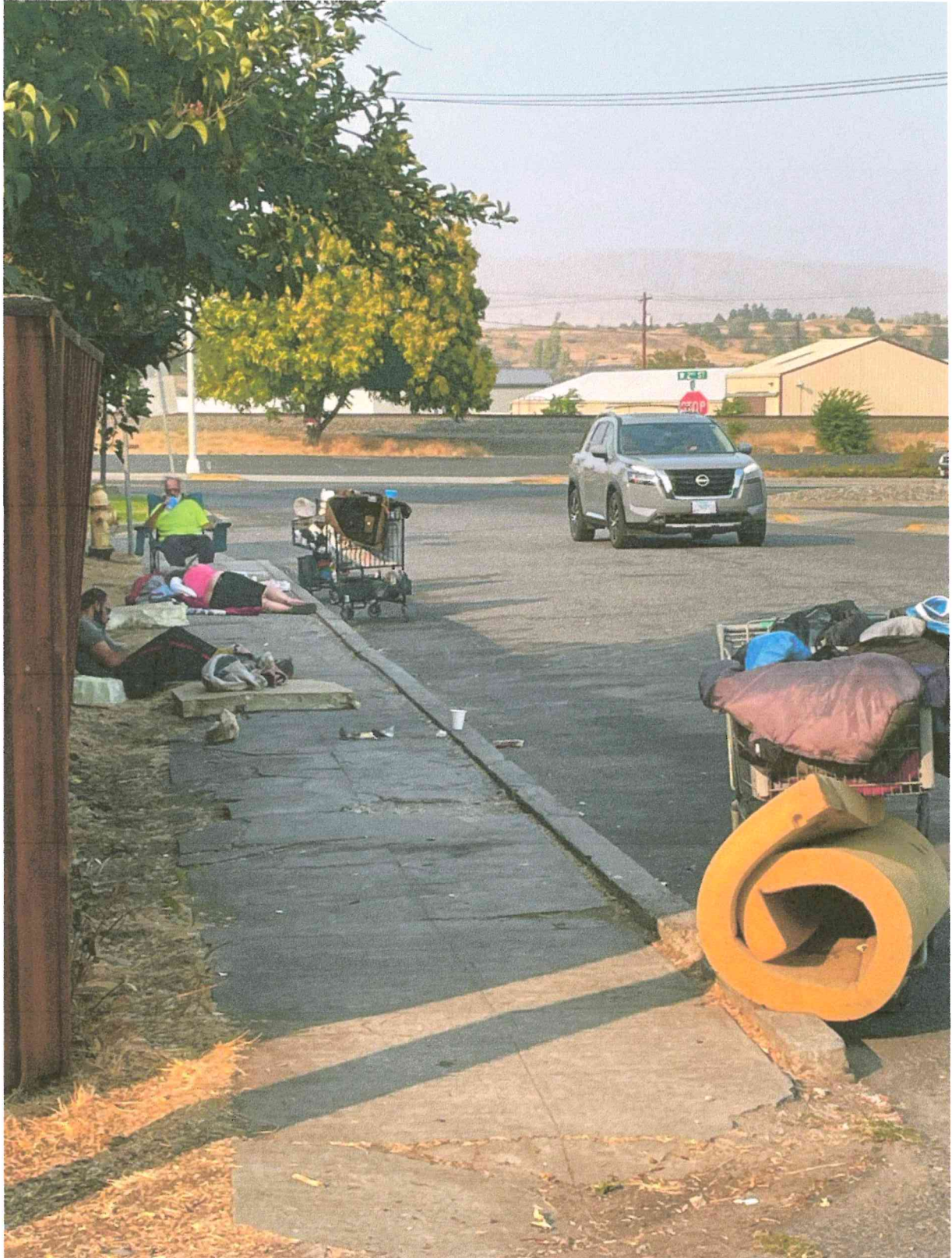
I could go into the time someone spent an entire day inside our house, or the multiple broken windows in our neighborhood, or the time someone swung a fire extinguisher at me, or another stranger in a neighbor's house, or the nightly drug deals I witness. The fires and permanent camps in Mill Creek. Fr the piles and piles and piles of human feces that I have to pull my dogs out of every single morning. But what would be the point of that?

I have read the 9th Circuit Court ruling and the interpretation there of by the two judges that wrote it. And you are deliberately hiding behind something that isn't there. You do have actions you can take, you just don't. The city filed complaint against the SVDP (like really! 7 years later.) has resulted in no change. But who really thought it would? Definitely not me. SVDP doesn't admit there is a problem, but that is a nice fence they have to keep their clientele out. They keep the clientele out on the streets in the neighborhood. But as Dave Lutgens at SVDP told me, you chose to live there.

Cameron Larsen

PS- Two mornings in a row I have seen Search & Rescue from Wasco County Sheriffs desperately looking for people(s) in the Mill Creek basin I assume they were 'crashing' as they say on the street, if saving lives matters maybe quasi permanent encampments should be eliminated.

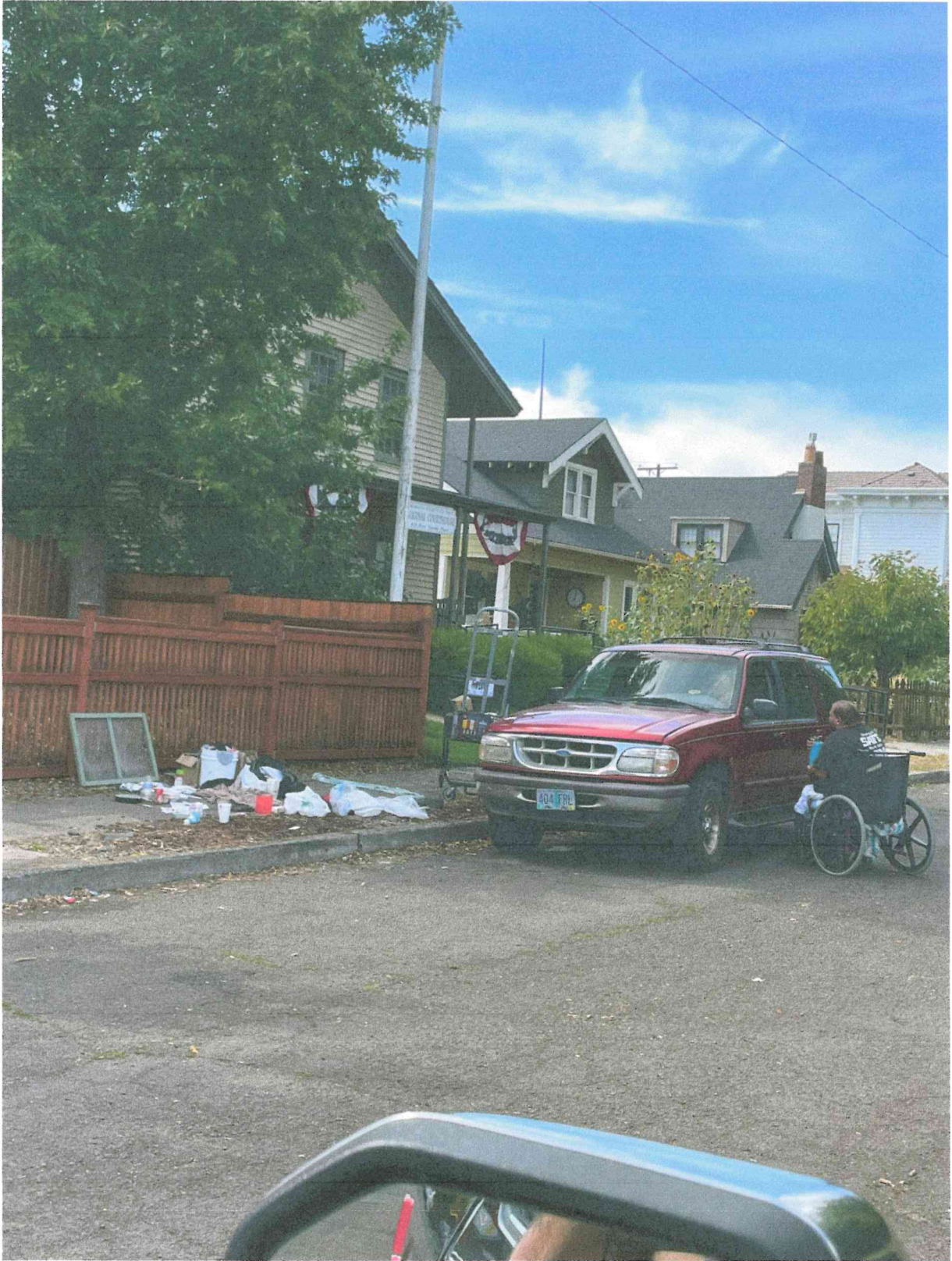


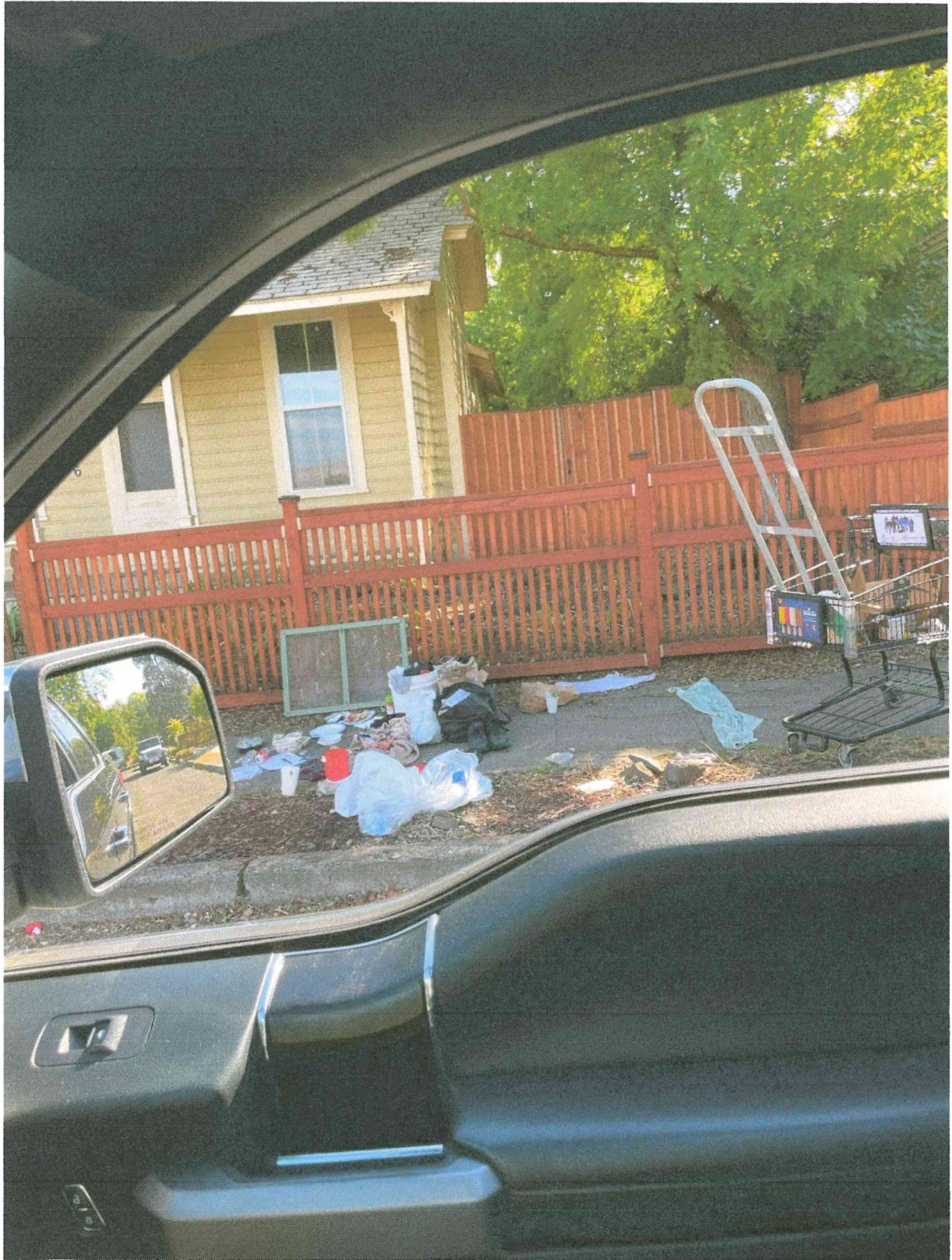












My name is Warren Sawyer, my wife and I own Sawyer Properties located at 500 E. 3rd St in The Dalles. I'm here tonight to express concerns regarding three municipal codes as they relate to off-street parking requirements for the proposed Basalt Commons development of the former Griffith Motors building.

1. From information I've seen the minimum required off-street parking for the development of 108 apartments and 9,800 sq ft of retail space according to the municipal code 10.7.060.10 would be around 147 spaces depending on the type of retail occupancy. It's my understanding that the proposed development does not have anywhere close to that many dedicated off-street parking spaces as the code requires. Apparently, the Community Development/Planning staff has waived the parking requirement without any voting by the Planning Commission or City Council and without any public input.
2. Over a year ago I expressed opposition to not providing adequate parking as the code requires and we received this email from Joshua Chandler regarding the concerns. "Regarding parking, it is worth noting that all properties located within the CBC-2 zone, which includes the subject property, are exempt from minimum/maximum off-street parking requirements." Actually, municipal code 10.7.020.040 states that the parking requirements "may be waived" not that they are exempt. That means it's a decision to waive or not waive and should be dependent on the parking needs of the development and the effect on on-street parking in a case-by-case basis. I believe the interpretation and application of the code for this development is not following the intent of the code by City Council. Question, would you allow for a 6 story 150 room motel/hotel in the middle of Second Street and be required to allow the development as exempt from having any off-street parking requirements because this code says it "may be waived"? I believe the answer is, of course not, you would require parking. Well, this is the same situation only on Third Street and to the east in CBC-2 zone.
3. Municipal Code 6.08.020 Prohibited Parking. Most of the downtown area is in a Prohibited Parking District for on-street parking for anyone except customer parking, this includes most of the area surrounding the development. None of these parking spaces are to be used by residents, business owners, or employees. This is going to create a huge issue to police those parking spaces in order to have them available for customers and will push residents and employees of the development to either violate the parking code or park in front of residents and other businesses just outside the zone possibly for days.

It's my understanding that the development is proposing shared or rented parking lots to satisfy some of the parking needs, but that is not permanent and should not be considered as satisfying the minimum parking requirements for the development. I am requesting that the minimum parking requirements for the development not be waived by city staff but instead placed before the Council and Commissions as appropriate to vote on along with proper public input.

Thank you,

Warren Sawyer

Collateral damage to humans, pets, and other wildlife in the ecosystem caused by pyrotechnic hazing in Lake Bonneville below The Dalles dam by the Army Corps of Engineers, the USDA, and their subcontractors.

Overview:

A bureaucrat set the standard of 96% survival of baby salmon between the dam and Lewis and Clark islands. Primary predators locally are seagulls and pikeminnows. A bounty was placed on pikeminnows. Seagulls were killed until complaints in this jurisdiction. (Exceptions to reduce seagull populations protected by the migratory bird act can and have been made, but not here.) Pyrotechnic hazing began because it appeared to be easy and cheap. However, birds are smart and learn. It is not now as effective. There are multiple other methods that are effective. The use of falcons/hawks is one such method. Putting oil on eggs at nesting sites is another method. There are others.

Pyrotechnic hazing can be as high as 150 decibels. This is over twice that of a jet engine! One time exposure can result in hearing loss to infants. This noise comes on suddenly and unexpectedly, sometimes sounding like a war zone. This noise is very traumatic to those with PTSD or those who have anxiety issues. For all people and dogs it stimulates the fight or flight response causing both physical and mental changes. It can impact the immune system, heart health, and mental health.

This year they have also decided to start hazing the white pelicans although they have negligible impact on commercial fish. They are primarily feeding on the shad. Today as I write this, July 26, 2023, they went all the way down to the beach at Riverfront Park. (Pyrotechnic hazing is why no eagles have built a nest in pole frame erected for them. Three bald eagles stay at that park until the hazing begins.) I have been told that the bird count historically stopped at the buoy about ½ way between the dam and Lewis island. Now they are hazing down to the park. What's next, the Discovery Center? Mission creep.

Personal Note. I cannot use my beach or my patios while they are hazing 7 days a week for many months of prime outdoor weather. I cannot walk my dogs outside in the neighborhood. Their hazing scares away other birds which, according to the State of Oregon, is a protected activity for those who own land bordering water. I cannot enjoy fishing. My son is a Vet diagnosed with PTSD with a heightened fight/flight reflex. It greatly impairs his ability to visit me. My wife has considered selling our house at a loss because of the anxiety it causes her.

Hearsay. Two women who live in the condo association nearest the dam told me that a member with PTSD committed suicide a number of years ago. (Prior to my moving to The Dalles.)

The impacted number of citizens and visitors to The Dalles is increasing dramatically. The Lone Pine Subdivision has sold all of its lots. Sales of homes by developers has already been negatively impacted as some potential buyers turned away when they heard the hazing. (I was not so lucky when I purchased my lot- no disclosure required.) An apartment complex is also planned to be built. That's a lot of impacted people. About 18.5% of the US population over the

age of 18 are estimated to have a mental health condition. (Www.adata.org)

Legal Issues:

Declaration of Independence: "...We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty, and the pursuit of Happiness. That to secure these rights, Governments are instituted among men, deriving just rights from the consent of the governed. ..."

The local populations' "Pursuit of Happiness" has been infringed without their consent. You are the local government that can change this.

Title 36 regulations published in the Federal Register amend May 5, 2000.
Chapter 111, Part 327, Section 327.26

Gives States and local laws legal authority over federal waters in their jurisdiction.

Oregon's Aquatic Resource Management publication. On pages 2 and 3 states:

"Every user must exercise care and not unnecessarily interfere with other users or landowners."

Also, on page 1, fishing and photographing wildlife are listed activities. My wife and I are avid wildlife photographers, one of the primary reasons we spent \$250,000 on our property was for the white pelicans we saw when we visited The Dalles. I also have a fishing license. We partly own an island with two neighbors that the pelicans frequent and are now harassed.

The use of our beach and island for fishing and photographing wildlife is being impeded.

ADA Title II Subparts 35.101, 35.108(b)(1)(ii) and Subpart B(a) define mental health including anxiety and PTSD as being covered. This includes recreational areas such as lakes and parks. Subpart B 35.130(3)(I) is the regulation being violated. The Feds might argue that (7)(I) gives them wiggle room. It does not as there are multiple other proven alternatives available which are not unreasonable.

The NIOSH REL (recommended exposure limit) is 15 minute for 100db(A) reduced by ½ time for every 3db(A) increase. At 150 db(A) that's about 1/12th of a second in a day. In 1974 the EPA reduced the amount for the general public even more. It specified the annoyance level at 55 db(A) for outdoor activities. The NIOSH limit is for hearing loss, the EPA standard is to protect 96% of the general population from hearing loss as well as to protect "public health and welfare" (defined as personal comfort and well-being and absence of mental anguish and annoyance).

Arthur Isaacson
125 Southshore Lane
The Dalles, Oregon 97058



Understanding Noise Exposure Limits: Occupational vs. General Environmental Noise

February 8, 2016 by Chuck Kardous, MS, PE; Christa L. Themann, MA, CCC-A; Thais C. Morata, Ph.D. and W. Gregory Lotz, Ph.D.

Noise-induced hearing loss (NIHL) is 100% preventable; however, once acquired, it is permanent and irreversible [NIOSH 1998]. Understanding and minimizing the risks associated with noise exposures are the keys to preventing noise-related hearing loss.

NIOSH has a long history of leadership in conducting research, advancing control measures, and recommending noise-exposure limits to prevent job-related hearing loss. Sometimes, observers ask whether our recommended limits for occupational exposure can be applied to exposures in the general environment from sources such as street noise, consumer appliances, and recreational pastimes.

The answer, as we'll explain below, is not exactly.

What is the NIOSH Recommended Exposure Limit?

NIOSH establishes recommended exposure limits (RELs) to protect workers against the health effects of exposure to hazardous substances and agents encountered in the workplace. These NIOSH limits are based on the best available science and practices. In 1998, NIOSH established the REL for occupational noise exposures to be 85 decibels, A-weighted (dB[A]) as an 8-hour time-weighted average. Exposures at or above this level are considered hazardous. The REL is based on exposures at work 5 days per week and assumes that the individual spends the other 16 hours in the day, as well as weekends, in quieter conditions. Importantly, the NIOSH REL is not a recommendation for noise exposures outside of the workplace in the general environment.

NIOSH also specifies a maximum allowable daily noise dose, expressed in percentages. For example, a person continuously exposed to 85 dB(A) over an 8-hour work shift will reach 100% of their daily noise dose. This dose limit uses a 3-dB time-intensity tradeoff commonly referred to as the exchange rate or equal-energy rule: for every 3-dB increase in noise level, the allowable exposure time is reduced by half. For example, if the exposure level increases to 88 dB(A), workers should only be exposed for four hours. Alternatively, for every 3-dB decrease in noise level, the allowable exposure time is doubled, as shown in the table below.

Average Sound Exposure Levels Needed to Reach the

Maximum Allowable Daily Dose of 100%

Time to reach 100% noise dose	Exposure level per NIOSH REL
8 hours	85 dB(A)
4 hours	88 dB(A)
2 hours	91 dB(A)
60 minutes	94 dB(A)
30 minutes	97 dB(A)
15 minutes	100 dB(A)

When to Apply the NIOSH REL

The NIOSH REL is an *occupational* exposure limit, and was set to protect workers from developing hearing loss –substantial enough to make it difficult to hear or understand speech – over the course of a forty-year working career. Risk of hearing loss from noise exposure is a complex issue. Some single, brief intense exposures (such as a gunshot going off near your ear) can cause immediate hearing loss; however, these cases are rare. Most noise-induced hearing loss is a result of accumulated damage from repeated exposures to hazardous noise. In addition, the risk of noise damage depends on several factors: how loud the noise is, how long you listen to it, how much rest your ears get between exposures, and your individual susceptibility to noise.

Occupational noise exposure limits are established to simplify the complex question of risk and protect as many workers as possible from the effects of noise. The NIOSH REL is not designed to protect all workers from all hearing damage. When setting this limit, NIOSH acknowledged that approximately 8% of workers could still develop hearing loss. In order to protect the most sensitive 8% of the population, NIOSH recommends that hearing protection be worn whenever noise levels exceed 85 dB(A) regardless of duration.

The Relationship between Occupational and General Environmental Noise Exposures

Noise can be found everywhere – restaurants, music and sporting venues, movie theaters, hospitals, and schools. Can the same occupational noise exposure guidelines that apply to workers also apply for assessment of risk to the general public? The NIOSH REL is not meant to be used to protect against general environmental or recreational noise; it does not account for noisy activities or hobbies outside the workplace (such as hunting, power tool use, listening to music with ear buds, playing music, or attending sporting events, movies and concerts) which may increase the overall risk for hearing loss.

What noise recommendations exist for the general public? A 1974 U.S. Environmental Protection Agency report [EPA 1974] recommended a 70 dB(A) over 24-hour (75 dB(A) over 8-hour) average exposure limit for environmental noise (note that the 1974 report was explicit to state that it should not be constituted as a standard, specification, or regulation). The EPA document also specified two other limits for speech interference and annoyance (55 dBA for outdoors activities and 45 dBA for indoor activities)*. The EPA limits were chosen to protect 96% of the general population from developing hearing loss as well as to protect “public health and welfare” (defined as personal comfort and well-being and absence of mental anguish and annoyance).

Both the NIOSH and EPA limits are based on the same scientific evidence and the equal-energy rule (i.e., 3-dB time-intensity tradeoff). However, the NIOSH REL and the EPA limit are designed to protect against different problems – the EPA limits are set to prevent noise that is annoying as well as hearing loss, whereas the NIOSH limit is set solely to protect against hearing loss. The limit values (85 vs. 70) also differ because the EPA limit is averaged over 24 hours with no rest period while the NIOSH limit is averaged for just 8 hours and includes a rest period between exposures. In addition, the EPA limit includes a 1.6 dB(A)** allowance to protect against exposures for 365 days a year while the NIOSH REL is calculated to protect against work place exposures for 250 working days a year. Finally, the EPA limit does not consider cost or feasibility of implementation as the Occupational Safety and Health Administration (OSHA), in accepting a NIOSH REL as the basis for a mandatory standard, is required to do under the [Occupational Safety and Health Act of 1970](#).

Noise Level versus Time-Weighted Average Noise Exposure

It is important to differentiate between noise *level* and time-weighted average noise *exposure*. While noise *levels* describe the intensity of sounds at a given *point in time*, the NIOSH and EPA exposure limits are set as *time-weighted average exposures* over *periods of time*. While few people are able to measure their *average noise exposures outside of work*, sound *levels* can be measured with a sound level meter or a [smartphone sound measurement app](#). Suppose you are at a restaurant, a concert hall,

or a sporting event and you are able to measure the sound levels... how do you know whether your hearing is at risk? The sound level at a given point in time can be higher than the exposure limit without creating risk, provided it is balanced out by enough time at lower levels during the day. Even without knowing your time-weighted average, if the readout shows a level of 85 dB(A) or higher, NIOSH recommends that you take precautions to protect your hearing by reducing the noise when possible, limiting your exposure time, and/or using appropriate hearing protection.

Hopefully, the many considerations involved in setting and using noise exposure limits are clearer now. In a nutshell, while the NIOSH REL only applies to the workplace, protecting your hearing whenever sounds reach 85 dB(A) or more is a good health practice no matter where your ears are!

Chuck Kardous, MS, PE, is a research engineer with the NIOSH Division of Applied Research and Technology.

Christa L. Themann, MA, CCC-A, is an audiologist with the NIOSH Division of Applied Research and Technology.

Thais C. Morata, Ph.D., is a research audiologist with the NIOSH Division of Applied Research and Technology and the Coordinator of the NORA Manufacturing Sector Council.

W. Gregory Lotz, Ph.D., Captain, USPHS; is the Division Director of the Division of Applied Research and Technology (DART) and the manager of the NORA Manufacturing Sector Council.

For more information on about protecting your hearing and noise at work, including free materials, videos and tools, please visit the [Noise and Hearing Loss Prevention Topic Page](#) or send us your comments or questions in the comments section below.

* Text added to include additional EPA limits per reader comments.

** Typo corrected changing 1.4 to 1.6 dB (A).

References

EPA [1974]. Information on levels of environmental noise requisite to protect public health and welfare with adequate margin of safety. EPA/ONAC 550/9-74-004. <http://nepis.epa.gov/Exe/ZyPDF.cgi/2000L3LN.PDF?Dockey=2000L3LN.PDF>

NIOSH [1998]. Criteria for a recommended standard: occupational noise exposure. DHHS (NIOSH) Publication Number 98-126. <https://www.cdc.gov/niosh/docs/98-126/>

February 8, 2016 by Chuck Kardous, MS, PE; Christa L. Themann, MA, CCC-A; Thais C. Morata, Ph.D. and W. Gregory Lotz, Ph.D. [Hearing Loss](#)

50 comments on “Understanding Noise Exposure Limits: Occupational vs. General Environmental Noise”

Comments listed below are posted by individuals not associated with CDC, unless otherwise stated. These comments do not represent the official views of CDC, and CDC does not guarantee that any information posted by individuals on this site is correct, and disclaims any liability for any loss or damage resulting from reliance on any such information. [Read more about our comment policy](#) ».

This blog post points out an important difference between a recommended occupational noise exposure level and what constitutes a safe noise exposure level for the general public. Noise levels appropriate for truck drivers, miners, or construction workers are too loud for children’s tender ears, which have to last them a lifetime, and their parents and grandparents. As society has gotten louder- with noise levels of 80-100 dB being reported in restaurants, bars, clubs, gym, movie theaters (100-125 dB in action movies), and sports events (world record stadium noise level 142.2 dB set i 2014 at Kansas City’s Arrowhead Stadium, exceeding the OSHA maximum noise exposure level of 140 dB), with elimination of the nighttime quiet period in many American cities, we are all at risk of hearing loss. Daniel Fink MD

[Reply](#)

Dr. Fink, Thank you for your comments and commitment to hearing loss prevention in the general environment.

CASE NOTES: CHESTER HALL CASE #00251

PREPARED BY: NIKKI LESICH, CODES ENFORCEMENT OFFICER – POLICE DEPT.

SEPTEMBER 11, 2023

10/12/20 call in junk and vegetation

Letter sent 10/14/20

Reinspection 10/28/20

CEO requested site inspection prior to reinspection date in letter

Case #00251

Property owner information:

Chester Hall

1406 East 14th Street

The Dalles, OR 97058

Nov 5, 2020

Failed reinspection

CEO to post for abatement

NL

Nikki Lesich Nov 9, 2020

11/09/20 CEO posted property for abatement

Nikki Lesich Nov 25, 2020

11/13/20

Chester Hall contacted CEO

Contact number: 541-965-3540

11/25/20 property inspection set for 1:00

Matt did not show at 1:00; CEO waited until 1:15 **NO SHOW**

Received call that he would be at site at 1:45; CEO waited until 2:05

NO SHOW

Left message for Matt to reschedule for Tuesday/Wednesday of next week

Matt contact number: 541-980-5321

Nikki Lesich Dec 14, 2020

12/14/20 CE left message for contact name: Matt

to call CE to set up property inspection time/date NO RESPONSE

Nikki Lesich Jan 11, 2021 (edited)

RP Steve Staats stevefstaats@gmail.com

Eric Macnab questioned CE on Staats complaints 01/11/2021; CE gave case notes and updated on this property as the owner has 4th stage cancer and will not be able to comply at this time during treatments and illness. CE decided to wait until Spring for further enforcement. The property currently does not have any public safety or fire threat on the property that would prompt an immediate abatement. Case will remain open until CE addresses in Spring for compliance. CE will work with property owner with special circumstances as an abatement would cause the cost to be a lien on the property.

NOTE: RP is not a neighboring property; Steve Staats lives at 1300 East 16th; 2 blocks from 1406 East 14th street.

Nikki Lesich Jul 12, 2021

07/07/21

Letter sent 07/12/2021

Inspection 07/26/2021

Case #00251

Property owner information:

Chester Hill

1406 East 14th Street

TD

Nikki Lesich Sep 10, 2021

09/10/2021

letter sent regarding failed reinspection of property as follows:

Property posted for abatement 08/13/2021; certified letter not claimed and returned by PO

Regular mailed letter not returned and assumed received.

September 10, 2021

Chester Hill

1406 East 14th Street

The Dalles, OR 97058

RE: Case #00251 * FAILED PROPERTY INSPECTION

Mr. Hill:

After posting for abatement, an inspection found that your property is not in full compliance. There remains a great deal of junk; including a junk vehicle, on the property as well as tall, dry vegetation that continues to be a fire threat.

All in violation of **The Dalles Municipal Code:**

-

Title 5 OFFENCES; Chapter 5.04 NUISANCES; Article III, Nuisances Affecting Public Peace; No one shall keep junk outdoors on a street, lot, or premises; junk includes waste or discarded material.

Title 5 OFFENSES; Chapter 5.24 Noxious Vegetation; 5.24.030

You will need to contact my office by Friday, September 17, 2021, to set up a property inspection time to review the code violations that remain to be addressed. If you do not respond to this letter, the property will be abated at the cost of the owner as well as a \$500 code violation fine.

If you have any questions, contact me by phone or email.

Regards,

Nikki Lesich, CEP
Codes Enforcement Officer
Police Department

cc: Community Development Department

Nikki Lesich Apr 12

Fair job of compliance on vegetation

CE to follow in future; abandoned vehicles remain; junk appliance

Nikki Lesich Jun 23

06/21/2023 Chet called; CE left message 06/22/2023 11:19 & 4:51
541-965-3540

Nikki Lesich Jun 25

letter sent 06/12/2023

inspection 06/23/2023

Posted for abatement 06/30/2023

Request for administrative warrant 07/27/2023 from Judge Corey

Warrant valid 07/27/2023 – August 10, 2023

Bids sent to contractors 07/27/2023 w/CE meeting with contractors to inspect before bidding; CE left a copy of the warrant posted to the resident door.

Bid awarded 07/31/2023 to F.L.I. Landscaping

08/03/2023 contractors on site and began abatement; no answer at door when CE and officers knocked
CE received call 2 hours into the abatement that owner came out of house and demanded they leave the property. Finishing abatement scheduled for next day, August 4, 2023

CE and 2 officers assisting in presenting warrant to property owner. Contractors completed the basics of garbage and vegetation removal; junk vehicles and metal were left on the property.

CE received a call from a concerned citizen that she witnessed Mr. Hall at a social gathering discussing his madness of specifically the CE on his property with contractors and PD officers and that he wanted to "Kill Nikki Lesich" CE reported to supervisor, Eric Macnab, and asked that he return the RP's call to

clarify all that was said and to filter what CE needed to know in the case. Sgt. Macnab informed CE to not pursue any further enforcement on the property and not drive on this block. All enforcement in the future would be done by Macnab, if needed. CE also informed Chief Worthy of this situation.

CE was informed that Mr. Hall was going to attend the City Council meeting of 09/11/2023 in regards to the abatement and the cost of the abatement. CE is to provide CE case notes and pictures for council prior to the meeting as an FYI.

Nikki Lesich 5 days ago

pics before abatement provided to city council for 09/11/2023 city council meeting where Hall has asked to speak on to council on the abatement costs/process

BEFORE

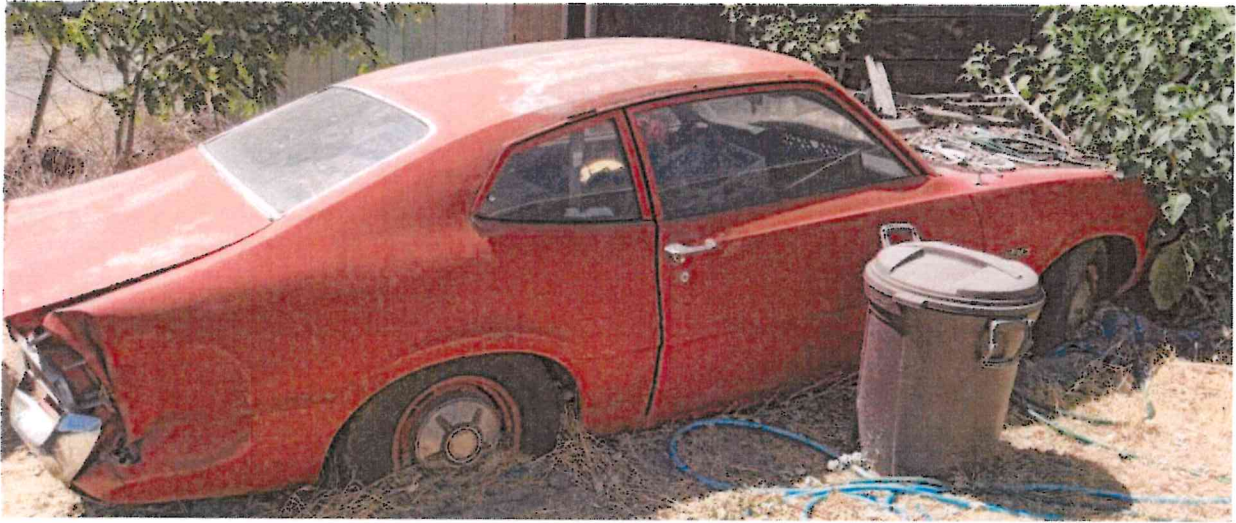


07/31/2023 1406 East 14th Street PROPERTY ABATEMENT Chester Hall



VEGETATION FIRE HAZARD / JUNK

JUNK / JUNK VEHICLE



JUNK / VEGETATION FIRE HAZARD

JUNK / JUNK VEHICLE / JUNK APPLIANCE / VEGETATION FIRE HAZARD



RESOLUTION NO. 23-035

**A RESOLUTION ASSESSING THE REAL PROPOERTY LOCATED
AT 1212 East 10TH STREET THE COST OF NUISANCE ABATEMENT**

the City Code Enforcement Officer posted a Notice to Abate Nuisance upon the following listed properties on the dates shown below:

<u>Property</u>	<u>Assessor's Map No.</u>	<u>Date of Posting</u>
1212 East 10 th Street	1N 13E 3 DC 500	July 7, 2023

WHEREAS, according to Wasco County real property records, the following persons are the owners of record for tax purposes of the following listed property:

<u>Property</u>	<u>Owner</u>
1212 East 10 th Street	Adam and Stacey Ihrig

WHEREAS, the Notice to Abate Nuisance required the removal of noxious vegetation and/or junk from the listed property pursuant to the provisions of Section 5.24.040 of The Dalles Municipal Code;

WHEREAS, the Notice to Abate Nuisance further provided if the nuisance conditions were not abated the City would hire a contractor to abate the nuisance conditions, and the costs of the abatement would be charged to the owner of the property, and become a lien upon the property;

WHEREAS, as a result of the owners' failure to abate the nuisance conditions on the property, the City hired the following listed contractor, who abated the nuisance conditions on the dates listed below, for the costs listed below:

<u>Property</u>	<u>Contractor</u>	<u>Date of Abatement</u>	<u>Cost</u>
1212 East 10 th Street	Guadalupe Villegas Lawn Care, LLC	August 14, 2023	\$1,145.00

WHEREAS, pursuant to Section 5.24.070 of The Dalles Municipal Code, on August 23, 2023, the City Clerk sent a Notice of Assessment by certified mail to Adam and Stacey Ihrig advising them the total cost of the assessment for the property was \$1,145.00, and the listed sum would become a lien upon the property if the amount was not paid by September 17, 2023, or the assessment was not protested by August 28, 2023 by Adam and Stacey Ihrig;

WHEREAS, Adam and Stacey Ihrig failed to file any objection by the stated deadline and failed to pay the balance of the assessment by the deadline listed in the Notices of Assessment, and the City Council finds the statement of the amount of the proposed assessments is correct

and no reason exists to justify any delay in proceeding with the imposition of a lien upon the properties for the cost of the assessments.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF THE DALLES RESOLVES AS FOLLOWS:

Section 1. Assessment. The cost of the abatements of the nuisance conditions for the following property:

<u>Name/Address</u>	<u>Description</u>	<u>Final Assessment</u>
1212 East 10 th Street	1N 13E 3 DC 500	\$1,145.00

The legal description for the properties is shown in the list of descriptions attached to and made part of this Resolution as Exhibit "A".

Section 2. Docket Entry. Upon passage of this Resolution and its approval by the Mayor, the following information shall be entered into the City Electronic Lien Docket:

- a. The foregoing legal description of the property assessed.
- b. The names of the owners or a statement the owners are unknown.
- c. The sum assessed upon each lot or tract of land.
- d. The date of the docket entry.

Section 3. Notices/Collection of Assessment. The City Clerk is directed to proceed with notice and collection of the assessment in accordance with the procedures prescribed by Oregon law for enforcement of liens and collection of assessments.

Section 4. Effective Date. This Resolution shall be effective upon adoption.

PASSED AND ADOPTED THIS 25TH DAY OF SEPTEMBER, 2023.

Voting Yes	Councilors:	_____
Voting No	Councilors:	_____
Abstaining	Councilors:	_____
Absent	Councilors:	_____

AND APPROVED BY THE MAYOR THIS 25TH DAY OF SEPTEMBER 2023.

ATTEST:

Richard A. Mays, Mayor

Amie Ell, City Clerk

Exhibit “A”

LEGAL DESCRIPTION OF 1212 EAST 10TH STREET (1N 13E 3 DC 500)

A tract of land in Dalles City, County of Wasco and State of Oregon, described as follows:

Commencing at a point 590 feet East and 346 1/2 feet South of the Northwest corner of the DONATION LAND CLAIM OF JOHN L. SIMMS, in Section 3, Township 1 North, Range 13 East of the Willamette meridian; and running thence South 128 feet; thence West 50 feet; thence North 128 feet; thence East 50 feet to the point of beginning.

08/10/2023 ABATEMENT pics for 1212 East 10th Street





AGENDA STAFF REPORT

AGENDA LOCATION: Contract Review Board #10 A

MEETING DATE: September 25, 2023

TO: Honorable Mayor and City Council

FROM: Joshua Chandler
Community Development Director

ISSUE: Contract No. 23-013 – The Dalles Downtown Tree Project Award

BACKGROUND: Over the last few years, the overall health of the City’s downtown street trees have become a matter of concern throughout the community. Concern for their overall maintenance and upkeep has become the main focus of these concerns and has been identified by the City as a key project for consideration in the coming year.

Maintaining street trees in our community offers a multitude of benefits that extend beyond aesthetics and appearance. They play a crucial role in improving the environment, supporting economic and social well-being, and contribute to a vibrant and livable city for residents and visitors alike. As identified by The Dalles/Wasco County Joint Ad Hoc Climate Resiliency Committee, increasing the tree canopy throughout the City can result in an overall reduction of urban heat island effects.

Beginning in 2021, the City’s Beautification and Tree Committee (BTC) began a series of discussions to help mitigate and address the overall health the City’s existing tree inventory. This resulted in a recommendation to the City Manager for assistance from the Oregon Department of Forestry (ODF) to provide additional guidance in this work. In working with ODF, the BTC compiled information which included best practices concerning planting, watering and fertilizing, soil care, and root health, as well as identifying specific tree species appropriate for The Dalles climate. In addition, ODF recommended and provided tutorials to members of the BTC and staff on the use of the Oregon TreePlotter™ software program that will help the city document and understand more about the types of trees within our community, their location, and factors affecting their health. The work of the BTC was used to prepare a Request for Proposals (RFP) for *The Dalles Downtown Tree Project* (Project), which was published on August 8, 2023.

On August 22, 2023, staff hosted a mandatory site visit, discussing the project in detail with prospective contractors, answering questions, and touring multiple City blocks providing an overview of the project area and existing conditions. Two contractors from around the region attended this meeting.

The proposal opening for the project was held on September 5, 2023 at 2:00 p.m. By that time, the City received two proposals. The proposals received were as follows:

<u>Name</u>	<u>Responsive</u>	<u>Proposed Total</u>
F.L.I.	No	\$138,800.00
Davey Tree Company	Yes	\$206,980.00 <i>\$137,180.00 (initial: FY 23/24)</i> <i>\$26,150 (annual: FY 24/25, 25/26),</i> <i>\$17,500 (annual: FY 26/27)</i>

Following proposal opening, staff reviewed the proposals received for completeness as described in the RFP. The result of that review was that Davey Tree Expert Company had complied with all proposer requirements described in the RFP and was deemed as qualifying proposer. Staff determined the proposal from F.L.I. was deemed incomplete; therefore, deemed non-responsive.

Staff recommends awarding Contract No. 2023-13 The Dalles Downtown Tree Project to Davey Tree Expert Company in the amount of \$206,980.00.

BUDGET IMPLICATIONS: This project was not explicitly budgeted in FY 23/24 and was considered a Capital Project pending bid results; therefore, Staff is recommending the City Council allocate the initial Project cost of \$137,180.00 from the Capital Projects Fund, Line Item 037-3700-000.73-30 to fund this project. This Line Item is used to complete capital improvements to City buildings and facilities. At the time of this report that fund has \$2,528,000 remaining for FY23/24; therefore, sufficient funds to complete the work.

In addition, annual maintenance of the Project will occur over the course of three years, extending into FY 26/27. Staff will budget for this continued maintenance in the General Services Fund, Line Item 001-2300-000.31-10. During FY 24/25 and 25/26, annual maintenance will cost \$26,150, and \$17,500 in FY 26/27.

COUNCIL ALTERNATIVES:

1. **Staff Recommendation:** *Authorize the City Manager to enter into contract with Davey Tree Expert Company for The Dalles Downtown Tree Project, Contract No. 2023-13, in an amount not to exceed \$206,980.00*
2. Request that staff provide additional information in response to questions raised by City Council.
3. Deny authorization to proceed with the contract.

PERSONAL SERVICES AGREEMENT

Contractor	The Davey Tree Expert Company
Consideration	\$206,980.00
Effective Date	October 1, 2023
Completion Date	October 1, 2026
Project/Services	<i>The Dalles Downtown Tree Project</i>

This PERSONAL SERVICES AGREEMENT (**Agreement**) is entered by the City of The Dalles, an Oregon municipal corporation (**City**) and The Davey Tree Expert Company, an Ohio business corporation (**Contractor**), for Contractor’s provision of solicited personal services for *The Dalles Downtown Tree Project*.

WHEREAS, the City requires performance of certain personal services described in the solicitation for *The Dalles Downtown Tree Project*, attached to and made part of this Agreement as **Exhibit A**; and

WHEREAS, Contractor desires to perform those certain personal services pursuant to the compensation and conditions set forth herein.

NOW, THEREFORE, in consideration of both the provisions set forth herein and other good and valuable consideration, the receipt and sufficiency of which is here acknowledged, the Parties agree:

A. Contractor’s Duties

1. Scope of Services. Contractor agrees, at its expense, to furnish all labor, equipment, materials, expertise, tools, supplies, insurance, licenses, reference and background data and information, including subconsultants approved under this Agreement, and provide any equipment necessary to perform all tasks described in **Exhibit A** and Contractor’s proposal, attached to and made part of this Agreement as **Exhibit B** (jointly, **Work**). The Parties agree the Work shall be interpreted broadly to the City’s benefit: Contractor agrees to perform all subordinate tasks not explicitly referenced in **Exhibits A and B** but necessary to fully and effectively perform those specifically listed tasks.
2. Insurance and Indemnity.
 - a. Insurance. Contractor agrees, at its expense, to carry and maintain in effect throughout the Contract Term, at least, statutory **Workers’ Compensation** coverage, **Comprehensive General Liability** insurance in the amount of \$1,000,000 (per occurrence) and \$2,000,000 (in aggregate), and **Commercial Automobile Liability** insurance (including coverage for all owned, hired, and non-owned vehicles) with a combined single limit per occurrence of \$1,000,000.
 - b. Certificates. Contractor agrees to provide the City with certificates of insurance naming the *City of The Dalles* as an additional insured prior to commencement of the Work performed under this Agreement and to further provide the City 30



days' notice before cancelling any insurance policy contemplated by this Agreement.

- c. Workers' Compensation. Contractor agrees it is solely responsible for maintaining proper and adequate Workers' Compensation coverage. If Contractor's insurance does not cover each and every subconsultant, certificates of insurance issued on policies covering each and every subconsultant shall be filed with the City prior to commencement of the Work, including any subcontract operations. Contractor shall provide the City with evidence it is either a *self-insured employer* or a *carrier-insured employer* for Workers' Compensation pursuant to ORS Chapter 656 prior to commencing any Work.
- d. Indemnity. Contractor agrees to indemnify, defend, and hold harmless the City, its officers, agents, and employees against all liability, loss, and costs arising from actions, suits, claims, or demands for Contractor's (including Contractor's officers, agents, employees, and subconsultants) acts or omissions in the performance of this Agreement.

3. Payments.

- a. Prompt Payments. Contractor agrees to promptly pay as due all persons supplying labor or materials for the prosecution of services or Work arising from this Agreement: if Contractor fails, neglects, or refuses to make prompt payment of any claim for labor or services furnished to Contractor (including subconsultants), the City may pay such a claim and charge the amount of its payment against funds actually or expectedly due from Contractor. The Parties agree payment of any claim in this manner shall not relieve Contractor or its surety from any obligations with respect to any unpaid claims.
- b. Industrial Accident Fund. Contractor agrees to pay all contributions or amounts due the Industrial Accident Fund from the Contractor or subcontractors incurred in the performance of this Agreement.
- c. Labor Hours. Contractor agrees to pay all employees at least time and half pay for all overtime worked in excess of 40 hours in any one work week, except for excluded individuals pursuant to ORS 653.010 to 653.261 or 29 U.S.C. 201 to 209.
- d. Medical Care. Contractor agrees to promptly pay as due all persons, co-partnerships, associations, or corporations furnishing medical, surgical, hospital care, or other needed care and attention incident to sickness or injury to Contractor's employees, or all sums which Contractor agrees to pay for such services, and all moneys and sums which Contractor collected or deducted from the wages of its employees pursuant to any law or contract for the purpose of providing or paying for such service.
- e. No Liens. Contractor shall not permit any lien or claim to be filed or prosecuted against the City on account of any Work (including labor or materials) furnished under this Agreement.



- f. Employee Withholdings. Contractor agrees to pay to the Oregon Department of Revenue all sums withheld from its employees pursuant to ORS 316.167.

B. City's Duties

1. Compensation.
 - a. Total. The City agrees to compensate Contractor for the Work in an amount not to exceed **\$206,980.00** to be paid by check.
 - b. Progress Payments. The City agrees to make payment upon Contractor's completion of the Work and delivery of an invoice detailing the Work, subject to the City's approval and no more frequently than monthly. Payment shall be made only for Work actually completed as of the invoice date.
 - c. Satisfaction. Contractor agrees the City's payment of an invoice releases the City from any further obligation to compensate Contractor for the Work (including expenses) incurred as of the invoice date. The Parties agree payment shall not be considered acceptance or approval of the Work or waiver of any defects therein.
 - d. Public Budgeting. The City certifies sufficient funds are available and authorized for expenditure to finance the costs of this Agreement during the current fiscal year. The Parties agree appropriations for future fiscal years are subject to budget approval by the City Council.

C. General Conditions

1. Time. The Parties agree time is of the essence to this Agreement's performance: Contractor's prosecution of the Work shall begin without undue delay on or after the Effective Date and shall be completed before or on the Completion Date.
2. Termination. This Agreement's term expires naturally upon the Parties' full performance or on the Completion Date (whichever first) unless sooner modified pursuant to this Agreement. The Parties agree the City may terminate this Agreement with seven (7) days' notice and Contractor may terminate this Agreement with thirty (30) days' notice, both without penalty. The City agrees to compensate Contractor for all approved services rendered prorated to the date the City notices its intent to terminate.
3. Tax Currency. Contractor agrees (and by executing this Agreement, certifies under penalty of perjury) it is, to the best of its knowledge, not in violation of any tax laws described in ORS 305.380.
4. Full Integration/Modification. This Agreement contains the Parties' entire understanding and intent and supersedes all prior negotiations, representations, or other written or oral agreements on this matter. The Parties agree this Agreement may only be modified by a written instrument duly executed by the Parties.



5. Independent Contractor. The Parties agree Contractor is an *independent contractor* as defined by ORS 670.600(2) and as interpreted by regulations promulgated by the Oregon Bureau of Labor and Industries. Neither the terms of this Agreement nor the course of its performance by the Parties shall be construed as implicating an employer-employee relationship. Contractor expressly warrants its exclusive agency free from City direction and control over the means and manner of completing the Work.
6. Assignment/Delegation. The Parties agree no Party shall assign or transfer an interest or duty under this Agreement without the other Party's written consent and any attempted assignment or delegation without written consent shall be invalid.
7. Subconsultants. Contractor agrees to provide the City with a list of proposed subconsultants before awarding any subcontract connected with the Work or this Agreement and shall not retain any subconsultant the City reasonably objects to as incompetent or unfit. Contractor agrees it is as fully responsible to the City for its subconsultants' and employees' (whether directly or indirectly employed) negligent acts and omissions as it is for its employees' negligent acts and omissions. The Parties agree nothing in this Agreement is intended to or shall create any contractual privity between the City and any subconsultant.
8. Enforceability. The Parties agree all disputes connected with this Agreement or its performance shall be heard in the Circuit Court of the State of Oregon for the County of Wasco and any resolutions shall be construed under the laws of the State of Oregon. If any provision of this Agreement is held invalid and unenforceable, the remaining provisions shall be valid and binding upon the Parties.
9. Waiver. The Parties agree a Party's failure to insist upon strict adherence to a provision of this Agreement on any occasion shall not be considered a waiver of the Party's rights or deprive the Party of the right to thereafter insist upon strict adherence to the provision or any other provision of this Agreement.

Continues on next.



10. Notices. All notices required or permitted to be given under this Agreement shall be deemed given and received two (2) days after deposit in the United States Mail, certified or registered form, postage prepaid, return receipt requested, and addressed:

To the City: City Attorney
City of The Dalles
313 Court Street
The Dalles, OR 97058

To Contractor: Patrick Covey
President
1500 N. Mantua Street
Kent, OH 44240

IN WITNESS WHEREOF, the Parties duly execute this **PERSONAL SERVICES AGREEMENT** this _____ day of , 2023.

CITY OF THE DALLES

CONTRACTOR

Matthew B. Klebes
City Manager

Patrick Covey
President

ATTEST:

Izetta Grossman, CMC
City Clerk





AGENDA STAFF REPORT

AGENDA LOCATION: Contract Review Board Item # 10 B

MEETING DATE: September 25, 2023

TO: Honorable Mayor and City Council

FROM: Jeff Renard, Airport Manager

ISSUE: Awarding construction contract for South Apron reconstruction, new taxilanes and new fuel apron – AIP No. 3-41-0059-020-2023 & AIP (BIL) No. 3-41-0059-021-2023

BACKGROUND: The City (for its Columbia Gorge Regional Airport) solicited bids for the South Apron reconstruction, new taxilanes and new fuel apron projects – AIP No. 3-41-0059-020-2023 & AIP (BIL) No. 3-41-0059-021-2023.

SOUTH APRON RECONSTRUCTION AND NEW TAXILANES PROJECT

This South Apron Reconstruction and New Taxilanes Project will reconstruct existing south apron pavements and will also construct new taxilanes at the Airport.

The project will include the full-depth reconstruction of approximately 90,000 square feet of existing south apron pavement and construct 5 new taxilanes to facilitate future hangar construction.

The existing south apron reconstruction will reconstruct the apron pavements adjacent to and directly south of the Airport terminal and main apron area.

A prior *2017 Pavement Evaluation/Maintenance Management Program Report* of the pavements at the Airport identified aging south apron pavements well beyond their original pavement design life and that the Pavement Condition Index (PCI) rating in 2017 for the south apron pavements were “*Satisfactory*,” but cautioned the PCI projections for the same pavements would be considered “*Fair*” (with PCI projections ranging from 70 to 55) by 2022.

Due to the age and condition of the existing south apron pavements, the need to meet current FAA pavement design standards (for pavement strength and frost mitigation) for this project, and the need for new taxilanes to facilitate future hangar development at the

airport, FAA have determined that this South Apron Reconstruction and New Taxilanes project is justified and eligible for funding through the FAA's Airport Improvement Program (AIP) grant program and has previously coordinated a grant with the City and Klickitat County to fund this project.

NEW FUEL APRON

This New Fuel Apron Project will construct approximately 23,000 sf of new apron pavement at the Airport.

The Project will construct a new aircraft fueling apron adjacent to the Airport's general aviation south apron. The construction of this new fueling apron will facilitate a future relocation of the existing general aviation, self-serve, fueling operations currently located in the middle of the main apron in front of the airport's terminal building. This current general aviation fueling location is creating significant aircraft congestion between smaller general aviation aircraft and larger jet aircraft. Currently, the Airport is experiencing a significant increase in large jet traffic operations and these larger jets are parking on the main apron in front of the terminal. Additionally, the Airport's existing self-serve fueling system is approaching the end of its serviceable life (approaching 25 years), includes underground storage tanks, and is creating significant monitoring, maintenance, and repair issues for the Airport.

The construction of the new fueling apron will allow the Airport to complete the future projects listed below to mitigate the items discussed above:

- Install a new general aviation self-serve fueling system (including new above ground tank(s)) at the new fueling apron) - *completion anticipated in 2024*
- Relocate all general aviation fueling operations to the new fueling apron - *completion anticipated in 2024*
- Decommission & removal of the existing aircraft fueling system (including removal of the existing USTs) - *completion anticipated in 2024*
- Establish additional aircraft parking for larger jets on the main apron near the terminal building - *completion anticipated in 2024*

This New Fuel Apron Project was incorporated into the *South Apron Reconstruction & New Taxilanes Project* and was advertised and was bid as an Additive Bid Schedule to that Project.

FAA has determined this new Fuel Apron Project is justified and eligible for funding with FAA AIP BIL funds and has previously coordinated a grant with the Airport and Klickitat County to fund this Project.

Following review of the bid process, the Airport Manager and Precision Approach Engineering coordinated with the FAA the following, based on award to the lowest responsible bidder, *James Dean Construction, Inc.:*

AIP PROJECT NO. 3-41-0059-020-2023

Base Bid Schedule Total (*including Sales Tax*): **\$2,962,501.13**

AIP (BIL) PROJECT NO. 3-41-0059-021-2023

Additive Bid Schedule A Total (*including Sales Tax*): **\$401,502.83**

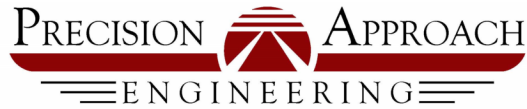
Grand Total:

\$3,364,003.96

BUDGET IMPLICATIONS: The adopted FY 2023/24 budget includes \$3,364,003.96 for the South Apron reconstruction, new taxi lanes and new fuel apron projects.

COUNCIL ALTERNATIVES:

1. **Staff recommendation:** *Move to authorize the City Manager to execute the South Apron reconstruction, new taxilanes and new fuel apron contract with James Dean Construction, Inc. in an amount not to exceed \$3,364,003.96, contingent upon Klickitat County Board of County Commissioner's approval.*
2. Decline adoption and provide direction from Staff.



May 11, 2023

JKR7 LLC dba Aviation Management Services (AMS)
Attn: Jeff Renard, Airport Manager
Columbia Gorge Regional Airport
45 Airport Way
P.O. Box 285
Dallesport, WA 98617

SUBJECT: COLUMBIA GORGE REGIONAL / THE DALLES MUNICIPAL AIRPORT (DLS)
SOUTH APRON RECONSTRUCTION, NEW TAXILANES AND NEW FUEL APRON
AIP NO. 3-41-0059-020-2023 & AIP (BIL) NO. 3-41-0059-021-2023

Dear Mr. Renard,

Enclosed is the bid tabulation for the South Apron Reconstruction, New Taxilanes and New Fuel Apron project at the Columbia Gorge Regional Airport at The Dalles. Three (3) bid proposals for the above-referenced project were opened and read aloud on Thursday, April 27, 2023. We have reviewed all bid packages submitted to the City of The Dalles. The apparent low bidder is James Dean Construction, Inc. A summary of the bid tab results is shown below:

Table with 4 columns: Bid Item, James Dean Construction, Inc, Crestline Construction Company, LLC, Granite Construction Company. Rows include Base Bid Schedule, Additive Bid Schedule A, and GRAND TOTAL.

Attached is the Bid Tabulation with the minor informalities noted.

It is our opinion that James Dean Construction, Inc., submitted a complete bid package that complies with Sections 20 and 30 of the General Contract Provisions of the bid document. The bid amount proposed by James Dean Construction, Inc., is in conformance with industry standards and current trends in the construction market. In addition, no bid informalities were found that would be cause for rejection of the proposal.

Accordingly, we recommend the City of The Dalles consider awarding the contract to James Dean Construction, Inc., contingent upon the receipt of FAA funding. Concurrence to award will need to be obtained from Mary Vargas at the FAA prior to execution of the construction contract.

Sincerely,
PRECISION APPROACH ENGINEERING, INC.

[Handwritten signature]

Tracy L. May, PE
Project Manager

Attachments: Bid Tabulation

c: Mary Vargas/FAA NWMR Project Manager

COLUMBIA GORGE REGIONAL AIRPORT, CITY OF THE DALLES/KLICKITAT COUNTY
SOUTH APRON RECONSTRUCTION, NEW TAXILANES AND NEW FUEL APRON
AIP No. 3-41-0059-020-2023
AIP (BIL) No. 3-41-0059-021-2023

BID TABULATION

Bid Opening Date & Time: April 27th, 2023 2:00 p.m.

BASE BID SCHEDULE				ENGINEER'S ESTIMATE		James Dean Construction, Inc. (apparent low bidder)		Crestline Construction Company, LLC		Granite Construction Company	
Bid Item	Description	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	CONSTRUCTION SURVEY AND STAKING	LS	1	\$45,000.00	\$ 45,000.00	\$40,000.00	40,000.00	\$37,000.00	\$ 37,000.00	\$50,000.00	\$ 50,000.00
2	TRENCHING SAFETY SYSTEMS	LF	30	\$100.00	\$ 3,000.00	\$130.00	3,900.00	\$60.00	\$ 1,800.00	\$270.00	\$ 8,100.00
3	CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)	LS	1	\$35,000.00	\$ 35,000.00	\$73,000.00	73,000.00	\$37,800.00	\$ 37,800.00	\$60,000.00	\$ 60,000.00
4	TEMPORARY EROSION CONTROL	LS	1	\$20,000.00	\$ 20,000.00	\$53,000.00	53,000.00	\$26,600.00	\$ 26,600.00	\$56,000.00	\$ 56,000.00
5	INSTALLATION AND REMOVAL OF SILT FENCE	LF	1,100	\$5.00	\$ 5,500.00	\$3.50	3,850.00	\$4.00	\$ 4,400.00	\$4.50	\$ 4,950.00
6	MOBILIZATION	LS	1	\$314,000.00	\$ 314,000.00	\$200,000.00	200,000.00	\$290,000.00	\$ 290,000.00	\$508,680.00	\$ 508,680.00
7	DEMOLITION	LS	1	\$10,000.00	\$ 10,000.00	\$20,000.00	20,000.00	\$40,000.00	\$ 40,000.00	\$50,000.00	\$ 50,000.00
8	GEOTEXTILE FABRIC	SY	20,160	\$3.00	\$ 60,480.00	\$2.25	45,360.00	\$2.00	\$ 40,320.00	\$2.00	\$ 40,320.00
9	SITE GRADING	SY	27,200	\$4.00	\$ 108,800.00	\$1.60	43,520.00	\$2.00	\$ 54,400.00	\$1.50	\$ 40,800.00
10	AGGREGATE SLOPE PROTECTION	SY	1,890	\$6.00	\$ 11,340.00	\$10.50	19,845.00	\$19.00	\$ 35,910.00	\$21.00	\$ 39,690.00
11	AIRCRAFT TIE-DOWN ANCHOR	EA	42	\$1,000.00	\$ 42,000.00	\$450.00	18,900.00	\$2,000.00	\$ 84,000.00	\$740.00	\$ 31,080.00
12	ASPHALT PAVEMENT REMOVAL, FULL DEPTH	SY	10,740	\$3.00	\$ 32,220.00	\$4.00	42,960.00	\$8.00	\$ 85,920.00	\$9.00	\$ 96,660.00
13	UNCLASSIFIED EXCAVATION	CY	24,020	\$14.00	\$ 336,280.00	\$16.00	384,320.00	\$14.00	\$ 336,280.00	\$19.00	\$ 456,380.00
14	ROCK EXCAVATION	CY	500	\$100.00	\$ 50,000.00	\$70.00	35,000.00	\$120.00	\$ 60,000.00	\$44.00	\$ 22,000.00
15	MUCK EXCAVATION	CY	1,460	\$12.00	\$ 17,520.00	\$12.00	17,520.00	\$20.00	\$ 29,200.00	\$29.00	\$ 42,340.00
16	P-208 AGGREGATE BASE COURSE	CY	6,740	\$60.00	\$ 404,400.00	\$40.00	269,600.00	\$68.00	\$ 458,320.00	\$80.00	\$ 539,200.00
17	ASPHALT SURFACE COURSE	TON	3,710	\$130.00	\$ 482,300.00	\$190.00	704,900.00	\$130.00	\$ 482,300.00	\$99.00	\$ 367,290.00
18	EMULSIFIED ASPHALT PRIME COAT	TON	44	\$1,000.00	\$ 44,000.00	\$1,250.00	55,000.00	\$850.00	\$ 37,400.00	\$650.00	\$ 28,600.00
19	LONGITUDINAL JOINT SEAL	LF	2,600	\$10.00	\$ 26,000.00	\$11.00	28,600.00	\$8.00	\$ 20,800.00	\$7.50	\$ 19,500.00
20	PAVEMENT MARKING, YELLOW, TWO COAT	SF	2,160	\$7.50	\$ 16,200.00	\$7.50	16,200.00	\$3.00	\$ 6,480.00	\$3.50	\$ 7,560.00
21	PAVEMENT MARKING, BLACK, ONE COAT	SF	2,430	\$5.00	\$ 12,150.00	\$3.50	8,505.00	\$3.00	\$ 7,290.00	\$2.00	\$ 4,860.00
22	4-INCH SCHEDULE 40 PVC PIPE	LF	800	\$20.00	\$ 16,000.00	\$35.00	28,000.00	\$60.00	\$ 48,000.00	\$55.00	\$ 44,000.00
23	6-INCH HDPE PIPE	LF	210	\$40.00	\$ 8,400.00	\$40.00	8,400.00	\$68.00	\$ 14,280.00	\$50.00	\$ 10,500.00
24	12-INCH HDPE PIPE	LF	750	\$70.00	\$ 52,500.00	\$46.00	34,500.00	\$78.00	\$ 58,500.00	\$70.00	\$ 52,500.00
25	15-INCH CORRUGATED METAL PIPE	LF	80	\$80.00	\$ 6,400.00	\$120.00	9,600.00	\$137.00	\$ 10,960.00	\$135.00	\$ 10,800.00
26	PIPE CONNECTION TO EXISTING STRUCTURE	EA	1	\$500.00	\$ 500.00	\$1,850.00	1,850.00	\$2,550.00	\$ 2,550.00	\$1,170.00	\$ 1,170.00
27	15-INCH 16-GAUGE SLOTTED DRAIN	LF	390	\$250.00	\$ 97,500.00	\$275.00	107,250.00	\$465.00	\$ 181,350.00	\$370.00	\$ 144,300.00
28	6-INCH PERFORATED HDPE UNDERDRAIN PIPE	LF	1,780	\$35.00	\$ 62,300.00	\$45.00	80,100.00	\$45.00	\$ 80,100.00	\$45.00	\$ 80,100.00
29	CONCRETE DRAINAGE COLLAR	EA	4	\$3,000.00	\$ 12,000.00	\$3,500.00	14,000.00	\$3,500.00	\$ 14,000.00	\$2,000.00	\$ 8,000.00
30	CONCRETE PIPE INLET/OUTLET SLOPED END	EA	3	\$7,500.00	\$ 22,500.00	\$2,800.00	8,400.00	\$6,600.00	\$ 19,800.00	\$5,700.00	\$ 17,100.00
31	CATCH BASIN	EA	4	\$4,000.00	\$ 16,000.00	\$4,400.00	17,600.00	\$2,700.00	\$ 10,800.00	\$6,270.00	\$ 25,080.00
32	CLEANOUT	EA	9	\$1,000.00	\$ 9,000.00	\$1,430.00	12,870.00	\$1,325.00	\$ 11,925.00	\$2,660.00	\$ 23,940.00
33	CONCRETE VALLEY GUTTER	SF	4,040	\$25.00	\$ 101,000.00	\$26.00	105,040.00	\$31.00	\$ 125,240.00	\$16.00	\$ 64,640.00
34	ACCESS CONTROL GATE	EA	1	\$2,500.00	\$ 2,500.00	\$4,500.00	4,500.00	\$20,000.00	\$ 20,000.00	\$7,000.00	\$ 7,000.00
35	CHAIN-LINK DOUBLE SWING GATE, 24-FOOT	EA	1	\$4,000.00	\$ 4,000.00	\$6,300.00	6,300.00	\$5,250.00	\$ 5,250.00	\$8,770.00	\$ 8,770.00
36	CHAIN-LINK FENCE, 7-FOOT	LF	330	\$75.00	\$ 24,750.00	\$140.00	46,200.00	\$116.00	\$ 38,280.00	\$76.00	\$ 25,080.00
37	CHAIN-LINK FENCE, H-BRACE	EA	11	\$400.00	\$ 4,400.00	\$775.00	8,525.00	\$650.00	\$ 7,150.00	\$350.00	\$ 3,850.00
38	PEDESTRIAN GATE, 4-FOOT	EA	1	\$2,000.00	\$ 2,000.00	\$1,400.00	1,400.00	\$1,155.00	\$ 1,155.00	\$1,750.00	\$ 1,750.00
39	BIORETENTION SOIL MIX	CY	790	\$60.00	\$ 47,400.00	\$100.00	79,000.00	\$115.00	\$ 90,850.00	\$130.00	\$ 102,700.00
40	HYDROSEEDING	AC	6	\$3,000.00	\$ 18,000.00	\$4,800.00	28,800.00	\$4,725.00	\$ 28,350.00	\$5,260.00	\$ 31,560.00
41	RETROREFLECTIVE MARKER	EA	17	\$200.00	\$ 3,400.00	\$1,000.00	17,000.00	\$250.00	\$ 4,250.00	\$480.00	\$ 8,160.00
42	RETROREFLECTIVE TAXILANE END SIGN	EA	5	\$3,000.00	\$ 15,000.00	\$10,500.00	52,500.00	\$11,000.00	\$ 55,000.00	\$3,490.00	\$ 17,450.00
TOTAL OF EXTENDED UNIT PRICE AND LUMP SUM ITEMS LISTED ABOVE					\$ 2,601,740.00		\$ 2,755,815.00		\$ 3,004,010.00		\$ 3,162,460.00
WASHINGTON STATE SALES TAX: 7.5%					\$ 195,130.50		\$ 206,686.13		\$ 225,300.75		\$ 237,184.50
TOTAL BASE BID SCHEDULE AMOUNT INCLUDING SALES TAX					\$ 2,796,870.50		\$ 2,962,501.13		\$ 3,229,310.75		\$ 3,399,644.50

ADDITIVE BID SCHEDULE A				ENGINEER'S ESTIMATE		James Dean Construction, Inc. (apparent low bidder)		Crestline Construction Company, LLC		Granite Construction Company	
Bid Item	Description	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
A-1	CONSTRUCTION SURVEY AND STAKING	LS	1	\$6,000.00	\$ 6,000.00	\$2,800.00	\$ 2,800.00	\$3,000.00	\$ 3,000.00	\$2,600.00	\$ 2,600.00
A-2	CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)	LS	1	\$7,500.00	\$ 7,500.00	\$2,600.00	\$ 2,600.00	\$15,000.00	\$ 15,000.00	\$4,000.00	\$ 4,000.00
A-3	TEMPORARY EROSION CONTROL	LS	1	\$1,000.00	\$ 1,000.00	\$9,500.00	\$ 9,500.00	\$20,000.00	\$ 20,000.00	\$720.00	\$ 720.00
A-4	INSTALLATION AND REMOVAL OF SILT FENCE	LF	180	\$5.00	\$ 900.00	\$3.50	\$ 630.00	\$4.00	\$ 720.00	\$4.50	\$ 810.00
A-5	DEMOLITION	LS	1	\$5,000.00	\$ 5,000.00	\$7,000.00	\$ 7,000.00	\$15,300.00	\$ 15,300.00	\$4,500.00	\$ 4,500.00
A-6	GEOTEXTILE FABRIC	SY	3,140	\$3.00	\$ 9,420.00	\$2.50	\$ 7,850.00	\$2.00	\$ 6,280.00	\$3.00	\$ 9,420.00
A-7	SITE GRADING	SY	2,410	\$3.00	\$ 7,230.00	\$1.60	\$ 3,856.00	\$2.00	\$ 4,820.00	\$3.00	\$ 7,230.00
A-8	ASPHALT PAVEMENT REMOVAL, FULL DEPTH	SY	440	\$5.00	\$ 2,200.00	\$10.00	\$ 4,400.00	\$10.00	\$ 4,400.00	\$6.00	\$ 2,640.00
A-9	REMOVAL OF FOREIGN SUBSTANCES/CONTAMINATES	SF	250	\$15.00	\$ 3,750.00	\$6.50	\$ 1,625.00	\$8.00	\$ 2,000.00	\$7.00	\$ 1,750.00
A-10	UNCLASSIFIED EXCAVATION	CY	2,190	\$14.00	\$ 30,660.00	\$13.00	\$ 28,470.00	\$14.00	\$ 30,660.00	\$13.00	\$ 28,470.00
A-11	ROCK EXCAVATION	CY	250	\$100.00	\$ 25,000.00	\$70.00	\$ 17,500.00	\$120.00	\$ 30,000.00	\$31.00	\$ 7,750.00
A-12	MUCK EXCAVATION	CY	200	\$12.00	\$ 2,400.00	\$12.50	\$ 2,500.00	\$20.00	\$ 4,000.00	\$32.00	\$ 6,400.00
A-13	P-208 AGGREGATE BASE COURSE	CY	1,010	\$60.00	\$ 60,600.00	\$40.00	\$ 40,400.00	\$68.00	\$ 68,680.00	\$80.00	\$ 80,800.00
A-14	ASPHALT SURFACE COURSE	TON	730	\$130.00	\$ 94,900.00	\$193.00	\$ 140,890.00	\$130.00	\$ 94,900.00	\$99.00	\$ 72,270.00
A-15	EMULSIFIED ASPHALT PRIME COAT	TON	7	\$1,000.00	\$ 7,000.00	\$1,250.00	\$ 8,750.00	\$850.00	\$ 5,950.00	\$650.00	\$ 4,550.00
A-16	PAVEMENT MARKING, YELLOW, TWO COAT	SF	460	\$7.50	\$ 3,450.00	\$7.75	\$ 3,565.00	\$19.00	\$ 8,740.00	\$3.50	\$ 1,610.00
A-17	PAVEMENT MARKING, BLACK, ONE COAT	SF	130	\$5.00	\$ 650.00	\$3.50	\$ 455.00	\$5.00	\$ 650.00	\$2.00	\$ 260.00
A-18	6-INCH HDPE PIPE	LF	190	\$40.00	\$ 7,600.00	\$40.00	\$ 7,600.00	\$65.00	\$ 12,350.00	\$57.00	\$ 10,830.00
A-19	PIPE CONNECTION TO EXISTING STRUCTURE	EA	1	\$500.00	\$ 500.00	\$1,850.00	\$ 1,850.00	\$2,550.00	\$ 2,550.00	\$2,500.00	\$ 2,500.00
A-20	6-INCH PERFORATED HDPE UNDERDRAIN PIPE	LF	130	\$35.00	\$ 4,550.00	\$45.00	\$ 5,850.00	\$46.00	\$ 5,980.00	\$56.00	\$ 7,280.00
A-21	CLEANOUT	EA	2	\$1,000.00	\$ 2,000.00	\$1,450.00	\$ 2,900.00	\$1,400.00	\$ 2,800.00	\$1,850.00	\$ 3,700.00
A-22	HYDROSEEDING	AC	1	\$3,000.00	\$ 3,000.00	\$5,500.00	\$ 5,500.00	\$4,725.00	\$ 4,725.00	\$5,260.00	\$ 5,260.00
A-23	RELOCATED RETROREFLECTIVE SIGN ON NEW FOUNDATION	EA	2	\$2,000.00	\$ 4,000.00	\$13,500.00	\$ 27,000.00	\$11,000.00	\$ 22,000.00	\$2,250.00	\$ 4,500.00
A-24	RETROREFLECTIVE MARKER	EA	13	\$200.00	\$ 2,600.00	\$1,000.00	\$ 13,000.00	\$250.00	\$ 3,250.00	\$410.00	\$ 5,330.00
A-25	RETROREFLECTIVE SIGN, INFORMATIONAL	EA	2	\$4,000.00	\$ 8,000.00	\$13,500.00	\$ 27,000.00	\$13,000.00	\$ 26,000.00	\$2,680.00	\$ 5,360.00
TOTAL OF EXTENDED UNIT PRICE AND LUMP SUM ITEMS LISTED ABOVE					\$ 299,910.00		\$373,491.00		\$394,755.00		\$280,540.00
WASHINGTON STATE SALES TAX: 7.5%					\$ 22,493.25		\$28,011.83		\$29,606.63		\$21,040.50
TOTAL ADDITIVE BID SCHEDULE A AMOUNT INCLUDING SALES TAX					\$ 322,403.25		\$401,502.83		\$424,361.63		\$301,580.50

TOTAL BIDS SUMMARY				ENGINEER'S ESTIMATE		James Dean Construction, Inc. (apparent low bidder)		Crestline Construction Company, LLC		Granite Construction Company	
Base Bid Schedule Total Including Sales Tax					\$ 2,796,870.50		\$ 2,962,501.13		\$ 3,229,310.75		\$ 3,399,644.50
Additive Bid Schedule A Total Including Sales Tax					\$ 322,403.25		\$401,502.83		\$424,361.63		\$301,580.50
GRAND TOTAL ALL BID SCHEDULES (Base and Additive Bid A) Incl. Sales Tax					\$ 3,119,273.75		\$3,364,003.96		\$3,653,672.38		\$3,701,225.00

Discrepancies Noted:

The following informalities were noted in the proposal submitted by **Crestline Construction Company, LLC**.

Additive Bid Schedule A - Washington State Sales Tax total amount was incorrectly entered as \$29,606.50. The correct amount is \$29,606.63.

Total Additive Bid Schedule A Including Sales Tax - the total amount was incorrectly entered as \$424,361.50. The correct grand total amount is \$424,361.63.

Grand Total All Bid Schedules (Base and Additive Bid A) including Sales Tax - total amount was incorrectly entered as \$3,653,672.25. The correct grand total amount is \$3,653,672.38.



AGENDA STAFF REPORT

AGENDA LOCATION: Action Item # 11 A

MEETING DATE: September 25, 2023

TO: Honorable Mayor and City Council

FROM: Tom M. Worthy, Chief of Police

ISSUE: SB 111 Deadly Force Plan Update

BACKGROUND:

In 2007 the Oregon Legislature advanced Senate Bill 111 which created a planning authority in each county to develop a plan of action concerning the use of deadly physical force by police officers. The bill was passed into law by the full legislature and signed by the Governor.

SB 111 is *prescriptive* in its requirements of the Deadly Force Plan and outlines what the plan must include and who will be involved.

Some key points that the plan must include are:

- Notification criteria for the agency, union, DA and family
- Timeline for officer interview. No sooner than 48 hours, unless waived by the officer
- Scene and evidence management
- Timeline for return to work
- Officer wellness precautions and required mental health counselling
- Major Crimes Team agreement plan components and use
- Outside agency participation in the investigation requirement
- District Attorney's role and public information release
- Investigative protocols
- Grand Jury Review, if required
- Critical Incident Debriefing
- Department of Public Safety Standards and Training minimum requirements
- Use of Force Reporting to the National Use of Force Database as well as the Oregon Attorney General's Office

- Each agencies use of force policy is included as a component of the SB111 plan

Wasco County and The Dalles Police have complied with the requirements of SB 111 since its passage. Since 2007 the members of the planning authority which are delineated in the bill have changed and it is time to update the local plan.

The Dalles Police and our partners have met several times to refresh the plan and determine the best and most efficient modifications that serve the requirements and spirit of the law. We learned that Hood River County and Sherman County were also in need of refreshing their SB111 plan. HRSO and SCSO are key partners for The Dalles Police and Wasco County because they participate in our major crimes team plan, which is referenced in the SB111 plan. Ultimately it was determined that a three-county regional approach to the SB111 plan would best serve our needs and the needs of the community while ensuring objectivity and transparency of these critical investigations.

Section 2, subsection 5 of SB 111 requires “at least one public hearing” before submitting the plan for approval. Wasco County intends to present the plan to the County Commissioners prior to submission as well as this review by the City Council. Once the plan is approved by the governing body, it must be submitted to the Oregon Attorney General’s office who will review the plan for minimum compliance to the bill.

On 9-13-23 at 5:30pm, the Wasco County plan participants held a public hearing to receive input from the public on the plan, as required by the law. The hearing was held in The Dalles City Council Chambers and the plan was finalized. The plan does not vary greatly from the plan that has been in place for years.

Both the SB111 Deadly Force Plan and the Major Crimes Team agreement are attached to this for full review.

The Attorney General’s Office (AG), as a component of the Executive Branch of State Government, generally views collaboration between cities and Counties as a positive occurrence. We anticipate that this collaborative SB111 plan will be viewed favorably by the AG but there is some risk that their lawyers may interpret Section 2 as requiring a separate plan in each county and reject the three-county collaborative approach. If so this plan will stand on its own and we will still continue to collaborate with our partner agencies. The Dalles and Wasco County stand ready to separate from Hood River and Sherman counties and submit a standalone plan if required by the Attorney Generals office, or if inaction or objection by other partners exists.

BUDGET IMPLICATIONS:

None

COUNCIL ALTERNATIVES:

1. **Staff Recommendation:** *Move to approve the Wasco, Sherman, and Hood River Counties Senate Bill 111 Deadly Physical Force Plan as presented.*
2. Decline adoption and provide direction to Staff.

Revision Date

06-22-23

Senate Bill 111

Deadly Physical Force Plan

Wasco, Sherman, and Hood River Counties
Use of Deadly Physical Force
Planning Authority

Table of Contents

MEMBERS OF THE PLANNING AUTHORITY.....	3
PREAMBLE.....	4
SECTION 1: ADMINISTRATION.....	4
SECTION 2: APPLICABILITY OF THE PLAN.....	4
SECTION 3: DEFINITIONS.....	4
SECTION 4: IMMEDIATE AFTERMATH.....	5
SECTION 5: SERIOUS PHYSICAL INJURY/DEATH.....	5
SECTION 6: INVESTIGATION PROTOCOLS.....	8
SECTION 7: DISTRICT ATTORNEY.....	8
SECTION 8: DEBRIEFING.....	9
SECTION 9: REPORTING, TRAINING, OUTREACH.....	10
SECTION 10: FISCAL IMPACT.....	11
SECTION 11: PLAN REVISION.....	11
SECTION 12: AGENCY POLICIES.....	11
SECTION 13: GOVERNMENTAL APPROVAL SIGN-OFF SHEETS.....	13
Section 14: SAVING CLAUSE.....	14

Members of the Planning Authority

- Matt Ellis, Wasco County District Attorney (co-chair)
- Lane Magill, Wasco County Sheriff (co-chair)
- Carrie Rasmussen, Hood River County District Attorney
- Lt. Scott Rector, Oregon State Police
- Chief Tom Worthy, The Dalles Police Department
- Kyle Veracruz, Law Enforcement Labor Union Representative
- Alan Birchfield, Public Member
- Matt English, Hood River County Sheriff
- Brad Lohrey, Sherman County Sheriff
- Wade McLeod, Sherman County District Attorney

On (Date), this Plan was approved by a majority vote of the Deadly Physical Force Planning Authority, and submitted for approval to governing bodies of the following jurisdictions:

Wasco County Court Date:

City of The Dalles Council Date:

Hood River City Council Date:

Hood River County Court Date:

Sherman County Court Date:

Upon receiving a vote of approval from 2/3 of the above jurisdictions and submitted for approval to governing bodies listed above, this Plan will be submitted to the Attorney General. This plan updates the prior plan with current signatories and a collaborative approach by the three listed counties in the Columbia River Gorge region.

Preamble

The use of deadly physical force by law enforcement personnel is a matter of critical concern both to the public and to the law enforcement community. This purpose of this Plan is not to set the standards for the use of such force, or to be a substitute for agency policy regarding use of force, but rather to provide a framework for a consistent response to an officer's use of deadly force that treats the law enforcement officer fairly, and promotes public confidence in the criminal justice system. This use of deadly physical force plan will be adopted by Hood River, Wasco, and Sherman County Law Enforcement. These three counties routinely collaborate on major investigations and have agreed to jointly produce this required plan.

Section 1: Administration

- (1) In the event that a member of the planning authority is unable to continue to serve, a replacement shall be appointed as provided in Section 2 (1) of Senate Bill 111, Oregon Laws 2007.
- (2) There shall be ten voting members of the Planning Authority. The approval of the Plan, elements of revisions thereof, shall be by majority vote.
- (3) The presence of 2/3 of the voting members shall be required in order to hold any vote.
- (4) Any meeting of a quorum of the voting members of the Planning Authority is subject to Oregon's open meeting law.

Section 2: Applicability of the Plan

- (1) This plan shall be applicable, as set forth herein, to any use of deadly physical force by a police officer acting in the course of and in furtherance of his/her official duties, occurring within Wasco, Sherman, and Hood River Counties.

Section 3: Definitions

Law Enforcement Agency – Means the Department of State Police, the Department of Justice, a district attorney, a political subdivision of the State of Oregon and a municipal corporation of the State of Oregon, that maintains a law enforcement unit as defined in ORS 181.160 (12)(a)(A)

Police Officer – Means a person who is: A police officer or reserve officer as defined by ORS 181.610; and employed by a law enforcement agency to enforce the criminal laws of the State of Oregon.

Use of Force Plan – Means the final document approved by the Deadly Physical Force Planning Authority, adopted by two-thirds of the governing bodies employing law enforcement agencies, and approved by the Attorney General. Any approved revisions shall become a part of the Plan.

Deadly Physical Force – Means physical force that under the circumstances in which it is used is readily capable of causing death or serious physical injury.

Serious Physical Injury – Has the same meaning as “serious physical injury” as defined in ORS 161.015(8).

Physical Injury – Means impairment of physical condition or substantial pain that does not amount to “serious physical injury.”

Involved Officer – Means the person whose official conduct, or official order, was the cause in fact of the death of a person. “Involved Officer” also means an officer whose conduct was not the cause in fact of the death, but who was involved in the incident before or during the use of deadly physical force, and this involvement was reasonably likely to expose the officer to a heightened level of stress or trauma.

Section 4: Immediate Aftermath

- (1) When an officer uses deadly force, the officer shall, if able, immediately take whatever steps are reasonable and necessary to protect the safety of the officer and any member of the public.
 - (a) After taking such steps, the officer shall, if able, immediately notify his or her agency of the use of deadly physical force.
 - (b) Thereafter, the officer, if able, shall take such steps as are reasonably necessary to preserve the integrity of the scene and to preserve evidence.
 - (c) Upon request, the officer shall provide information regarding the circumstances as necessary to protect persons and property, preserve any evidence, and to provide a framework for the investigation.
- (2) If the use of deadly physical force results in physical injury, the Agency may employ its own resources to investigate and document the incident.
 - (a) This section does not prohibit the Agency from requesting assistance from an outside law enforcement agency.

Section 5: Serious Physical Injury/Death

- (1) When the use of deadly physical force results in death or serious physical injury to any person, in addition to the requirements of Section 4 (1) of this Plan, and notwithstanding agency policy, the following provisions apply:
- (2) As soon as practical, each Involved Officer shall leave the scene, as directed by his or her supervisor, and be offered an opportunity for a medical examination. If the officer is not in need of medical treatment, the officer shall be taken to the Agency offices. If requested by the Involved Officer, the officer’s union representative shall be notified.

- (3) As soon as practical, the duty weapon of any officer who fired their weapon or who was in the immediate vicinity where weapons were fired, shall be seized by investigators, and replaced with a substitute weapon, if appropriate.
- (4) Interview of an “Involved Officer”:

As used in this section “interview” refers to formal interview of the officer by assigned investigative personnel that occurs a reasonable time after the incident, and after the officer has had an opportunity to consult with counsel, if so desired.

 - (a) The interview of the involved officer(s) who discharged a firearm during a use of deadly physical force incident resulting in death or serious physical injury, shall occur after a reasonable period of time to prepare for the interview and taking into account the emotional and physical state of the officer(s). The interview shall occur no sooner than 48 hours after the incident, unless this waiting period is waived by the officer.
 - (b) The waiting period does not preclude an initial on-scene conversation with the officer to assess and make an initial evaluation of the incident.
 - (c) The on-scene supervisor shall take immediate action to stabilize the situation, ensure notification of the appropriate staff and agencies, and shall request a preliminary statement from the involved officer as soon as possible. The purpose in obtaining this statement will be to obtain public safety information such as outstanding suspects, location of evidence, direction of travel, etc.
 - (d) The scene shall be secured and managed consistent with the control of any other major crime scene. Only personnel necessary to conduct the investigation shall be permitted access to the scene. When it is determined that no evidence will be contaminated or destroyed, the officer(s) involved may conduct a “walk through” to assist in the investigation.
- (5) For at least 72 hours immediately following an incident in which the use of deadly physical force by a police officer resulted in the death of person, a law enforcement agency may not return an Involved Officer to duties that might place the officer in a situation in which the officer has to use deadly force.
 - (a) Officer(s) involved in discharging his or her firearm that results in death or serious physical injury shall immediately be placed on administrative leave until such time as sufficient information exists to determine the justification in the use of deadly physical force and that the officer(s) have had an opportunity for mental health counseling with an outcome that no issues would preclude the officer(s) from performing the duties of a police officer.
- (6) In the 6 months following a use of deadly physical force incident that results in a death, the Agency shall offer each Involved Officer a minimum of two opportunities for mental health counseling. The officer shall be required to attend at least one session of mental health counseling.

- (a) At agency expense, the involved officer(s) shall be scheduled for an appointment with a licensed mental health counselor for a counseling session with a follow-up session scheduled at a date determined by the mental health professional.
 - (b) The counseling sessions are not to be considered fitness for duty evaluations, and are privileged between the officer and the counselor.
- (7) After consultation with the involved officer, the Agency or officer shall notify the officer's family of incident according to the Agency's General Order, or other policy regarding such notification.
- (8) As soon as practicable after the arrival of a supervisor, notification shall be made to the District Attorney as provided in Section 8 (1) of this plan.
 - (a) This provision does not prevent the Agency from requiring additional notification requirements within their respective agency policies.
- (9) In the event of a use of deadly force that results in death or serious physical injury, the investigation shall be conducted by the Interagency Major Crimes Team (IAMCT); known in Wasco, Sherman, and Hood River counties as the "Columbia Gorge Major Crime Team". A written agreement shall be adopted and approved by each jurisdiction employing a law enforcement agency. At a minimum, the agreement shall provide for:
 - (a) A mission statement.
 - (b) Who will be the supervisor of the investigating officers, and the manner in which conflicts of interest will be resolved.
 - (c) The membership of the team, and the manner for selecting the members.
 - (d) Investigative protocols that do not conflict with the requirements of this Plan.
 - (e) Training of the members in the investigation of use of deadly force incidents.
 - (f) The assignment of at least one officer from an agency other than the involved officer's agency.
 - (g) The assignment of at least one officer from the involved officer's agency.
- (10) In the event that a conflict exists in the use of the IAMCT, the Involved Officer's Agency and the District Attorney shall consult and determine the appropriate manner in which the investigation will proceed.
- (11) The assignment of outside investigative personnel does not preclude the agency involved from conducting a concurrent investigation for administrative purposes as established by that agency. Such investigations may be necessary for civil preparation, determination of policy violations or training issues.

- (12) In order to preserve the integrity of the investigation and prosecution, if one occurs, the scene supervisor and investigative supervisor shall notify all involved officers to refrain from making public statements about the investigation, until such time as the investigation has concluded and the District Attorney has made a determination regarding the criminal responsibility of all involved persons.
- (13) The Agency District Attorney shall be designated a representative to make an initial public statement about the incident. Such statement shall include:
 - (a) The time and place of the incident.
 - (b) The condition of any suspect.
 - (c) The nature of the use of deadly physical force.
- (14) Prior to a final determination being made by the District Attorney, the District Attorney and the primary investigative agency shall consult with each other and make a public release of information as is deemed appropriate.

Section 6: Investigation Protocols

- (1) The investigation at a minimum, shall consist of:
 - (a) Eyewitness interviews.
 - (b) Evidence collection.
 - (c) Scene documentation.
 - (d) Background interviews.
 - (e) Involved Officer interview(s)
- (2) The investigation shall be documented in written reports.
 - (a) All written reports shall be filed with the investigator's agency, and copies provided to the IMCT, and the Involved Officer's agency.
 - (b) All police reports shall be provided to the District Attorney.

Section 7: District Attorney

- (1) When an incident of the use of deadly physical force by an officer occurs, and death or serious physical injury results, the agency shall, as soon as practicable notify the District Attorney's Office.

- (a) Notification shall be made to the District Attorney, Chief Deputy, or other senior member of the District Attorney's staff.
- (2) When a use of deadly physical force by an officer occurs, and death or serious physical injury results, the District Attorney, and/or a senior member of his staff will consult with the agency regarding the investigation and implementation of the other elements of this plan.
- (3) The District Attorney has the sole statutory and constitutional duty to make the decision on whether to present a matter to a Grand Jury.
 - (a) Preliminary Hearings will not be used as a method of reviewing an officer's use of deadly force.
 - (b) The District Attorney will consult with the investigating agency and make the decision on whether to present the case to a Grand Jury.
 - (1) The timing of the decision will be made by the District Attorney at such time as he has determined that sufficient information is available to competently make the decision.
 - (c) If the District Attorney decides to present a case to the Grand Jury, the District Attorney shall promptly notify the investigating agency, the involved officer's agency, and the involved officer's representative.
 - (d) If the District Attorney decides that the investigation reveals that the officer use of deadly force was justified under Oregon law, and that Grand Jury review is unnecessary, the District Attorney shall so notify the Agency, the involved officer, the involved officer's representative, and the public.
- (4) If the use of deadly physical force results in physical injury to someone other than a police officer, upon completion of the investigation, all investigative information shall be forwarded to the District Attorney for review.

Section 8: Debriefing

The use of deadly physical force by an officer has the potential to create strong emotional reactions which have the potential to interfere with an officer's ability to function. These reactions may be manifested immediately, or over time. Further, these reactions may occur not only in an officer directly involved in the incident, but also other officers within the Agency.

The requirements of this section provide a minimum framework, and are not intended to take the place of Agency policy. Agencies are encouraged to develop formal procedures to deal with an officer's stress response following a use of deadly force incident. Such policies should include a procedure that are implemented from the time of the incident and continue over time.

- (1) Upon a final determination by the District Attorney, the Agency shall conduct an internal review of the matter for compliance with agency policy. Such review, at a minimum shall include a review of the incident with the involved officer who used deadly physical force.
- (2) If the incident is of such a magnitude that agency-wide morale is implicated, the Agency shall take steps as it deems necessary to ensure professional police services are provided, and to develop strategies to restore morale and operational effectiveness.
- (3) Each agency shall provide for a process for any officer who makes a request, to participate in a critical incident debriefing.
- (4) If available, agencies should encourage officers to take advantage of Employee Assistance Programs, peer support, the Chaplaincy, and if appropriate, agencies should request assistance from other agencies that may have in place formal programs for dealing with critical incidents.

Section 9: Reporting, training, outreach

- (1) Each law enforcement agency within Wasco, Hood River, and Sherman Counties, shall include in its policy regarding the use of deadly force, a provision regarding engaging members of the community in a discussion regarding the Agency's policies on the use of deadly force, as well as discussion regarding the use of deadly force by the Agency's personnel.
- (2) Each law enforcement agency within Wasco County shall provide a copy of this Plan to every officer, incorporate the plan into agency policy documents and provide training to officers on the implementation of the plan.
- (3) Upon the conclusion of the investigation, the announcement by the District Attorney pursuant to Section 7 (3) of this Plan, and the debriefing, the Agency shall complete the Attorney General's report regarding the use of force, and submit the report to the Attorney General.
- (4) The Board and Department of Public Safety Standards and Training requires 8 hours per year, 24 hours over a 3-year period of training from either the "firearms" or "use of force" subject areas. Each agency subject to this Plan shall require that a minimum of 4 hours per year, 12 hours over a 3-year period, of that training be on the use of force. The training must include education on the agency's use of force policy. This training may also include, but is not limited to:
 - (a) Defensive Tactics.
 - (b) Tactical Shooting.
 - (c) SWAT training.
 - (d) Use of force in making an arrest.
 - (e) Use of non-lethal force.

Each agency shall have a written policy and monitoring system to ensure that the standards are met.

- (5) Upon adoption of this Plan, to the extent they are fiscally able, each agency shall take steps to publicize the Plan to their respective communities, by providing information to the media, general public, community organizations, and quasi-governmental bodies.
- (6) At least once per calendar year, the Agencies subject to this Plan should collectively conduct a seminar intended to educate the media and selected members of the Wasco, Sherman, and Hood River County communities in the use of force by law enforcement officers, and the investigation of such incidents.
- (7) Prior to the adoption of this Plan, the Planning Authority shall take steps to engage the communities of Wasco, Sherman, and Hood River Counties in a discussion regarding the purpose of the Plan, and the elements contained therein. Such steps shall include, but are not limited to general public release of the draft, discussion with the media, providing the draft to agency employees, union representative, elected officials, and members of relevant boards or commissions.
- (8) Each deadly force incident pursuant to this plan will:
 - (A) be entered into the National Use of Force Database
 - (B) be entered into the SB111- Officer-Involved use of deadly force resulting in death reporting form through the Oregon Department of Justice.
<https://justice.oregon.gov/deathincident>

Section 10: Fiscal Impact

- (1) At the conclusion of each fiscal year following the adoption of the Plan, each agency may submit to the administrator of the Plan, a report outlining the fiscal impact of each element of the Plan as described in sections (a) to (3) of Section 2 (4) of Senate Bill 111, Oregon Laws 2006.

Section 11: Plan Revision

- (1) If a revision of the Plan becomes advisable, the Planning Authority shall meet and discuss such a revision. If the Planning Authority adopts a revision, such revision shall be submitted for approval as provided by statute.

Section 12: Agency Policies

Department Policies are attached to this document as references and are listed in the Table of Contents. These policies are:

- A. Wasco County Sheriff's Office Use of Force Policy
- B. The Dalles Police Department Use of Force Policy
- C. Oregon State Police Use of Force Policy
- D. Sherman County Sheriff's Office Use of Force Policy
- E. Hood River County Sheriff's Office Use of Force Policy

- F. Hood River Police Department Use of Force Policy
- G. Interagency Cooperative Policing Agreement for Major Incidents Between The Dalles Police Department, Wasco County Sheriff's Office, Hood River Police Department, Hood River Sheriff's Office, Sherman County Sheriff's Officer and The Oregon State Police.

Section 13: Governmental Approval Signatures

Carrie Rasmussen
HOOD RIVER COUNTY DISTRICT ATTORNEY

DATE

Matthew Ellis
WASCO COUNTY DISTRICT ATTORNEY

DATE

Wade McLeod
SHERMAN COUNTY DISTRICT ATTORNEY

DATE

Matt English
HOOD RIVER COUNTY SHERIFF

DATE

Neil Holste
HOOD RIVER CHIEF OF POLICE

DATE

Scott Rector, Lieutenant
OREGON STATE POLICE

DATE

Brad Lohrey, Sheriff
SHERMAN COUNTY SHERIFF'S OFFICE

DATE

Lane Magill, Sheriff
WASCO COUNTY SHERIFF'S OFFICE

DATE

Tom M. Worthy, Chief
THE DALLES POLICE DEPARTMENT

DATE

Saving Clause

This plan remains in effect and full force if any signer above has been replaced by new agency head or elected official.

COLUMBIA GORGE INTERAGENCY MAJOR CRIME TEAM AGREEMENT

The Columbia Gorge Major Crime Team (CGMCT) will consist of personnel selected by the Oregon State Police, Wasco County Sheriff's Office, The Dalles Police Department, Hood River Sheriff's Office, Hood River Police Department, Sherman County Sheriff's Office, Sherman County District Attorney, the Hood River District Attorney's Office, and the Wasco County District Attorney's Office.

It is self-evident that the timely assemblage of skilled investigative personnel and necessary material resources, together with a clear delineation of lines of authority and task assignment, will positively affect the outcome of any major incident investigation.

MISSION STATEMENT

The mission of The Columbia Gorge Major Crime Team (CGMCT) is to provide professional, thorough, and efficient investigations into serious crimes regarding violent offenses, sexual assaults, homicides, and Law Enforcement's use of deadly force during police duties. Our team is dedicated to upholding the highest standards of integrity, accountability, while maintaining a respect for citizen's rights and providing compassion for victims. We strive to foster and maintain cooperation and transparency between the Law Enforcement and the public.

This plan supports the Columbia Gorge Senate Bill 111 deadly physical force plan and is incorporated by reference.

MAJOR CRIME TEAM ACTIVATION:

The Columbia Gorge Major Crime Team may be activated by the head of any participating agency or his/her Sergeant(s) and/or Detective(s). This Team will not be restricted to investigating homicides and may be activated for those crimes or those series of crimes which require an immediate combined, full-scale investigative response.

The Major Crime Team shall be activated for:

- A homicide
- Incidents of officer use of deadly force which results in death, in compliance of Senate Bill 111

The Major Crime Team may be activated for:

- A suspicious death
- An officer involved shooting or deadly force incident, even if no injuries occur,
- Serious felony crimes (i.e., rape, sex crimes, arson, kidnap, robbery)
- Other high profile/complex cases

The agency with primary jurisdiction over the case shall be the lead agency. If a conflict of interest occurs, or appears to exist, the agency heads will determine the lead agency.

A department supervisor of the lead agency will select the person who will be the team commander. The team commander will coordinate with all assigned Major Crime Team members regarding assignments and directions. If a disagreement occurs as to direction and assignments, the District Attorney with jurisdiction will decide any pertinent matters.

MAJOR CRIME TEAM SUPERVISOR:

This position will be determined individually at each major criminal investigation. The Major Crime Team Supervisor will be determined by the lead agency. It is the duty of the team supervisor to direct the investigative efforts of the team, assigns duties, and coordinate with the District Attorney of jurisdiction on matters of case preparation and prosecution needs. The Major Crime Team supervisor is responsible for briefing the agency head(s) and ensuring that they remain informed about the progress and status of the investigation. The Major Crime Team Supervisor is to ensure the quality of the case investigation and is responsible for the direction and utilization of all available resources. The Major Crime Team Supervisor shall remain free of direct investigative duties in order to oversee, direct and support the investigation.

LEAD DETECTIVE:

The lead detective will generally be determined by the Incident Commander and/or the Major Crime Team Supervisor with input from other agency supervisors on scene, as well as the District Attorney.

The lead detective is responsible for the generation, collection and compiling of reports by Major Crime Team members. The lead detective will be responsible for the investigation of all leads developed up to and through prosecution. The lead detective will be available to devote the necessary time and effort to see the case through its ultimate conclusion.

If the Major Crime Team representative from a particular agency cannot fulfill this obligation, an alternate lead will be selected. There is no prohibition from co-lead detectives from two agencies sharing responsibility of case development as long as one of the leads is responsible for report generation, completion, submission and prosecution.

The lead detective will work with the team supervisor to schedule briefings with team members.

The lead detective is responsible for all evidence collected, and the submission of evidence for any analysis to be conducted.

PROCEDURES:

- A. Upon activation, death investigations shall be under the joint direction of the head of the lead agency, the Major Crime Team and the District Attorney or his/her designee.
 - a. Decisions regarding whether an autopsy will be performed will be determined by the District Attorney in conjunction with the Medical Examiner. In most deaths where the cause of death is not readily obvious, a blood sample will be drawn at the direction of the Major Crime Team Commander meeting standard evidentiary protocol.
- B. The Major Crime team will conduct their investigation in a professional manner and will use approved techniques in handling of all evidence. The primary agency will be responsible for seizing and storing all evidence. The chain of custody for all evidence will be carefully maintained.

- C. The Major Crime Team should use the Oregon State Police Crime Laboratory and fingerprint personnel when appropriate and possible.
- D. In deaths involving possible Arson, the Major Crime Team shall request the assistance of the Oregon State Police Arson Detail and/or State Fire Marshall.
- E. Copies of all reports, once approved, will be submitted immediately to the lead detective, who will have the reports submitted to the District Attorney.

TEAM MEMBER RESPONSIBILITIES:

The Columbia Gorge Major Crime Team, when activated, will respond to assist any agency by participating in a collective, cooperative criminal investigation.

The individual Major Crime Team members are accountable to his/her agency for his/her conduct, performance and activities as a law enforcement officer.

AGENCY RESPONSIBILITIES:

It will be the responsibility of each agency to provide sufficient manpower to staff the Major Crime Team (within the agency's ability). If a primary team member is unavailable, an alternate member will be called.

The member agencies shall make available to each Major Crime Team supervisor, a list of off duty phone numbers. This list shall include only those persons authorized to activate their agency's Major Crime Team members. Each agency supervisor will be responsible for notifying their respective agency's team member.

Resource needs will be decided on a case by case basis and will be mutually agreeable to each agency's supervisor. Crime scene security will be made available on an equal basis from each agency and will be supplied where possible by non-Crime Team Members.

MEETINGS & TRAINING:

Whenever possible, the Major Crime Team will attend training seminars and if requested, will provide their assistance as instructors in the local jurisdiction training programs.

It will be the responsibility of the primary agency supervisor to schedule briefing sessions and team meetings.

At the conclusion of each Major Crime Team investigation, team members shall be allowed adequate opportunity to critique the team's operational effectiveness.

MEDIA RELATIONS:

Press releases will be the responsibility of the primary agency and the District Attorney's Office. In the case of death investigations, the District Attorney will typically make all press releases.

Carrie Rasmussen
HOOD RIVER COUNTY DISTRICT ATTORNEY

DATE

Matthew Ellis
WASCO COUNTY DISTRICT ATTORNEY

DATE

Wade McLeod
SHERMAN COUNTY DISTRICT ATTORNEY

DATE

Matt English, Sheriff
HOOD RIVER COUNTY SHERIFF'S OFFICE

DATE

Neal Holste, Chief
HOOD RIVER POLICE DEPARTMENT

DATE

Scott Rector, Lieutenant
OREGON STATE POLICE

DATE

Brad Lohrey, Sheriff
SHERMAN COUNTY SHERIFF'S OFFICE

DATE

Lane Magill, Sheriff
WASCO COUNTY SHERIFF'S OFFICE

DATE

Tom Worthy, Chief
THE DALLES POLICE DEPARTMENT

DATE



AGENDA STAFF REPORT

AGENDA LOCATION: Discussion Item # 12 A

MEETING DATE: September 25, 2023

TO: Honorable Mayor and City Council

FROM: Joshua Chandler
Community Development Director

ISSUE: 2023 Housing Needs Analysis Update:
City Council Work Session

BACKGROUND: Beginning in spring 2023, the City of The Dalles, with assistance from MIG and Johnson Economics, began a series of discussions on a regional Housing Needs Analysis (HNA) update that will serve as a critical tool for making informed decisions and developing strategies to address citywide housing issues more effectively. With the help of City Council, Planning Commission, and a project Advisory Committee, this work will help provide an understanding of housing needs, support data-driven decision-making, plan for future growth, and foster collaboration among stakeholders. It plays a crucial role in shaping effective housing policies and strategies that enhance the well-being and quality of life for residents within the City.

The City last completed a HNA in 2016 with assistance from Angelo Planning Group and Johnson Economics through a Technical Assistance Grant from the Department of Land Conservation. In the years since the 2016 HNA, the state of Oregon has continued to grapple with a growing housing crisis and rising number of residents experiencing homelessness. To better address this crisis and meet the diverse housing needs of all Oregonians, the Oregon Legislature adopted House Bill 2003 in 2019, which requires cities with a population over 10,000 to conduct a regional HNA every six to eight years to analyze current and future housing needs. This analysis will identify the types of housing needed for current and future residents, and ensure the city has enough residential land available to meet these housing needs for the next 20 years. In addition to this analysis, each city must then adopt a housing production strategy with specific actions to promote the development of all identified housing types, which may include code amendments or financial incentives. To ensure cities comply with these standards,

the State established a series of deadlines for cities to complete this work; the City of The Dalles is required to complete the work by 2025.

The initial discussion in this update was held August 3, 2023 at the regularly scheduled Planning Commission meeting, and included members of a project specific Advisory Committee with presentations from Matt Hastie of MIG. This meeting detailed an overview and methodology of the draft HNA and BLI. The second discussion with the Planning Commission and Advisory Committee will be held August 17, 2023 at the regularly scheduled Planning Commission meeting with the purpose of making needed revisions to the HNA and BLI reports, compare future land needs to future land supply, as well as complete draft amendments to The Dalles Comprehensive Plan consistent with these reports and findings. Each of these meetings allowed Commission/Committee members an opportunity to ask questions and provide input to ensure this work was consistent with community specific data.

The information gathered from the August 3 and 17 meetings will be discussed at the regularly scheduled City Council meeting on September 25, 2023 with an opportunity for additional input on the matter. Subsequent meetings with the Planning Commission and City Council will be held in October and November 2023 for adoption of this information.

We appreciate the commitment to all those involved in this important work, and encourage your participation, expertise, and experience in creating an update that truly resembles the housing needs of The Dalles.

The following meeting materials are included with this report:

- Memorandum: The Dalles Buildable Housing Needs Analysis Update, MIG
- Draft Housing and Residential Land Needs Assessment
- Draft Comprehensive Plan Goal 10 Amendments
- Project Schedule

BUDGET IMPLICATIONS: This work was budgeted in both the FY 22/23 and FY 23/24 City budgets; Community Development Fund, Line Item 001-1100-000.31-10.



MEMORANDUM

To: Joshua Chandler and Kaitlyn Cook, City of The Dalles
Members of The Dalles City Council

From: Matt Hastie AICP, Clinton “CJ” Doxsee, MIG, and Brendan Buckley, Johnson Economics

Date: September 13, 2023

RE: **The Dalles Buildable Housing Needs Analysis Update**

The City of The Dalles is undertaking an update of the City’s Housing Needs Analysis and Comprehensive Plan. The update includes the following primary components:

- **Housing Needs Projections.** This includes an estimate of current needs and a projection of future needs. The analysis incorporates a demographic and economic analysis of the community and relies on population projections prepared by the Portland State University Population Research Center per state law. The analysis projects needed housing by type and income level. The analysis also identifies future land needs associated with housing.
- **Buildable Lands Inventory Memo.** This memorandum describes the approach and results of The Dalles Buildable Lands Inventory (BLI). The inventory includes land within the entire urban growth boundary, both within and outside the city limits. The memo summarizes the location and character of vacant and partially vacant land that is considered buildable and which has the capacity to meet future housing needs during the next 20 years. The analysis is guided by fairly specific and prescriptive state rules related to the definition and analysis of buildable lands.
- **Comprehensive Plan Amendments.** The project team has prepared a set of proposed amendments to the Housing Chapter of the City’s Comprehensive Plan. These amendments includes updates to the following sections of the Housing Chapter.
 - *Background.* A new section includes updated narrative which summarizes the information in the new Housing Needs Analysis documents.
 - *Goals and Policies.* These have been updated to reflect the needs identified in the current Housing Needs Analysis, reflect current best practices for housing development and zoning, and eliminate outdated or already completed housing policies.
 - *Implementing Measures.* These have been revised to reflect recommendations in the current Housing Needs Analysis, eliminate outdated or already completed measures, and reduce conflicts between this document and the City’s Zoning Ordinance.

The City’s Planning Commission and other advisory committee members have reviewed and commented on these materials during two meetings during the last several months and the project team has updated the documents to address those comments. The upcoming City Council work session is an

opportunity for the Council to similarly review and comment on the materials, ask questions, and receive additional information from the project team, as needed. The team will then update the documents, as needed, to reflect Council discussion prior to conducting adoption hearings with the Planning Commission and City Council.

The memo and results of the analysis will be updated to reflect comments from City staff regarding specific parcels in the inventory. The results of the inventory will be compared to the estimated need for residential to meet projected future housing needs in The Dalles.



**JOHNSON
ECONOMICS**

CITY OF THE DALLES, OR

**HOUSING AND RESIDENTIAL LAND NEEDS ASSESSMENT
(OREGON STATEWIDE PLANNING GOAL 10)**

**20-YEAR HOUSING NEED
2023 - 2043**

Prepared For:
CITY OF THE DALLES, OREGON

August 2023

TABLE OF CONTENTS

INTRODUCTION	2
<i>I. CITY OF THE DALLES DEMOGRAPHIC PROFILE</i>	<i>2</i>
<i>A. POPULATION GROWTH</i>	<i>3</i>
<i>B. HOUSEHOLD GROWTH & SIZE</i>	<i>3</i>
<i>C. FAMILY HOUSEHOLDS</i>	<i>4</i>
<i>D. HOUSING UNITS</i>	<i>5</i>
<i>E. AGE TRENDS</i>	<i>5</i>
<i>F. DIVERSITY TRENDS</i>	<i>6</i>
<i>G. INCOME TRENDS</i>	<i>7</i>
<i>H. POVERTY STATISTICS</i>	<i>8</i>
<i>I. EMPLOYMENT TRENDS</i>	<i>8</i>
<i>II. CURRENT HOUSING CONDITIONS</i>	<i>10</i>
<i>A. HOUSING TENURE</i>	<i>10</i>
<i>B. HOUSING STOCK</i>	<i>10</i>
<i>C. NUMBER OF BEDROOMS</i>	<i>11</i>
<i>D. UNITS TYPES BY TENURE</i>	<i>11</i>
<i>E. AGE OF HOUSING STOCK</i>	<i>12</i>
<i>F. HOUSING COSTS VS. LOCAL INCOMES</i>	<i>13</i>
<i>G. PUBLICLY ASSISTED HOUSING</i>	<i>14</i>
<i>III. CURRENT HOUSING NEEDS (CITY OF THE DALLES)</i>	<i>16</i>
<i>IV. FUTURE HOUSING NEEDS - 2043 (CITY OF THE DALLES)</i>	<i>21</i>
<i>V. RECONCILIATION OF FUTURE NEED (2043) & LAND SUPPLY</i>	<i>26</i>

INTRODUCTION

This analysis outlines a forecast of housing need within the City of The Dalles. Housing need and resulting land need are forecast to 2043 consistent with 20-year need assessment requirements of periodic review. This report presents a housing need analysis (presented in number and types of housing units) and a residential land need analysis, based on those projections.

The primary data sources used in generating this forecast were:

- Portland State University Population Research Center
- U.S. Census
- City of The Dalles
- Claritas Inc.¹
- Wasco County GIS
- Other sources are identified as appropriate.

This analysis reflects the coordinated population forecast from the Oregon Population Forecast Program, at the Population Research Center (PRC) at PSU. State legislation passed in 2013 made the PRC responsible for generating the official population forecasts to be used in Goal 10 housing analyses in Oregon communities outside of the Portland Metro area (ORS 195.033). The population forecasts used in this analysis were generated in 2020 for all the jurisdictions within Wasco County.

This analysis relies heavily on Census data from the 2020 Decennial Census and the 2021 American Community Survey (ACS). All Census data feature some margin of error but remain the best data source available on many demographic and housing subjects.

I. CITY OF THE DALLES DEMOGRAPHIC PROFILE

SUMMARY

The following table (Figure 1.1) presents a profile of City of The Dalles demographics from the 2010 and 2020 Census. This includes the total area the Urban Growth Boundary (UGB) of The Dalles, not just city limits. It also presents the estimated population of this area in 2023 based on PSU estimates.

- The Dalles is a City of over 16,400 people (City), and over 17,550 people (UGB), located in Wasco County in the Columbia River Gorge on the northern border of Oregon.
- Based on the UGB population, The Dalles is the 38th largest city in the state by population, and the largest city in Wasco County.

¹ Claritas Inc. is a third-party company providing data on demographics and market segmentation. It is owned by the Nielson Company which conducts direct market research including surveying of households across the nation. Nielson combines proprietary data with data from the U.S. Census, Postal Service, and other federal sources, as well as local-level sources such as Equifax, Vallassis and the National Association of Realtors. Claritas promotes a “bottom-up” and “top-down” analysis using these sources to produce annual demographic and economic profiles for individual geographies. Projections of future growth are based on the continuation of long-term and emergent demographic trends identified through the above sources.

- The Dalles has experienced moderate growth, growing 11% since 2010 within the UGB. In contrast, Wasco County and the state experienced population growth of 5.4% and 11.4% respectively. (US Census and PSU Population Research Center)
- The Dalles is home to an estimated 6,800 households in 2023, an increase of roughly 425 households since 2010. The percentage of families fell somewhat between 2010 and 2023 from 62.9% to 60.5% of all households. Average household size has remained flat during this period. The city has a similar share of family households as Wasco County (63.2%) and the state (61.9%).
- The Dalles' average household size is 2.51 persons as of the 2020 Census. This is somewhat larger than the Wasco County average of 2.47 and the statewide average of 2.44.

FIGURE 1.1: THE DALLES DEMOGRAPHIC PROFILE

POPULATION, HOUSEHOLDS, FAMILIES, AND YEAR-ROUND HOUSING UNITS					
	2010	2020	Growth	2023	Growth
	(Census)	(Census)	10-20	(PSU)	20-23
Population ¹	15,792	17,124	8%	17,552	2%
Households ²	6,345	6,708	6%	6,768	1%
Families ³	3,990	4,060	2%	4,096	1%
Housing Units ⁴	6,776	7,079	4%	7,171	1%
Group Quarters Population ⁵	469	515	10%	529	3%
<i>Household Size (non-group)</i>	2.40	2.51	5%	2.51	0%
<i>Avg. Family Size</i>	3.15	3.16	0%	3.16	0%
PER CAPITA AND MEDIAN HOUSEHOLD INCOME					
	2010	2020	Growth	2023	Growth
	(Census)	(Census)	10-20	(Proj.)	10-21
Per Capita (\$)	\$23,369	\$33,493	na	\$37,312	11%
Median HH (\$)	\$41,639	\$56,598	na	\$62,057	10%

SOURCE: Census, PSU Population Research Center, and Johnson Economics

Census Tables: DP-1; DP-3 (2000); S1101; S1901; S19301

1 From PSU Population Research Center, growth rate 2010-2022 extended to 2023

2 2021 Households = (2021 population - Group Quarters Population)/2021 HH Size

3 Ratio of 2023 Families to total HH is based on 2020 Census

4 2021 housing units are the '20 Census total plus new units permitted from '20 through '22 (source: Census, City)

5 Ratio of 2023 Group Quarters Population to Total Population is kept constant from 2020.

A. POPULATION GROWTH

Since 2010, The Dalles has grown by roughly 1,750 people within the UGB, or 11% in 13 years. This is a greater growth rate than was seen in the rest of the county, but similar to statewide growth.

B. HOUSEHOLD GROWTH & SIZE

As of 2023, the city has an estimated 6,768 households. Since 2010, The Dalles has added an estimated 423 households, or growth of 6.7%. This is an average of roughly 33 households annually during this period. The growth since 2010 has slightly outpaced the growth in new housing units, which have been permitted at the rate of 30 units per year.

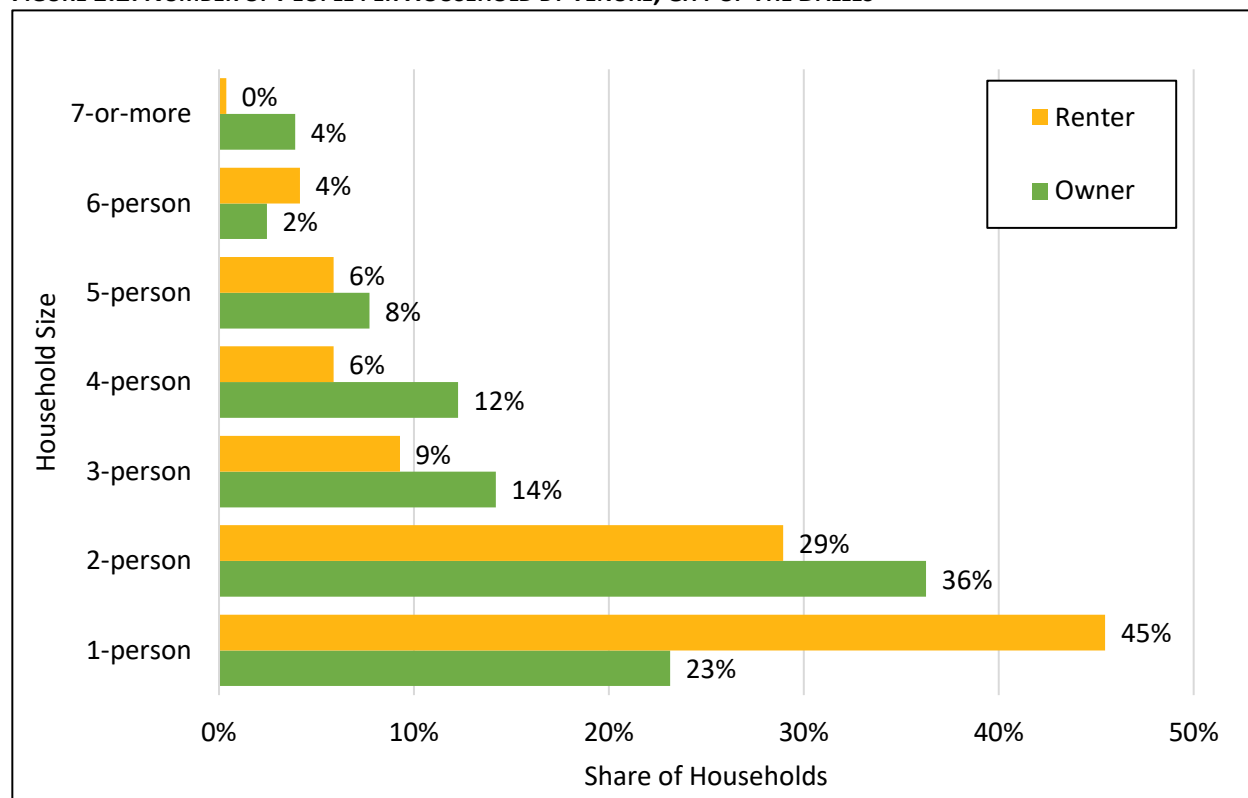
The average household size has grown since 2010 from 2.4 to 2.5 persons per household. There has been a general trend in Oregon and nationwide towards declining household size as birth rates have fallen, more people have chosen to live alone, and the Baby Boomers have become empty nesters. While this long-term trend of diminishing household size is expected to continue nationwide, disruptions of recent years include the pandemic and tight housing supply have caused resistance to this trend in some communities.

The Covid-19 pandemic is not estimated by the Census or Portland State University to have had a negative impact on population growth in the Dalles. Some, mostly larger, cities experienced some loss in households due to people adopting remote work or seeking less congested areas to shelter at home. Nationwide, household size temporarily increased, as families and other households consolidated to living together. However, this was quickly reversed as the pandemic eased, and new household formation increased.

The Dalles’ average household size of 2.5 people, with 61% family households, is similar to Wasco County (2.47; 65%). In comparison, Hood River has an average household size of 2.23 people with 54% family households.

Figure 1.2 shows the share of households by the number of people for renter and owner households in 2021 (latest data available), according to the Census. Renter households are more likely to have one person. Owner households are more likely to have two or more persons. Household size correlates to housing needs.

FIGURE 1.2: NUMBER OF PEOPLE PER HOUSEHOLD BY TENURE, CITY OF THE DALLES



SOURCE: US Census, JOHNSON ECONOMICS LLC
 Census Tables: B25009 (2021 ACS 5-yr Estimates)

C. FAMILY HOUSEHOLDS

As of the 2020 Census, 61% of The Dalles households were family households, down from 63% of households in 2010. Nevertheless, the number of family households in The Dalles is estimated to have grown by 106 since 2010.

The Census defines family households as two or more persons, related by marriage, birth or adoption and living together. In 2020, family households in The Dalles had an average size of 3.16 people.

D. HOUSING UNITS

Data from the City of The Dalles and the US Census indicate that the city added an estimated 396 housing units since 2010 within the UGB, representing 6% growth in the housing stock. This number of new units is 93% of the 423 new households estimated during the same period, indicating that housing growth did not keep pace with growing need.

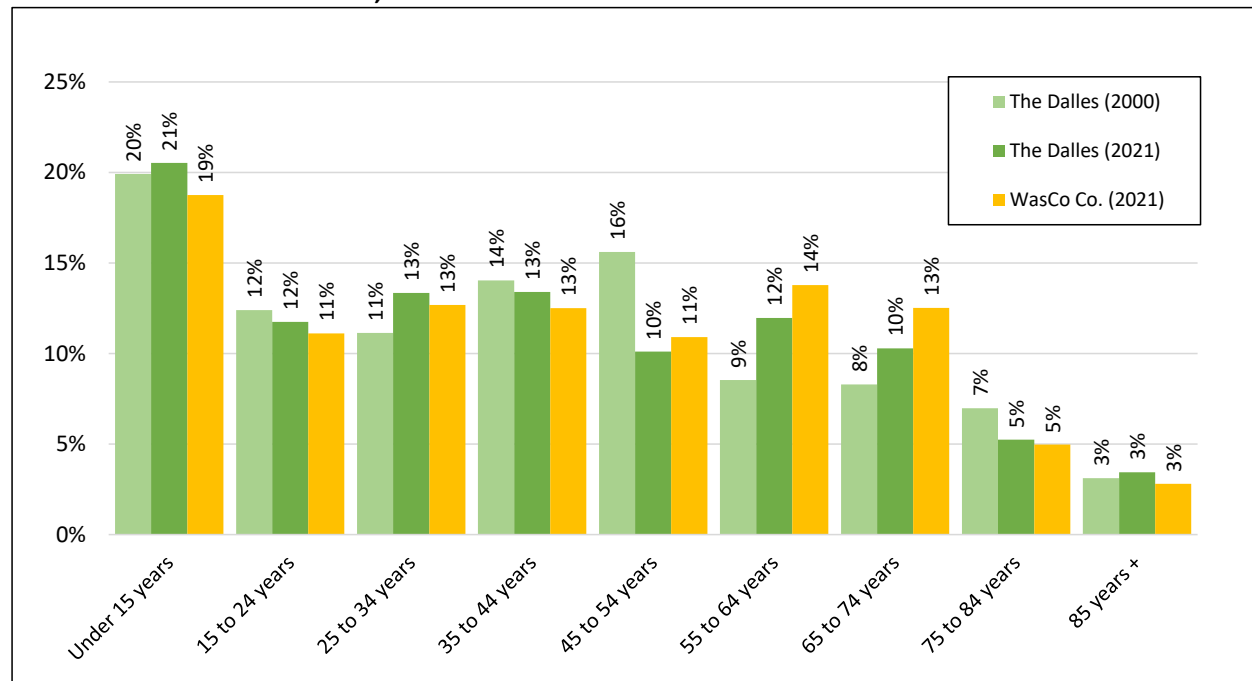
Over the last five years, an estimated 65% of new units were detached single family homes, while 35% were attached housing types. Attached housing includes most other types of housing, from duplexes and townhomes to larger multi-family apartment complexes. Detached homes are houses on their own lots, including manufactured homes.

As of 2023, the city has an estimated housing stock of roughly 7,171 units for its 6,770 estimated households. This translates to an estimated vacancy rate of 4% (not including seasonal/vacation homes). The 4% vacancy rate for rental and for-sale housing indicates a tight housing supply in the community.

E. AGE TRENDS

The following figure shows the share of the population falling in different age cohorts between the 2000 Census and the most recent 5-year American Community Survey estimates. As the chart shows, there is a general trend for middle-age cohorts to fall as share of total population, while older cohorts have grown in share. This is in keeping with the national trend caused by the aging of the Baby Boom generation. At the same time, the number of younger people has remained fairly steady as a share of population.

FIGURE 1.3: AGE COHORT TRENDS, 2000 - 2021



SOURCE: US Census, JOHNSON ECONOMICS LLC
 Census Tables: DP-1 (2000); S0101 (2021 ACS 5-yr Estimates)

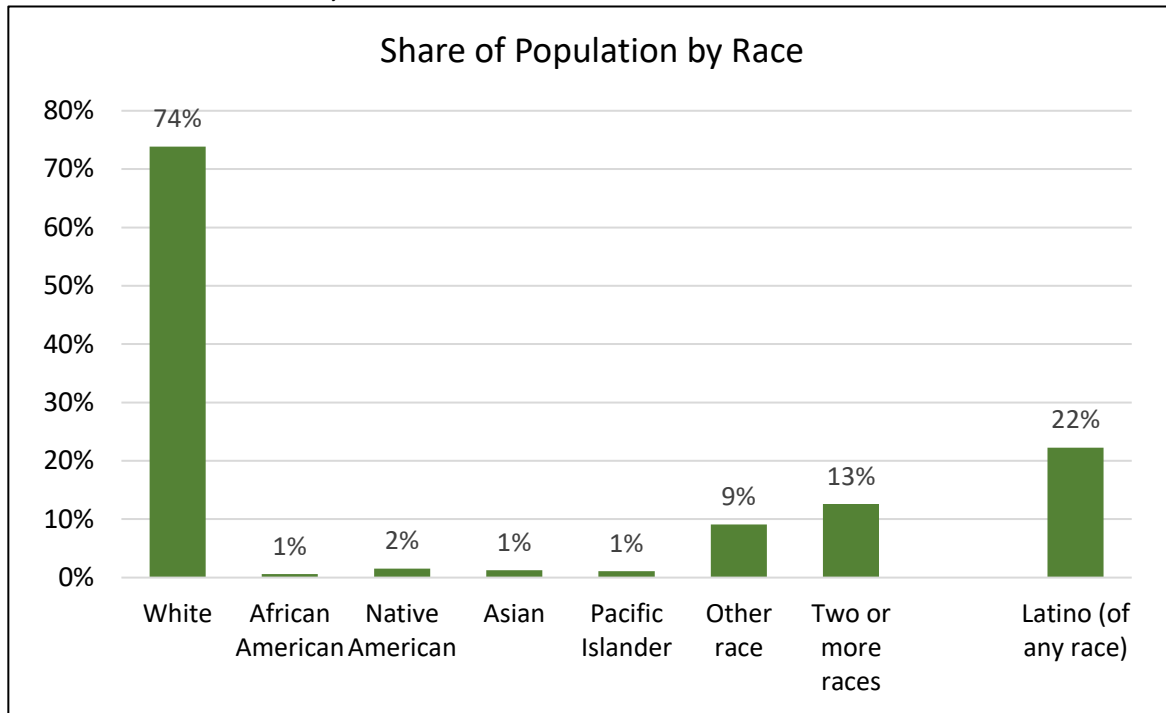
- In general, the distribution of the population is shifting upwards in age as the Baby Boom generation is well into the retirement years (currently roughly 60 to 80 years of age). The cohorts which grew in share during this period were those aged 55 to 74 years. Still an estimated 81% of the population is under 65 years of age, and 21% of the population consists of children under the age of 15.
- Wasco County in comparison features a smaller share of people in younger cohorts, and larger share of those aged 55 to 74 years.

- As of the 2021 ACS, the estimated local median age was 39 years, compared to 40 years in Oregon.
- The greatest growth was in the 55 to 64 age range, coinciding with the center of the Baby Boom cohort. This cohort grew from 9% to 12% of the population.
- 19% of the population is now 65 years or older.

F. DIVERSITY TRENDS

The Dalles is roughly 74% white with a smaller share of other racial groups. Wasco County has a similar share of white residents (74%), while Oregon is 75% white.

FIGURE 1.4: RACIAL DIVERSITY, 2020



SOURCE: US Census
Census Tables: DP-1 (2020)

The Hispanic or Latino community has increased more significantly in The Dalles. From roughly 2,300 individuals in the 2010 Census, or 17% of the population, the Latino population grew by over 1,200 people by the 2020 Census, to roughly 3,560 people, or 22% of the population. This is higher than the 18% Latino population in Wasco County, and higher than the 14% share across the state. (The Census tracks Latino heritage as a separate ethnic category and not as a racial category. Those identifying as Latino, may also fall into any of the racial categories.)

Immigration: As of the 2021 American Community Survey², an estimated 8.5% of The Dalles' population is foreign-born, up from 7% in 2000. Of these, 73% were born in Latin America, 17% were born in Europe, and roughly 6% were born in Asia.

As of 2021, the percentage of the population speaking a language other than English at home was 14%, up from 12% in 2000.

² Census Table: B05006 (2021 ACS, 5-Year Estimates)

G. INCOME TRENDS

The following figure presents data on income trends in The Dalles.

- The Dalles’ estimated median household income was \$62,000 in 2023. This is roughly 7% higher than the Wasco County median of \$57,800.
- The Dalles’ per capita income is roughly \$37,300.
- Median income has grown an estimated 49% between 2010 and 2023, in real dollars. Inflation was an estimated 38% over this period, so the local median income has outpaced inflation.

FIGURE 1.5: INCOME TRENDS, 2000 – 2021

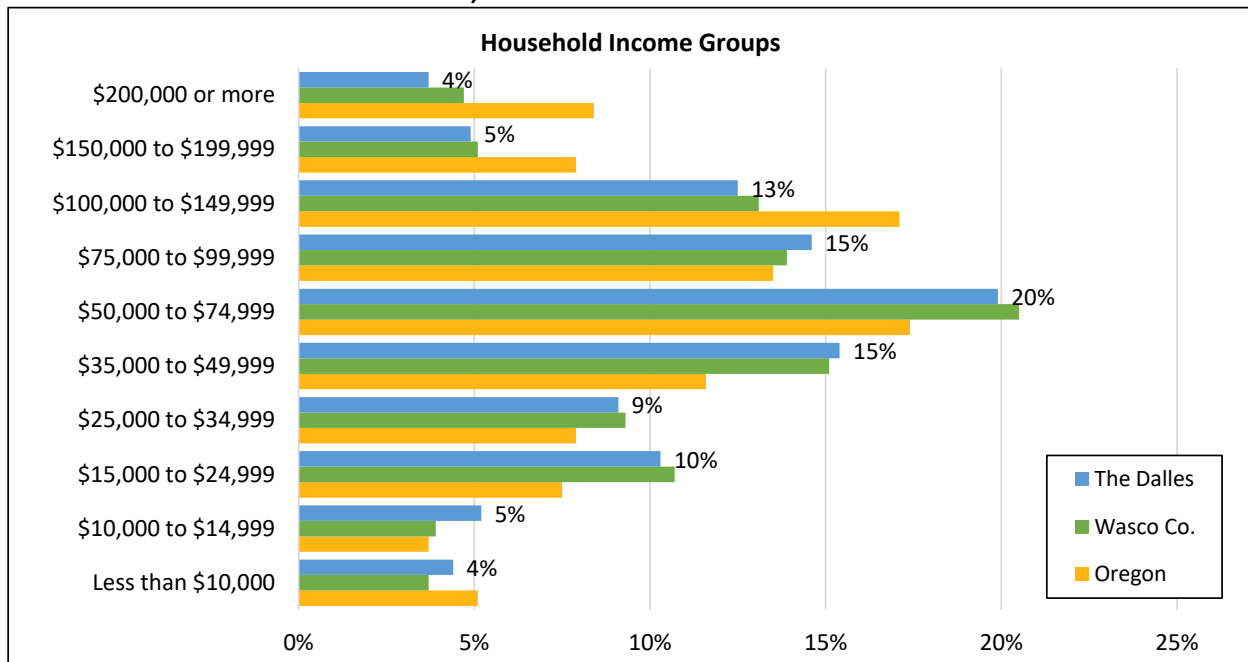
PER CAPITA AND MEDIAN HOUSEHOLD INCOME					
	2010 (Census)	2020 (Census)	Growth 10-20	2023 (Proj.)	Growth 10-21
Per Capita (\$)	\$23,369	\$33,493	na	\$37,312	11%
Median HH (\$)	\$41,639	\$56,598	na	\$62,057	10%

SOURCE: Census, PSU Population Research Center, and Johnson Economics

Census Tables: DP-1; DP-3 (2000); S1101; S1901; S19301

Figure 1.6 presents the estimated distribution of households by income as of 2021 (ACS). The largest income cohort are those households earning between \$50k and \$75k, at 20% of households. 44% of households earn less than this, while 36% of households earn \$75k or more per year. 20% of households earn \$25k or less.

FIGURE 1.6: HOUSEHOLD INCOME COHORTS, 2021



SOURCE: US Census, Nielsen Claritas

Census Tables: S1901 (2021 ACS 5-yr Est.)

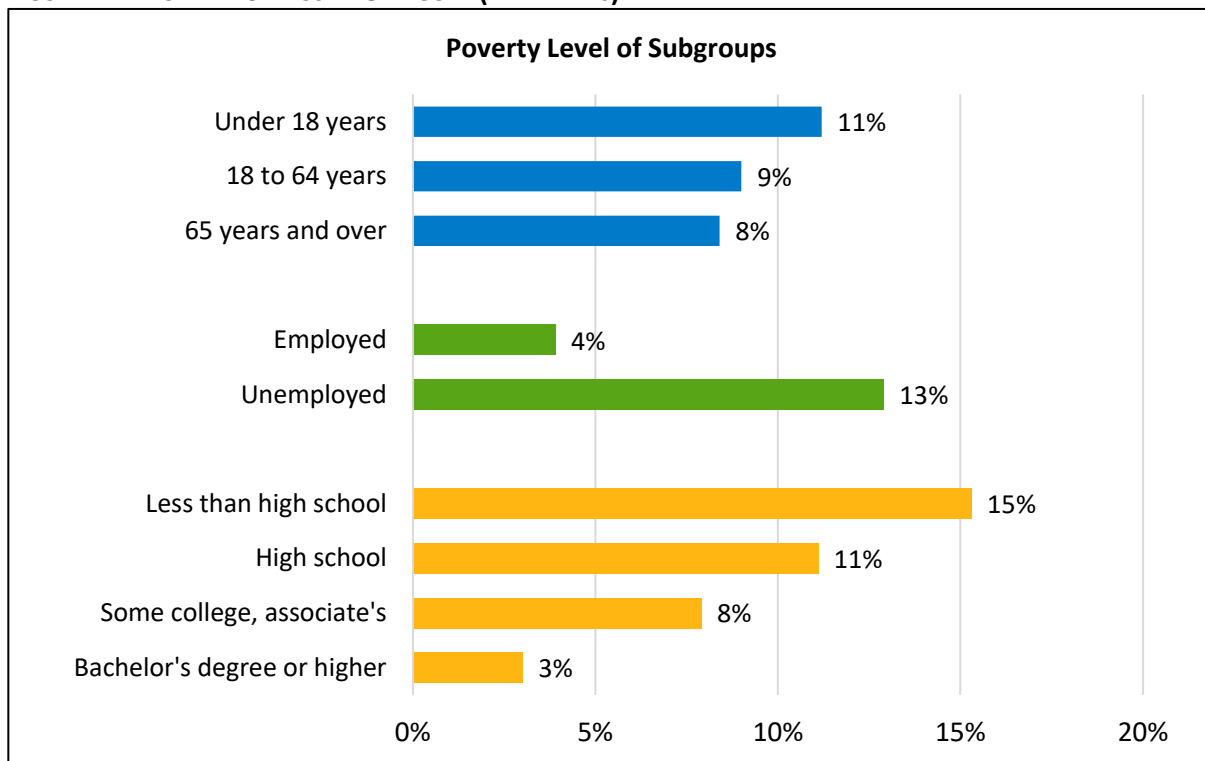
H. POVERTY STATISTICS

According to the US Census, the official poverty rate in The Dalles is an estimated 9.5% over the most recent period reported (2021 5-year estimates).³ This is roughly 1,470 individuals in The Dalles. In comparison, the official poverty rate in Wasco County is a similar 9.7%, and at the state level is 12%. In the 2017-21 period:

- The Dalles poverty rate is low among most groups, but highest among children at 11%. The rate is 9% among those aged 18 to 64 years. The estimated rate for those 65 and older is 8%.
- For those with only a high school diploma, the poverty rate is 11%. For those with higher rates of education, that rate falls to 3%.
- Among those who are employed the poverty rate is just 4%, while it is 13% for those who are unemployed.

Information on affordable housing is presented in Section III of this report.

FIGURE 1.7: POVERTY STATUS BY CATEGORY (THE DALLES)



SOURCE: US Census
Census Tables: S1701 (2021 ACS 5-yr Est.)

I. EMPLOYMENT TRENDS

This section provides an overview of employment and industry trends in The Dalles that are related to housing.

Commuting Patterns: The following figure shows the inflow and outflow of commuters to The Dalles according to the Census Employment Dynamics Database. These figures reflect “covered employment” as of 2019, the most recent year available. Covered employment refers to those jobs where the employee is covered by federal unemployment insurance. This category does not include many contract employees and

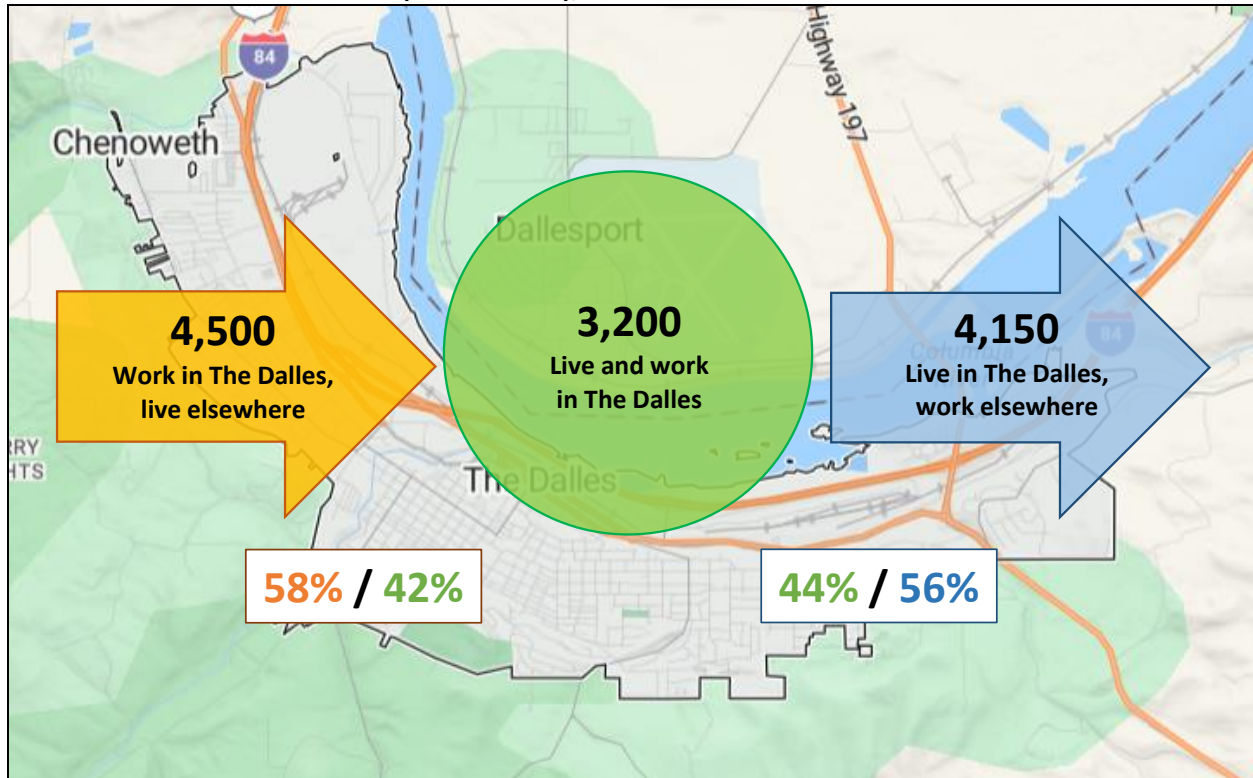
³ Census Tables: S1701 (2019 ACS 5-yr Estimates)

self-employed and therefore is not a complete picture of local employment. The figure discussed here is best understood as indicators of the general pattern of commuting and not exact figures.

As of 2020, the Census estimated there were roughly 7,670 covered employment jobs located in The Dalles. Of these, an estimated 3,200 or 42%, were held by local residents, while roughly 4,500 employees commuted into the city from elsewhere. This general pattern is fairly common among many communities within commuting distance to the Metro area. The most common places of residence of workers commuting into the city are Chenoweth, Hood River and Mosier.

Similarly, of the estimated 7,300 employed The Dalles residents, 56% of them commute elsewhere to their employment. The most common destinations for The Dalles commuters are Hood River and Portland.

FIGURE 1.8: COMMUTING PATTERNS (PRIMARY JOBS), THE DALLES



Source: US Census Longitudinal Employer-Household Dynamics

Jobs/Household Ratio: The Dalles features a high jobs-to-households ratio. There are an estimated 7,670 jobs in The Dalles (covered), and an estimated 6,770 households in The Dalles. This represents 1.1 jobs per household. There is no standard jobs-to-households ratio that is right for all communities, but it can provide a guide to the balance between employment uses and residential uses in the city. In the case of The Dalles, the number of jobs available locally, and the number of working residents is similar.

II. CURRENT HOUSING CONDITIONS

The following figure presents a profile of the current housing stock and market indicators in The Dalles. This profile forms the foundation to which current and future housing needs will be compared.

A. HOUSING TENURE

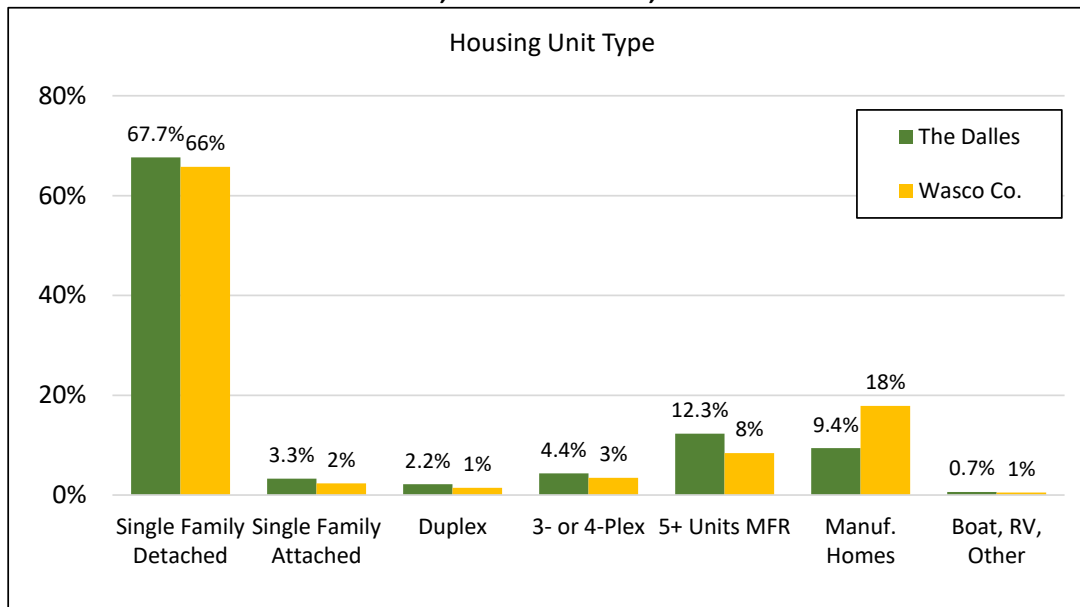
The Dalles has a greater share of homeowner households than renter households. The 2021 American Community Survey estimates that 62% of occupied units were owner occupied, and 38% renter occupied. The ownership rate in The Dalles has fallen slightly since 2000 from 63%. Nationally, the homeownership rate has nearly reached the historical average of 65%.

The estimated ownership rate is higher in Wasco County (66%) but roughly equal statewide (63%). The estimated ownership rate in Hood River is a lower 53%.

B. HOUSING STOCK

As shown in Figure 1.1, The Dalles UGB had an estimated 6,768 housing units in 2023, with a vacancy rate of 5% (includes ownership and rental units). The housing stock has increased by roughly 400 units since 2010, or growth of 6%.

FIGURE 2.1: ESTIMATED SHARE OF UNITS, BY PROPERTY TYPE, THE DALLES AND WASCO COUNTY



SOURCE: US Census
Census Tables: B25032 (2021 ACS 5-year Estimates)

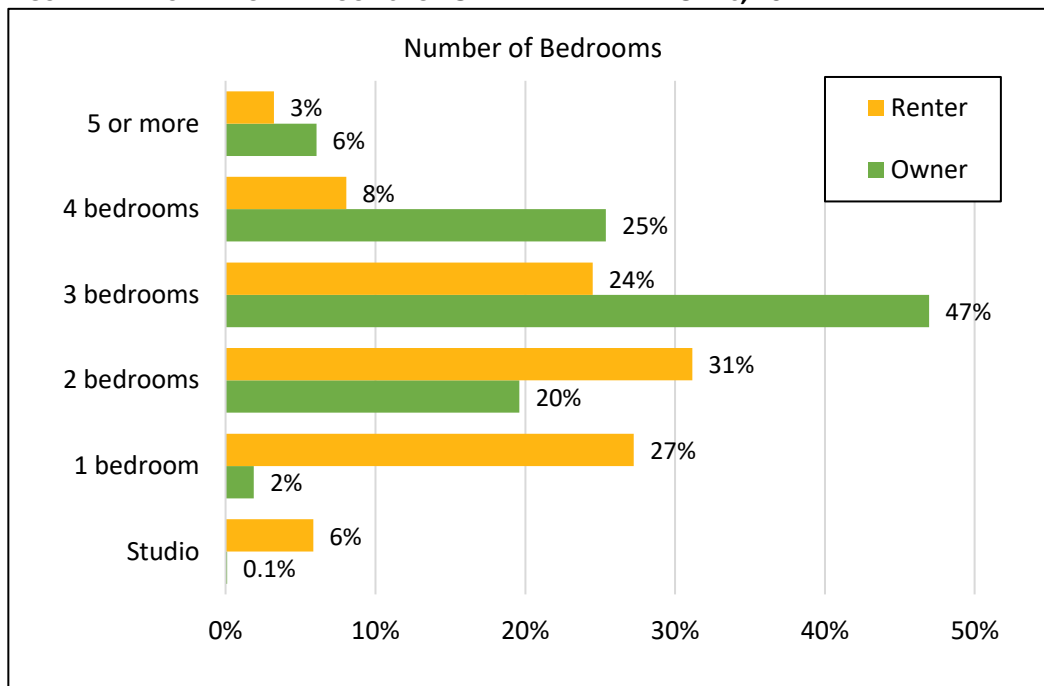
Figure 2.1 shows the estimated number of units by type as of 2021. Detached single-family homes represent an estimated 68% of housing units. Larger apartment complexes of five or more units represent 12% of units, and mobile homes represent 9.4%. Smaller attached units such as townhomes, and “plexes” represent a combined 10% of units. (Attached single family generally includes townhomes, some condos, and plexes which are separately metered.)

As shown in Figure 2.1, the Census provides an estimate of the share of households living in RV’s, boats, or other unconventional homes. Note that the City of the Dalles, like most cities, does not consider these to be permanent dwellings or part of the long-term housing stock.

C. NUMBER OF BEDROOMS

Figure 2.2 shows the share of units for owners and renters by the number of bedrooms they have. In general, owner-occupied units are much more likely to have three or more bedrooms, while renter occupied units are much more likely to have two or fewer bedrooms.

FIGURE 2.2: NUMBER OF BEDROOMS FOR OWNER AND RENTER UNITS, 2021



SOURCE: US Census
Census Tables: B25042 (2021 ACS 5-year Estimates)

D. UNITS TYPES BY TENURE

As Figure 2.3 and 2.4 show, a large share of owner-occupied units (86%) are detached homes, or manufactured homes (13%). Renter-occupied units are much more distributed among a range of structure types. 42% of rented units are estimated to be detached homes or manufactured homes, while the remainder are some form of attached unit.

FIGURE 2.3: CURRENT INVENTORY BY UNIT TYPE, FOR OWNERSHIP AND RENTAL HOUSING

OWNERSHIP HOUSING

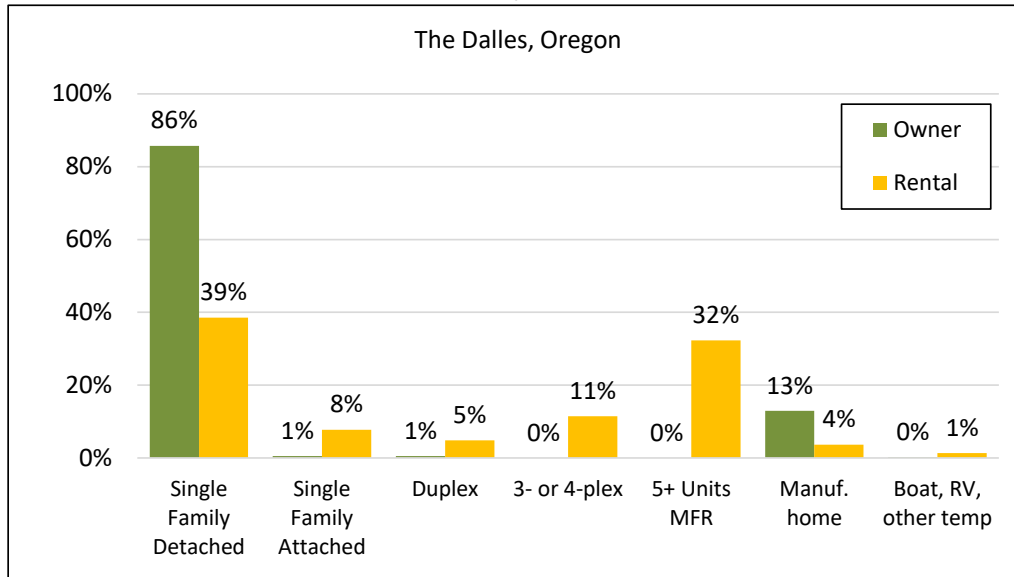
OWNERSHIP HOUSING								
	Single Family Detached	Single Family Attached	Duplex	3- or 4-plex	5+ Units MFR	Manuf. home	Boat, RV, other temp	Total Units
Totals:	3,810	26	26	0	0	576	9	4,446
Percentage:	85.7%	0.6%	0.6%	0.0%	0.0%	13.0%	0.2%	100%

RENTAL HOUSING

RENTAL HOUSING								
	Single Family Detached	Single Family Attached	Duplex	3- or 4-plex	5+ Units MFR	Manuf. home	Boat, RV, other temp	Total Units
Totals:	1,050	211	132	313	881	100	38	2,726
Percentage:	38.5%	7.8%	4.8%	11.5%	32.3%	3.7%	1.4%	100%

Sources: US Census, JOHNSON ECONOMICS

FIGURE 2.4: CURRENT INVENTORY BY UNIT TYPE, BY SHARE

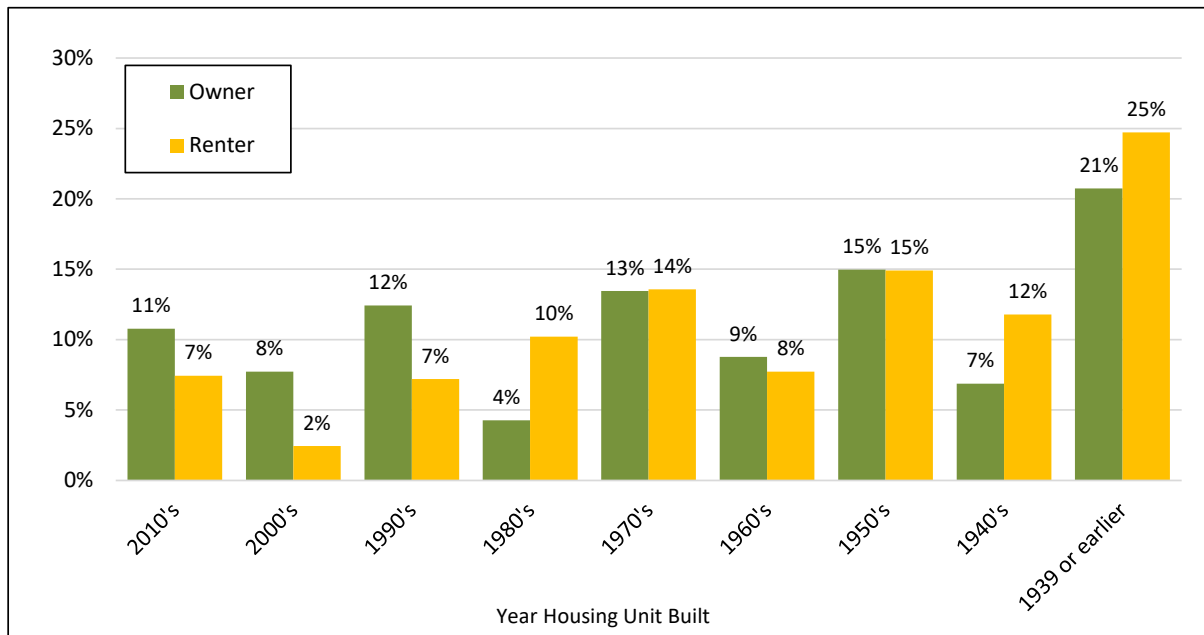


Sources: US Census, JOHNSON ECONOMICS
 Census Tables: B25004, B25032, B25063, B25075 (2021 ACS 5-yr Estimates)

E. AGE OF HOUSING STOCK

The Dalles’ housing stock reflects the pattern of settlement in the area. Nearly 85% of the housing stock is pre-1990 with the remainder being post-1990. 45% of the housing stock dates from the 1950’s or earlier. The following figure shows that owner-occupied households are somewhat more likely to live in newer housing on average, and renter households in older housing.

FIGURE 2.5: AGE OF UNITS FOR OWNERS AND RENTERS



SOURCE: US Census
 Census Tables: B25036 (2021 ACS 5-year Estimates)

- Unfortunately, good quantitative data on housing condition is generally unavailable without an intensive on-site survey of all local housing that is beyond the scope of this analysis. Census categories related to housing condition are ill-suited for this analysis, dealing with such issues as units without indoor plumbing, which was

more common in the mid-20th Century, but is an increasingly rare situation. Age of units serves as the closest reliable proxy for condition with available data.

- For ownership units, older homes may be in poor condition, but are also more likely to have undergone some repair and renovation over the years. Rental units are more likely to degrade steadily with age and wear-and-tear, and less likely to receive sufficient reinvestment to keep them in top condition, though this is not universally true.

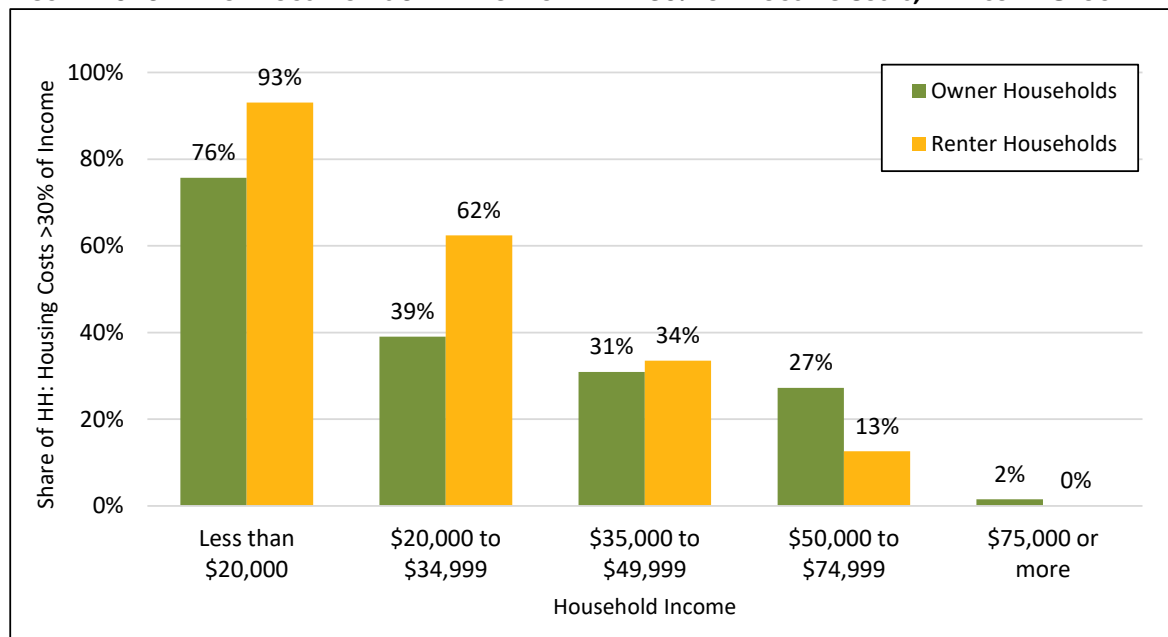
F. HOUSING COSTS VS. LOCAL INCOMES

Figure 2.6 shows the share of owner and renter households who are paying more than 30% of their household income towards housing costs, by income segment. (Spending 30% or less on housing costs is a common measure of “affordability” used by HUD and others, and in the analysis presented in this report.)

As one would expect, households with lower incomes tend to spend more than 30% of their income on housing, while incrementally fewer of those in higher income groups spend more than 30% of their incomes on housing costs. Of those earning less than \$20,000, it is estimated that 76% of owner households spend more than 30% of income on housing costs and 93% of renters.

In total, the US Census estimates that over 29% of The Dalles households pay more than 30% of income towards housing costs (2021 American Community Survey, B25106).

FIGURE 2.6: SHARE OF HOUSEHOLDS SPENDING MORE THAN 30% ON HOUSING COSTS, BY INCOME GROUP



Sources: US Census, JOHNSON ECONOMICS
 Census Table: B25106 (2021 ACS 5-yr Estimates)

Housing is generally one of a household’s largest living costs, if not the largest. The ability to find affordable housing options, and even build wealth through ownership, is one of the biggest contributors to helping lower income households save and cultivate wealth. Even if renting, affordable housing costs allow for more household income to be put to other needs, including saving.

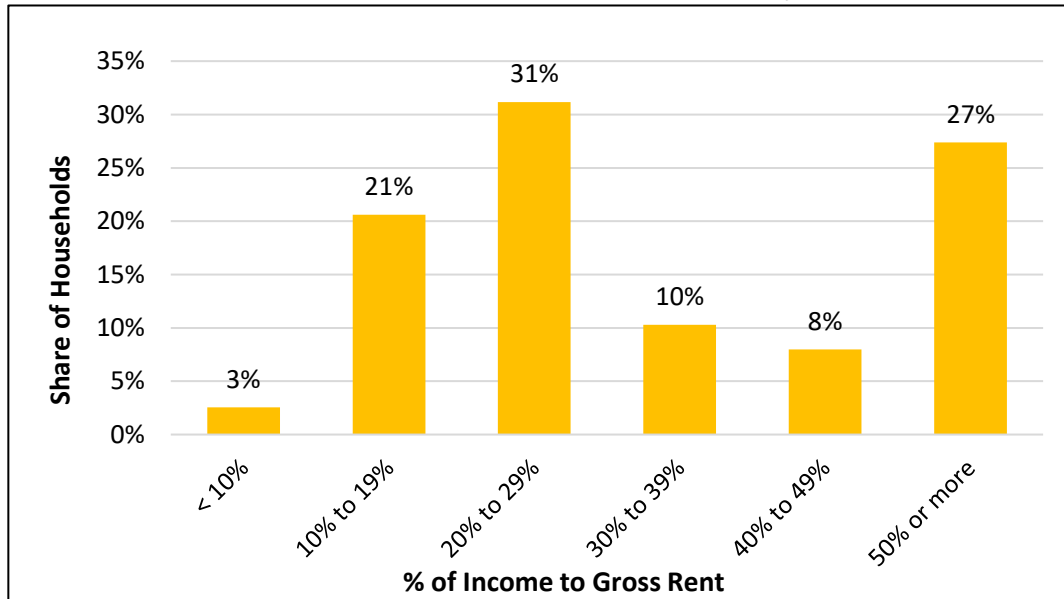
The following figures shows the percentage of household income spent towards gross rent⁴ for local renter households only. This more fine-grained data shows that not only are 45% of renters spending more than 30% of their

⁴ The Census defines Gross Rent as “the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else).” Housing costs for homeowners include mortgage, property taxes, insurance, utilities and condo or HOA dues.

income on gross rent, but an estimated 27% of renters are spending 50% or more of their income on housing and are considered “severely rent-burdened.”

Renters are disproportionately lower income relative to homeowners. Housing cost burdens are felt more broadly for these households, and as the analysis presented in a later section shows there is a need for more affordable rental units in The Dalles, as in most communities.

FIGURE 2.7: PERCENTAGE OF HOUSEHOLD INCOME SPENT ON GROSS RENT, THE DALLES RENTER HOUSEHOLDS



Sources: US Census, JOHNSON ECONOMICS
 Census Table: B25070 (2021 ACS 5-yr Estimates)

G. PUBLICLY ASSISTED HOUSING

The Dalles has an estimated 526 affordable housing units according to Oregon Housing and Community Development (OHCS).

The 526 affordable units in The Dalles represent 98% of the 537 affordable units in Wasco County. In comparison, Hood River County offers 412 affordable units, and Umatilla County features 1,701 affordable units.

FIGURE 2.8: SUBSIDIZED HOUSING UNITS IN THE DALLES, AND COMPARISON COMMUNITIES

Geography	Subsidized Units
The Dalles	526
Wasco County (Total)	537
Hood River City	373
Hood River County (Total)	412
Umatilla County (Total)	1,701

Sources: Oregon Housing and Community Services

The estimated 526 subsidized housing units in The Dalles represent 8% of total local households (6,768). Despite this, the estimate of current housing need finds a greater need for housing units at the lowest price

points (Section 3 below). This reflects the high number of renters paying over 30% of their income towards housing costs. This inventory does not include households who receive housing choice vouchers in the county.

Agricultural Worker Housing: The Dalles is home to two properties offering a total of 47 units dedicated to agricultural workers. Many farm businesses in the region provide some temporary or permanent housing for their workers outside of incorporated cities. This population may also be served by other available affordable units.

Homelessness: A Point-in-Time count of homeless individuals in Wasco County conducted in January of 2022 found 194 homeless individuals on the streets, in shelters, or other temporary and/or precarious housing. This was a 73% increase over the prior count. *These figures are for the entire county.*⁵ This included:

- 194 individuals experiencing homelessness (+82)
- 138 Unsheltered (+43)
- 56 Sheltered (+39)
- 54 self-identified as having a mental illness (+24)
- 34 identified having a substance use disorder (+18)
- 9 Veterans (+3)
- 16 Native Community Members (+10)
- 32 Latinx Community Members (+24)
- 19 People of Color (+1)
- 19 Children and Youth under the age of 24 (+1)

An analysis of the ability of current and projected housing supply to meet the needs of low-income people, and the potential shortfall is included in the following sections of this report.

⁵ Figures via OHCS

III. CURRENT HOUSING NEEDS (CITY OF THE DALLES)

The profile of current housing conditions in the study area is based on Census 2020, which the Portland State University Population Research Center (PRC) uses to develop yearly estimates that have been further forecasted to 2023. The PRC methodology incorporates the estimated population from within the City boundary and an estimated population from those areas within the UGB, but outside of the City boundary. To estimate the additional population within the UGB area, the PRC assigned a share of the population from the relevant Census tracts.

This analysis removes those living in “group housing” situations from the calculation of new housing units needed. Group living situations include such examples as nursing and assisted living homes, correctional facilities, dorms, group worker housing, and similar situations. In the Dalles, a majority of the group living population lives in nursing facilities.

FIGURE 3.1: CURRENT HOUSING PROFILE (2023)

CURRENT HOUSING CONDITIONS (2023)		SOURCE
Total 2023 Population:	17,552	PSU Pop. Research Center
- Estimated group housing population:	529 (3% of Total)	US Census
Estimated Non-Group 2023 Population:	17,023 (Total - Group)	
Avg. HH Size:	2.51	US Census
Estimated Non-Group 2023 Households	6,768 (Pop/HH Size)	
Total Housing Units:	7,171 (Occupied + Vacant)	Census 2020 + permits
Occupied Housing Units:	6,768 (= # of HH)	
Seasonal/Vacation Units:	103	US Census
Vacant Housing Units:	301 (Total HH - Occupied)	
Current Vacancy Rate:	4.2% (Vacant units/ Total units)	

Sources: Johnson Economics, City of The Dalles, PSU Population Research Center, U.S. Census

*This table reflects population, household and housing unit projections shown in Figure 1.1

We estimate a current population of roughly 17,550 residents, living in 6,770 households (excluding group living situations). Average household size is 2.5 persons.

There are an estimated 7,171 housing units in the city, with 301 units vacant (excluding seasonal/vacation homes). The estimated 2021 vacancy rate of housing units is 4%.

ESTIMATE OF CURRENT HOUSING DEMAND

Following the establishment of the current housing profile, the current housing demand was determined based upon the age and income characteristics of current households.

The analysis considered the propensity of households in specific age and income levels to either rent or own their home (tenure), to derive the current demand for ownership and rental housing units and the appropriate housing cost level of each. This is done by combining data on tenure by age and tenure by income from the Census American Community Survey (tables: B25007 and B25118, 2021 ACS 5-yr Estimates).

The analysis takes into account the average amount that owners and renters tend to spend on housing costs. For instance, lower income households tend to spend more of their total income on housing, while upper

income households spend less on a percentage basis. In this case, it was assumed that households in lower income bands would *prefer* housing costs at no more than 30% of gross income (a common measure of affordability). Higher income households pay a decreasing share down to 20% for the highest income households.

While the Census estimates that most low-income households pay more than 30% of their income for housing, this is an estimate of current preferred demand. It assumes that low-income households prefer (or demand) units affordable to them at no more than 30% of income, rather than more expensive units.

Figure 3.2 presents a snapshot of current housing demand (i.e. preferences) equal to the number of households in the study area (6,768). The breakdown of tenure (owners vs. renters) is 62% to 38%.

FIGURE 3.2: ESTIMATE OF CURRENT HOUSING DEMAND (2023)

Ownership				
Price Range	# of Households	Income Range	% of Total	Cumulative
\$0k - \$80k	164	Less than \$15,000	3.9%	3.9%
\$80k - \$130k	296	\$15,000 - \$24,999	7.0%	10.9%
\$130k - \$180k	139	\$25,000 - \$34,999	3.3%	14.2%
\$180k - \$240k	506	\$35,000 - \$49,999	12.0%	26.2%
\$240k - \$330k	831	\$50,000 - \$74,999	19.7%	45.9%
\$330k - \$400k	789	\$75,000 - \$99,999	18.7%	64.5%
\$400k - \$460k	588	\$100,000 - \$124,999	13.9%	78.5%
\$460k - \$500k	241	\$125,000 - \$149,999	5.7%	84.2%
\$500k - \$670k	351	\$150,000 - \$199,999	8.3%	92.5%
\$670k +	317	\$200,000+	7.5%	100.0%
Totals:	4,222		% of All:	62.4%

Rental				
Rent Level	# of Households	Income Range	% of Total	Cumulative
\$0 - \$400	371	Less than \$15,000	14.6%	14.6%
\$400 - \$700	347	\$15,000 - \$24,999	13.6%	28.2%
\$700 - \$900	307	\$25,000 - \$34,999	12.0%	40.2%
\$900 - \$1200	461	\$35,000 - \$49,999	18.1%	58.3%
\$1200 - \$1700	605	\$50,000 - \$74,999	23.8%	82.1%
\$1700 - \$2000	170	\$75,000 - \$99,999	6.7%	88.8%
\$2000 - \$2300	120	\$100,000 - \$124,999	4.7%	93.5%
\$2300 - \$2500	42	\$125,000 - \$149,999	1.6%	95.2%
\$2500 - \$3400	65	\$150,000 - \$199,999	2.5%	97.7%
\$3400 +	58	\$200,000+	2.3%	100.0%
Totals:	2,546		% of All:	37.6%

All Households	6,768
-----------------------	--------------

Sources: PSU Population Research Center, Claritas Inc., Census, JOHNSON ECONOMICS
 Census Tables: B25007, B25106, B25118 (2021 ACS 5-yr Estimates)
 Claritas: Estimates of income by age of householder

The estimated home price and rent ranges are irregular because they are mapped to the affordability levels of the Census income level categories. For instance, an affordable home for those in the lowest income category (less than \$15,000) would have to cost \$90,000 or less. Affordable rent for someone in this category would be \$400 or less.

The affordable price level for ownership housing assumes 30-year amortization, at an interest rate of 5% (less than the current rate, but in line with historic norms), with 10% down payment. These assumptions are designed to represent prudent lending and borrowing levels for ownership households. The 30-year

mortgage commonly serves as the standard. In the last decade, down payment requirements fell significantly. While 20% is often cited as the standard for most buyers, it is common for homebuyers, particularly first-time buyers, to pay significantly less than this using available programs.

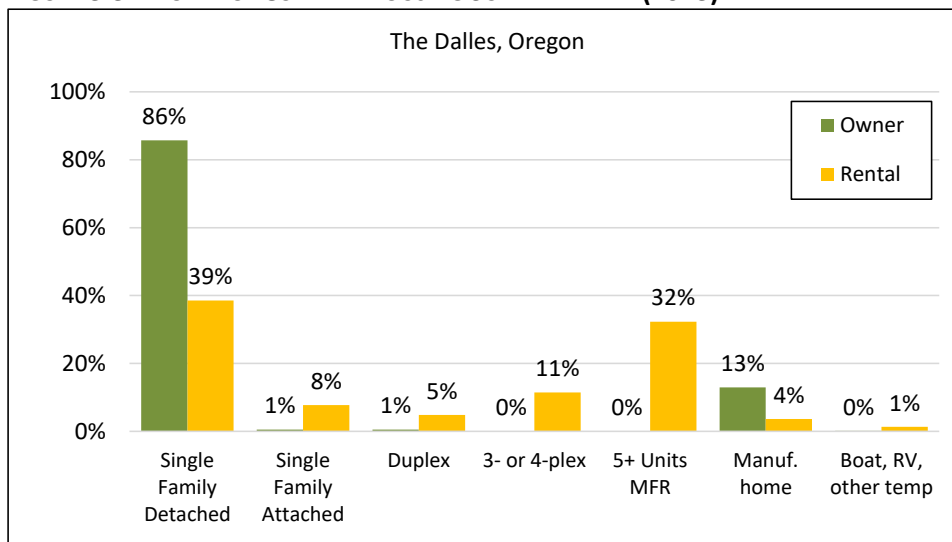
Interest rates are subject to disruption from national and global economic forces, and therefore impossible to forecast beyond the short term. The 5% used here is roughly the average 30-year rate over the last 20 years. The general trend has been falling interest rates since the early 1980's, but coming out of the recent recession, many economists believe that rates cannot fall farther and must begin to climb as the Federal Reserve raises its rate over the coming years.

CURRENT HOUSING INVENTORY

The profile of current housing demand (Figure 3.2) represents the preference and affordability levels of households. In reality, the current housing supply (Figures 3.3 and 3.4 below) differs from this profile, meaning that some households may find themselves in housing units which are not optimal, either not meeting the household's own/rent preference, or being unaffordable (requiring more than 30% of gross income).

A profile of current housing supply in The Dalles was estimated based on permit data from the City of The Dalles and Census data from the most recently available 2021 ACS, which provides a profile of housing types (single family, attached, manufactured home, etc.), tenure, housing values, and rent levels.

FIGURE 3.3: PROFILE OF CURRENT HOUSING SUPPLY BY TYPE (2023)

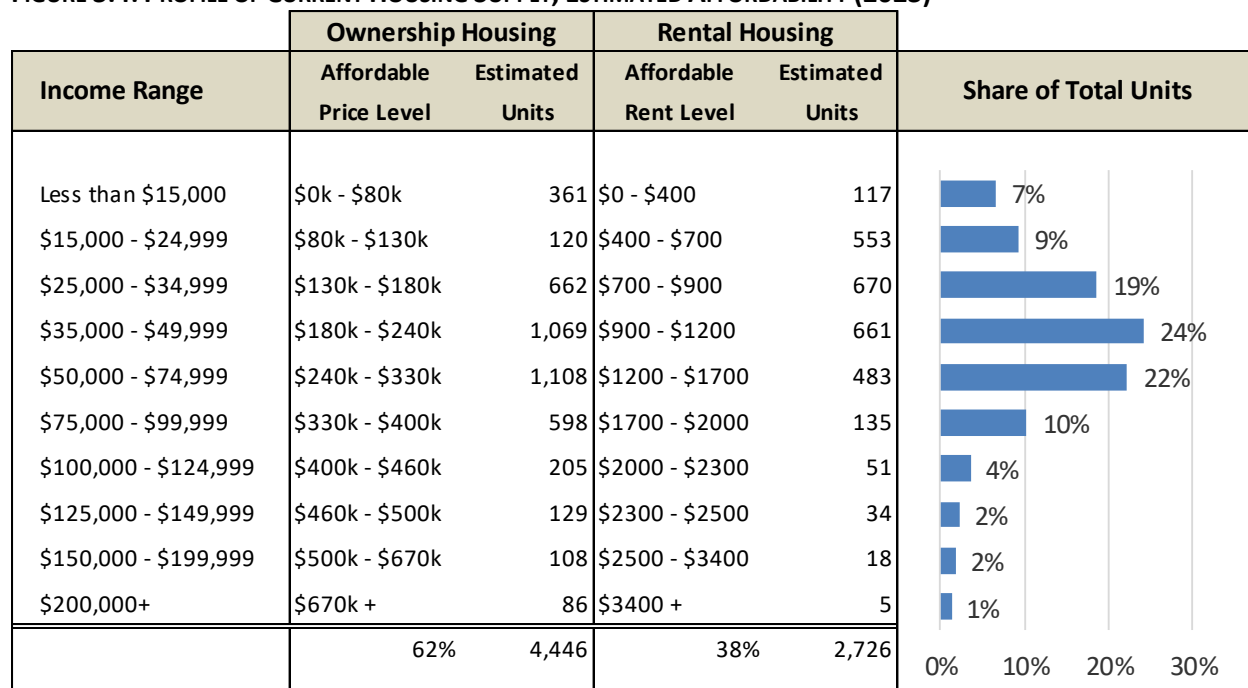


Sources: US Census, PSU Population Research Center, JOHNSON ECONOMICS

- An estimated 62% of housing units are ownership units, while an estimated 38% of housing units are rental units. This is similar to the estimated demand profile shown in Figure 3.2. The inventory includes vacant units.
- 86% of ownership units are detached homes, and 13% are manufactured homes. Forty-three percent of rental units are either single family homes or manufactured homes, while 32% are in structures of 5 units or more.
- Of total housing units, an estimated 68% are detached homes, and an additional 9% are manufactured homes. An estimated 22% are some sort of attached unit type.
- The affordability of different unit types is an approximation based on Census data on the distribution of housing units by value (ownership) or gross rent (rentals).

- Ownership housing found at the lower end of the value spectrum generally reflect older, smaller homes, or homes in poor condition on small or irregular lots. **It is important to note that these represent estimates of current *property value* or *current housing cost to the owner*, not the current market pricing of homes for sale in the city.** These properties may be candidates for redevelopment when next they sell but are currently estimated to have low value.

FIGURE 3.4: PROFILE OF CURRENT HOUSING SUPPLY, ESTIMATED AFFORDABILITY (2023)



Sources: US Census, PSU Population Research Center, JOHNSON ECONOMICS
 Census Tables: B25004, B25032, B25063, B25075 (2021 ACS 5-yr Estimates)

- Most housing in The Dalles is found in price and rent levels affordable to those earning at least \$35,000 per year. Thirty-five percent of housing is estimated to be affordable to those earning less than this.

COMPARISON OF CURRENT HOUSING DEMAND WITH CURRENT SUPPLY

A comparison of estimated current housing *demand* with the existing *supply* identifies the existing discrepancies between needs and the housing which is currently available. The estimated number of units outnumbers the number of households by roughly 404 units, indicating an average vacancy rate of 5.6% (including seasonal/vacation homes). Excluding vacation homes, there are an estimated 301 vacant units, indicating a vacancy rate of 4.2%.

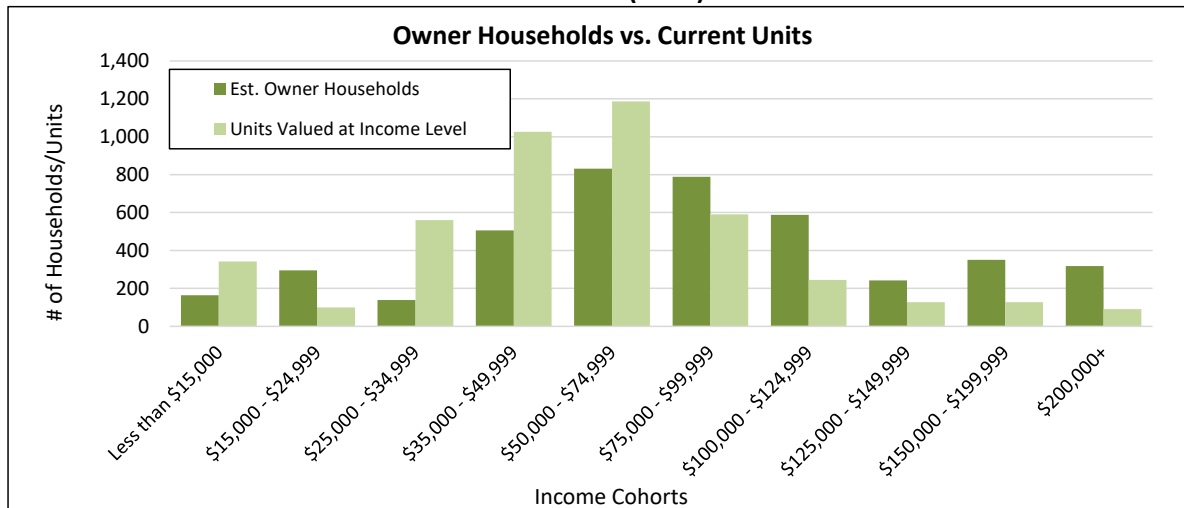
In general, this identifies that there is currently support for more ownership housing at middle price points. There is a finding that upper income households in The Dalles could perhaps support some more expensive housing supply, though the large amount of new housing built in recent years is filling this niche.

The analysis finds that the current market rates for most rental units are in the \$900 to \$1,800/month range. Therefore, this is where most of the rental unit supply is currently clustered. Supply and demand at the lowest income ranges indicate a strong need for more subsidized affordable housing in the city. There may also be support for more rental housing appropriate for middle income households, reflecting the relative low production of modern, up-to-date apartment complexes in recent years. Rentals at the most expensive levels generally represent single family homes for rent.

Figures 3.5 and 3.6 present this information in chart form, comparing the estimated number of households in given income ranges, and the supply of units currently valued (ownership) or priced (rentals) within those income ranges. The data is presented for owner and renter households.

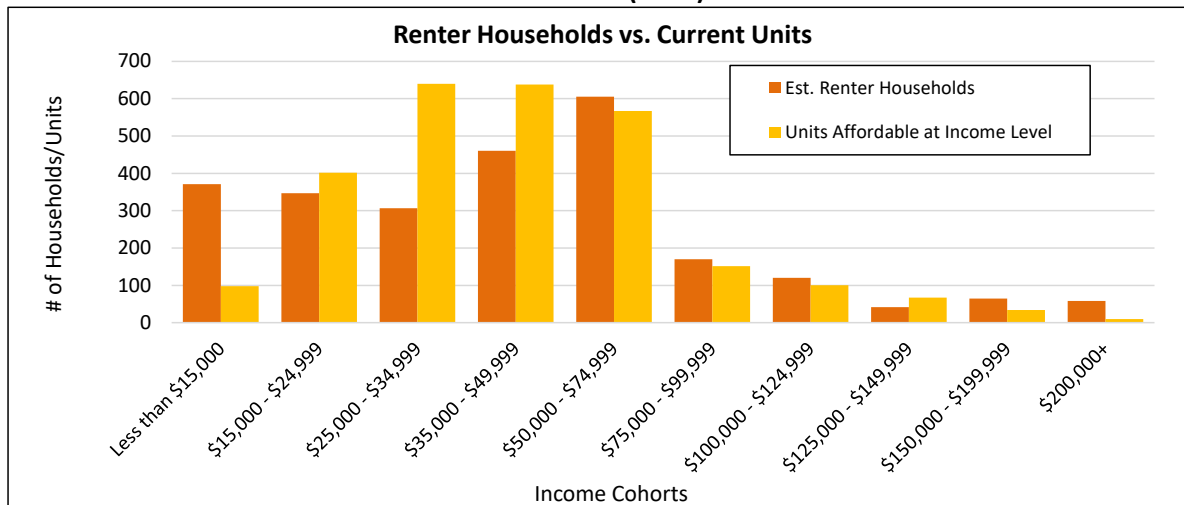
Figures 3.5 and 3.6 show where most of the home values and market rents cluster currently. The price segments where homes are most prevalent do not match the spectrum of income levels of owners and renters. These levels will be too costly for some (i.e. require more than 30% in gross income). For instance, the “surplus” rental units affordable to those in the \$25k to \$50 segments are most likely occupied by those of lower income, who are paying more than they can afford for these market-rate units.

FIGURE 3.5: COMPARISON OF OWNER HOUSEHOLD INCOME GROUPS TO ESTIMATED SUPPLY AFFORDABLE AT THOSE INCOME LEVELS (2023)



Sources: PSU Population Research Center, City of The Dalles, Census, JOHNSON ECONOMICS

FIGURE 3.6: COMPARISON OF RENTER HOUSEHOLD INCOME GROUPS TO ESTIMATED SUPPLY AFFORDABLE AT THOSE INCOME LEVELS (2023)



Sources: PSU Population Research Center, City of The Dalles, Census, JOHNSON ECONOMICS

In general, these findings demonstrate that there are few lower-value housing opportunities for many owner households, and potential support for some less expensive types of ownership housing. This may include more attached types of units such as townhomes, or smaller units such as condos or cottage clusters. There may be support for additional new rental units aimed at middle-income households, as well as additional need for subsidized affordable housing.

* * *

The findings of current need form the foundation for projected future housing need, presented in the following section.

IV. FUTURE HOUSING NEEDS - 2043 (CITY OF THE DALLES)

The projected future (20-year) housing profile (Figure 4.1) in the study area is based on the current housing profile, and the 2043 forecast of population within the UGB generated by the PSU Population Forecast program.

FIGURE 4.1: FUTURE HOUSING PROFILE (2043)

PROJECTED FUTURE HOUSING CONDITIONS (2023 - 2043)		SOURCE
2023 Population (Minus Group Pop.)	17,023	PSU
Projected Annual Growth Rate	0.3%	PSU Forecast Program
2043 Population (Minus Group Pop.)	18,029	(Total 2043 Population - Group Housing Pop.)
Estimated group housing population:	560	Share of total pop. (3.0%)
Total Estimated 2043 Population:	18,589	
Estimated Non-Group 2043 Households:	7,183	(2043 Non-Group Pop./Avg. Household Size)
New Households 2023 to 2043	415	
Avg. Household Size:	2.51	Projected household size
Total Housing Units:	7,677	Occupied Units plus Vacant
Occupied Housing Units:	7,183	(= Number of Non-Group Households)
Seasonal/Vacation Units:	110	
Vacant Housing Units:	384	(= Total Units - Occupied Units)
Projected Market Vacancy Rate:	5.0%	(Vacant Units/ Total Units)

Sources: PSU Population Research Center Oregon Population Forecast Program, Census, JOHNSON ECONOMICS LLC

The model projects growth in the number of non-group households over 20 years of roughly 415 households, with accompanying population growth of 1,040 new residents. (The number of households differs from the number of housing units, because the total number of housing units includes a percentage of vacancy. Projected housing unit needs are discussed below.)

PROJECTION OF FUTURE HOUSING UNIT DEMAND (2043)

The profile of future housing demand was derived using the same methodology used to produce the estimate of current housing need. This estimate includes current and future households *but does not include a vacancy assumption*. *The vacancy assumption is added in the subsequent step*. Therefore, the need identified below is the total need for actual households in occupied units (7,183).

The analysis considered the propensity of households at specific age and income levels to either rent or own their home, in order to derive the future need for ownership and rental housing units, and the affordable cost level of each. The projected need is for *all* 2043 households and therefore includes the needs of current households.

The price levels presented here use the same assumptions regarding the amount of gross income applied to housing costs, from 30% for low income households down to 20% for the highest income households.

The affordable price level for ownership housing assumes 30-year amortization, at an interest rate of 5%, with 10% down payment. Because of the impossibility of predicting variables such as interest rates 20 years into the future, these assumptions were kept constant from the estimation of current housing demand. Income levels and price levels are presented in 2023 dollars.

Figure 4.2 presents the projected occupied future housing demand (current and new households, without vacancy) in 2043.

FIGURE 4.2: PROJECTED OCCUPIED FUTURE HOUSING DEMAND (2043)

Ownership				
Price Range	# of Households	Income Range	% of Total	Cumulative
\$0k - \$80k	166	Less than \$15,000	3.8%	3.8%
\$80k - \$130k	304	\$15,000 - \$24,999	6.9%	10.6%
\$130k - \$180k	141	\$25,000 - \$34,999	3.2%	13.8%
\$180k - \$240k	523	\$35,000 - \$49,999	11.8%	25.6%
\$240k - \$330k	860	\$50,000 - \$74,999	19.5%	45.1%
\$330k - \$400k	837	\$75,000 - \$99,999	18.9%	64.0%
\$400k - \$460k	624	\$100,000 - \$124,999	14.1%	78.2%
\$460k - \$500k	256	\$125,000 - \$149,999	5.8%	84.0%
\$500k - \$670k	372	\$150,000 - \$199,999	8.4%	92.4%
\$670k +	337	\$200,000+	7.6%	100.0%
Totals:	4,420		% of All:	61.5%

Rental				
Rent Level	# of Households	Income Range	% of Total	Cumulative
\$0 - \$400	402	Less than \$15,000	14.5%	14.5%
\$400 - \$700	378	\$15,000 - \$24,999	13.7%	28.2%
\$700 - \$900	332	\$25,000 - \$34,999	12.0%	40.2%
\$900 - \$1200	504	\$35,000 - \$49,999	18.2%	58.5%
\$1200 - \$1700	664	\$50,000 - \$74,999	24.0%	82.5%
\$1700 - \$2000	181	\$75,000 - \$99,999	6.5%	89.0%
\$2000 - \$2300	128	\$100,000 - \$124,999	4.6%	93.7%
\$2300 - \$2500	45	\$125,000 - \$149,999	1.6%	95.3%
\$2500 - \$3400	69	\$150,000 - \$199,999	2.5%	97.8%
\$3400 +	62	\$200,000+	2.2%	100.0%
Totals:	2,763		% of All:	38.5%

All Units
7,183

Sources: Claritas, Census, JOHNSON ECONOMICS

It is projected that the homeownership rate in The Dalles will remain steady over the next 20 years at 62%, similar to the current statewide average (63%).

COMPARISON OF FUTURE HOUSING DEMAND TO CURRENT HOUSING INVENTORY

The profile of occupied future housing demand presented above (Figure 4.2) was compared to the current housing inventory presented in the previous section to determine the total future need for *new* housing units by type and price range (Figure 4.3).

This estimate includes a vacancy assumption. As reflected by the most recent Census data, and as is common in most communities, the vacancy rate for rental units is typically higher than that for ownership units. An average vacancy rate of 5% is assumed for the purpose of this analysis.

FIGURE 4.3: PROJECTED FUTURE NEED FOR NEW HOUSING UNITS (2043), THE DALLES

OWNERSHIP HOUSING									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Manuf. home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	210	18	2	0	11	37	0	278	55.0%
Percentage:	75.7%	6.6%	0.6%	0.0%	4.0%	13.2%	0.0%	100%	

RENTAL HOUSING									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Manuf. home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	49	24	16	31	96	12	0	227	45.0%
Percentage:	21.5%	10.8%	6.8%	13.5%	42.3%	5.1%	0.0%	100%	

TOTAL HOUSING UNITS									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Manuf. home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	259	43	17	31	107	48	0	505	100%
Percentage:	51.3%	8.5%	3.4%	6.1%	21.2%	9.5%	0.0%	100%	

Sources: PSU, City of The Dalles, Census, Environics Analytics, JOHNSON ECONOMICS

- The results show a need for 505 new housing units by 2043.
- Of the new units needed, roughly 55% are projected to be ownership units, while 45% are projected to be rental units. This represents more renters than the estimated tenure split, but it is projected that more rental units will need to be added to rebalance the disproportionate share of ownership units in the current inventory.
- There is some need for new ownership housing at the lower-middle portion of the pricing spectrum. But income trends suggest that the greatest demand will remain in the middle price ranges (\$250k to \$500k).
- The greatest need for rental units is found at the lowest and some higher price points. Market rents are currently clustered in the \$900 to \$1,800 range in current dollars. Therefore, most units are to be found in this range.

Needed Unit Types

The mix of needed unit types shown in Figure 4.3 reflects both past trends and anticipated future trends. Since 2000, detached single family units (including manufactured and mobile homes) have continued to constitute most of the permitted units in The Dalles, with little multi-family development.

In keeping with development trends, and the buildable land available to The Dalles, single family units and manufactured homes are expected to continue to make up the largest share of new housing development over the next 20 years. However, an increasing share of new needed units is anticipated to be attached housing types to accommodate renters and first-time home buyers.

- 51% of the new units are projected to be single family detached homes, while 39% is projected to be some form of attached housing, and 9.5% are projected to be new manufactured homes.
- Single family attached units (townhomes on individual lots) are projected to meet over 8% of future need. These are defined as units on separate tax lots, attached by a wall but separately metered, the most common example being townhome units.

- Duplex through four-plex units are projected to represent 9.5% of the total need. Duplex units would include a detached single-family home with an accessory dwelling unit on the same lot, or with a separate unit in the home (for instance, a rental basement unit.)
- 21% of all needed units are projected to be multi-family in structures of 5+ attached units.
- 9.5% of new needed units are projected to be manufactured home units, which meet the needs of some low-income households for both ownership and rental.
- Of ownership units, 89% are projected to be detached single-family homes or manufactured homes, and 11% projected to be attached forms.
- About 73% of new rental units are projected to be found in new attached buildings, with 42% projected in rental properties of 5 or more units, and 31% in other attached housing forms. 27% of new rental units are projected to be detached homes, including manufactured homes.

Needed Affordability Levels

Figure 4.4 presents the estimated need for net new housing units by major income segment, based on the projected demographics of new households to the market area. The needed affordability levels presented here are based on current 2023 dollars. Over time, incomes and housing costs will both inflate, so the general relationship projected here is expected to remain unchanged.

Figure 4.4 also discusses the housing types typically attainable by residents at these income levels.

FIGURE 4.4: PROJECTED NEED FOR NEW HOUSING AT DIFFERENT INCOME LEVELS

Household Income Segment	Income Level (Rounded)*	Afford. Rent Range	Afford. Price Range	Owner Units	Renter Units	Total	Share	Common Housing Product
Extremely Low Inc. < 30% AMI	< \$21,500	<\$700	<\$130k	11	53	64	13%	Govt-subsidized; Voucher
Very Low Income 30% - 50% AMI	\$21.5k - \$36k	\$700-\$1,200	\$130k-\$180k	8	41	49	10%	Aging/substandard rentals; Govt-subsidized; Voucher
Low Income 50% - 80% AMI	\$436k - \$57k	\$1,200-\$1,500	\$180k-\$280k	34	61	94	19%	Market apts; Manuf. homes; Plexes; Aging SFR
Middle Income 80% - 120% AMI	\$57k - \$86k	\$1,500-\$1,900	\$280k-\$380k	59	48	107	21%	Single-family detached; Townhomes; Small homes; New apts
Upper Income > 120% AMI	> \$86,000	\$1,900 +	\$380k +	167	24	191	38%	Single-family detached
TOTAL:				278	227	505	100%	

Sources: HUD, Census, Environics Analytics, JOHNSON ECONOMICS

- Figure 4.3 presents the *net NEW* housing unit need over the next 20 years. However, there is also a *current* need for more affordable units. For all households, current and new, to pay 30% or less of their income towards housing in 2040, more affordable rental units would be required. This indicates that some of the current supply, while it shows up as existing available housing, would need to become less expensive to meet the needs of current households.
- There is a finding of some new need at the lowest end of the rental spectrum (\$700 and less).
- The projection of future ownership units finds that the supply at the lowest end of the spectrum is currently insufficient due to the prevalence of newer homes most of which are detached houses. (This reflects the estimated *value* of the total housing stock, and not necessarily the average pricing for housing currently for sale.) Ownership options and lower and middle price points are often manufactured homes, townhomes, condos, and small detached homes, often on smaller lots.
- Figure 4.5 presents estimates of need at key low-income affordability levels in 2023 and in 2043. There is existing and on-going need at these levels, based on income levels specified by Oregon Housing and

Community Services for Wasco County. An estimated 45% of households qualify as at least “low income” or lower on the income scale, while 14% of household qualify as “extremely low income”.

- Typically, only rent-subsidized properties can accommodate these extremely-low-income households at “affordable” housing cost levels. As noted above, most in the “low income” and many in the “very low income” groups can be served by market-rate rental housing at current rent levels (see Figure 4.4).
- The city is not obligated to produce appropriate housing for all of these groups but should ensure that local policy and zoning code accommodates market-rate and non-profit agencies who wish to pursue projects to meet the full spectrum of local housing needs.

FIGURE 4.5: PROJECTED NEED FOR HOUSING AFFORDABLE AT LOW INCOME LEVELS, THE DALLES

Affordability Level	Income Level*		Current Need (2021)		Future Need (2041)		NEW Need (20-Year)	
			# of HH	% of All	# of HH	% of All	# of HH	% of All
Extremely Low Inc.	30% AMI	\$21,540	955	14%	1,020	14%	64	13%
Very Low Income	50% AMI	\$35,900	1,681	25%	1,794	25%	113	22%
Low Income	80% AMI	\$57,440	3,018	45%	3,225	45%	207	41%

Sources: OHCS, Environics Analytics, JOHNSON ECONOMICS

* Income levels are based on OHCS guidelines for a family of four.

V. RECONCILIATION OF FUTURE NEED (2043) & LAND SUPPLY

This section summarizes the results of the Buildable Lands Inventory (BLI), which presented in detail in an accompanying memo to this report. The BLI provides an estimate of the remaining buildable residential lands within the UGB, and an estimate of the capacity to hold new housing units.

The following table (Figure 5.1) presents the estimated new unit capacity of the buildable lands identified in the City of The Dalles and within the UGB. The table breaks down the City's zoning into broad categories of low, and medium/ high density.

FIGURE 5.1: ESTIMATED BUILDABLE LANDS CAPACITY BY ACREAGE AND NO. OF UNITS (2023)

ZONING		Buildable Acres (Gross)			Gross Unit	Unit Capacity			
		Inside City	Outside City	Total	Density	Inside City	Outside City	Total	Share
ZONE	Category								
RL	Low-Density Res.	85.4	109.3	194.7	5.6	480	615	1,095	33%
RM	Medium-Density Res.	24.2	4.8	29.0	12.0	290	58	348	10%
RH	High-Density Res.	79.4	21.6	101.0	18.8	1,489	405	1,894	57%
(GMA) R-5	Medium-Density Res.	0	5	5.0	0.2	0	0	0	0%
(GMA) R-1	Low-Density Res.	0.5	0	0.5	0.8	0	0	0	0%
TOTALS:		189.5	140.7	330.2	10.1	2,260	1,077	3,337	100%

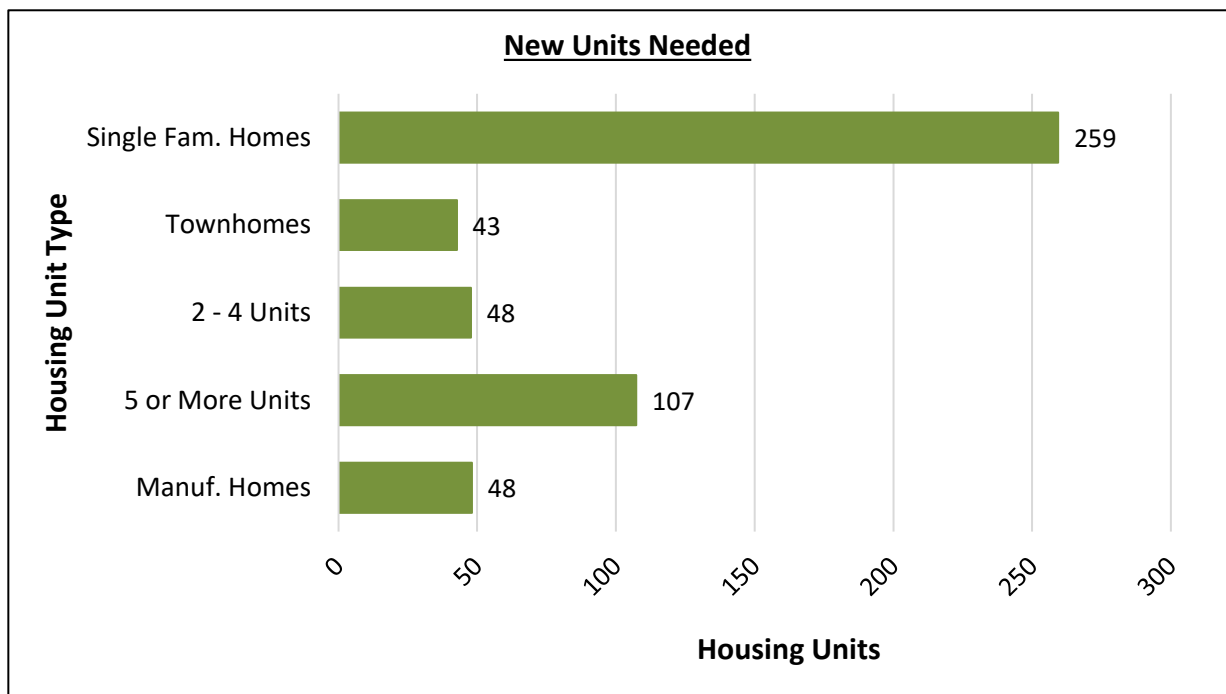
Source: MIG/APG

- There is a total estimated remaining capacity of 3,337 units of different types within the study area.
- Most of the remaining buildable acreage is in the low-density residential zone. At a total capacity of 1,095 housing units, these zones represent roughly 33% of the total unit capacity due to the lower average density.
- There are sufficient buildable medium-density acres to accommodate 348 new units. This is only 10% of the total unit capacity at an average assumed density of 12 units per acre.
- The high-density residential zone does not have the greatest amount of remaining buildable acreage, but due to the higher average density can accommodate an estimated 57% of the total unit capacity, or nearly 1,900 units.
- Figure 5.4 at the end of this section presents a map of buildable residential lands.

The following table summarizes the forecasted future unit need for The Dalles. These are the summarized results from Section IV of this report, presented here for reference.

FIGURE 5.2: SUMMARY OF FORECASTED FUTURE UNIT NEED (2043)

TOTAL HOUSING UNITS									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Manuf. home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	259	43	17	31	107	48	0	505	100%
Percentage:	51.3%	8.5%	3.4%	6.1%	21.2%	9.5%	0.0%	100%	



Sources: PSU Population Research Center, Census, Johnson Economics

Comparison of Housing Need and Capacity

There is a total forecasted need for roughly 505 units over the next 20 years based on the forecasted growth rate. This is well below than the estimated total capacity of 3,337 units. Figure 6.3 below presents a comparison of the BLI capacity for new housing units, compared to the estimate for new unit need by 2043.

- This analysis breaks down need by general zoning category (low-density, and medium-density residential). In this analysis, LDR is assumed to have an average housing density of 5.6 units/gross acre, MDR 12 units/gross acre, and HDR 18.8 units/gross acre.
- The results find sufficient capacity for a variety of housing types across the residential zones. There is likely capacity to absorb growth for 20-years and beyond for these housing types.

FIGURE 5.3: COMPARISON OF FORECASTED FUTURE LAND NEED (2042) WITH AVAILABLE CAPACITY

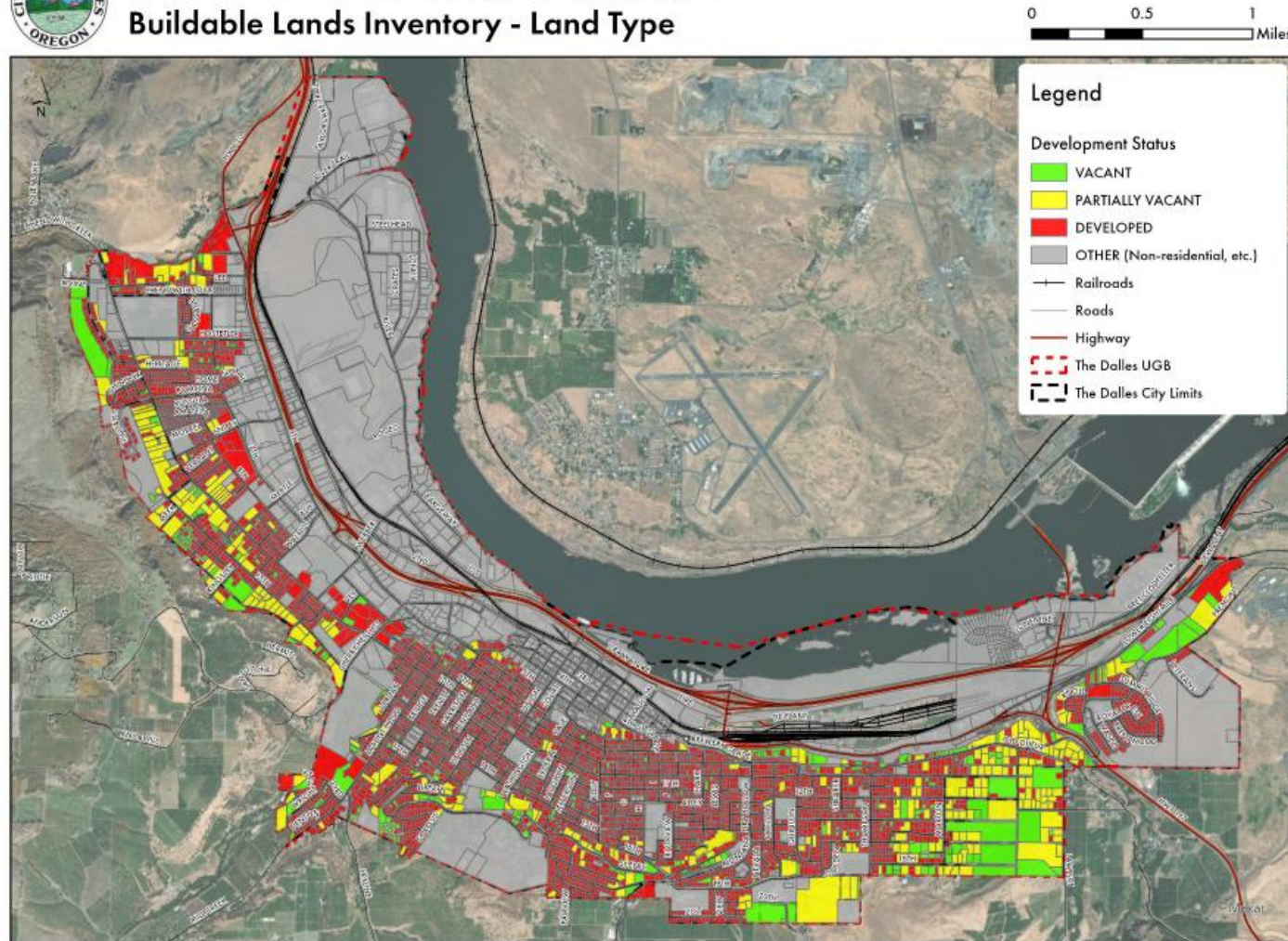
WITHIN CITY LIMITS		SUPPLY			DEMAND		
Zone & Plan Category	Typical Housing Type	Land Inventory			Growth Rate (0.3%)		
		Developable Acres	Unit Capacity	Gross Density (units/ac)	New Unit Need (2043)	Surplus or (Deficit)	
					Units	Acres	
RL - Low-Density	Single-family detached and attached; Duplex	194.7	1,095	5.6	267	828	147
RM - Med-Density	Single-family detached and attached; Duplex; Cluster; Multi-family; Mobile Homes	29.0	348	12.0	131	217	18
RH - High-Density	Single-family detached and attached; Duplex; Cluster; Multi-family	101.0	1,894	18.8	107	1,786	95
TOTALS:		324.7	3,337	10.3	505	2,832	261

Sources: MIG/APG, Johnson Economics

FIGURE 5.4: THE DALLES UGB RESIDENTIAL LAND DEVELOPMENT STATUS (2023)



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



Sources: Buildable Land Inventory, MIG/APG

Goal 10 - HOUSING

Background and Findings ¹

Having affordable, quality housing in safe neighborhoods with access to community services is essential for all Oregonians. Like other cities in Oregon, the City of The Dalles is responsible for helping to ensure that its residents have access to a variety of housing types that meet the housing needs of households and residents of all incomes, ages and specific needs. Towards that end, the City has undertaken and will continue to implement and update a variety of activities to meet current and future housing needs:

- Conduct and periodically update an analysis of current and future housing conditions and needs. The City most recently conducted this analysis in 2023. The results are summarized in this element of the Comprehensive Plan and described in more detail in a supporting Housing Needs Analysis Report.
- Conduct and periodically update an inventory of buildable residential land to ensure that the City has an adequate supply of land zoned for residential use to meet projected future needs. The City most recently conducted this analysis in 2023. The results are summarized in this element of the Comprehensive Plan and described in more detail in a supporting Buildable Lands Inventory Report.
- Adopt a set of amended housing-related Comprehensive Plan policies to address future housing needs and continue to update them, as needed.
- Regularly update and apply regulations in The Dalles Municipal Code to meet housing needs identified in the Comprehensive Plan and supporting documents.
- Implement additional strategies to address housing needs in partnership with state and county agencies and other housing organizations. Potential strategies are described in more detail in the City's Housing Strategies Report prepared as part of the Housing Needs Analysis in 2016-2018.

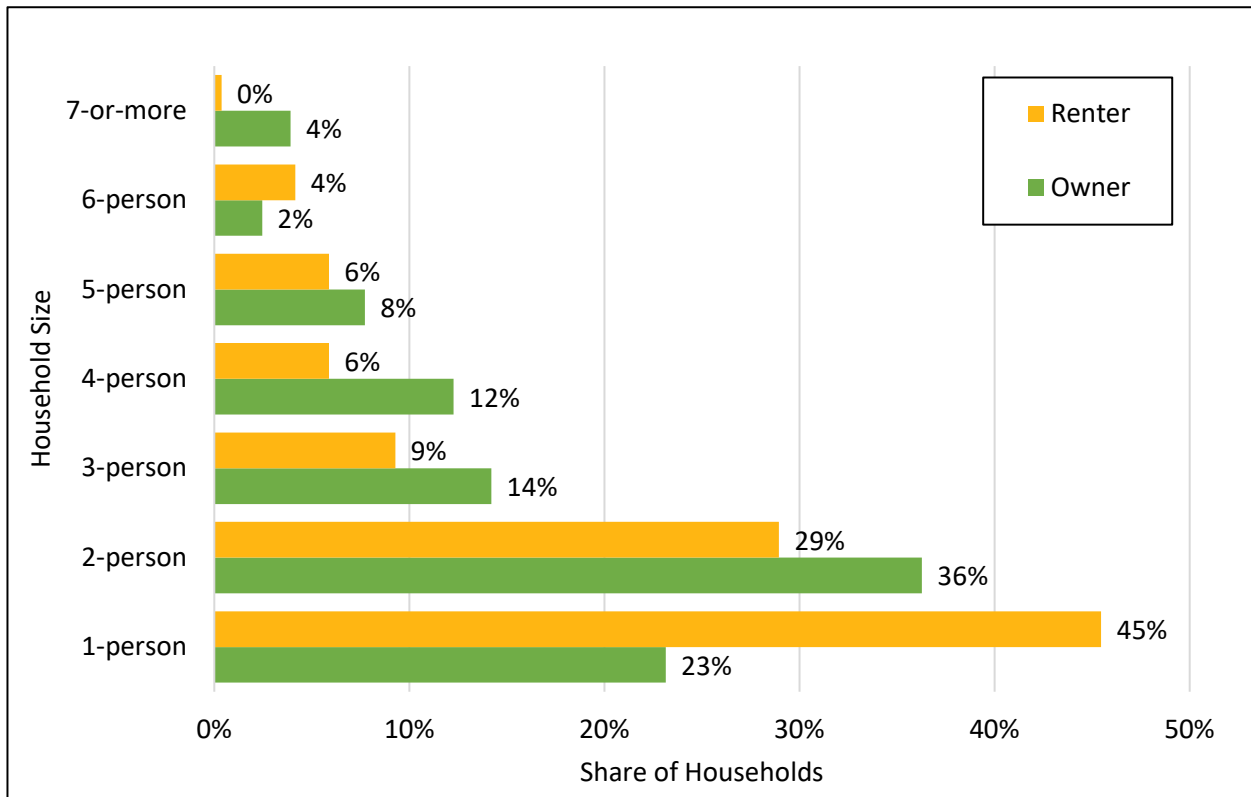
CURRENT DEMOGRAPHIC AND HOUSING TRENDS AND CONDITIONS

The population of The Dalles was just over 16,400 people (City), and over 17,550 people (UGB) in 2023. It is located in Wasco County in the Columbia River Gorge on the northern border of Oregon. Based on this population, The Dalles is the 38th largest city in the state by population, and the largest city in Wasco County. The Dalles experienced moderate growth between 2010 and 2023, growing 11% since 2010 within the UGB. In contrast, Wasco County and the state experienced population growth of 5.4% and 11.4% respectively during this same period.

As of 2021, 62% of households in The Dalles owned their homes, while 38% were renters. The average households size in The Dalles was 2.5 people during that same year. The following chart shows the breakdown of household size by these categories.

¹ Note: The Text in this section will replace all existing text in the corresponding section of the existing Comp Plan.

FIGURE XX: NUMBER OF PEOPLE PER HOUSEHOLD BY TENURE, CITY OF THE DALLES



SOURCE: US Census, JOHNSON ECONOMICS LLC
 Census Tables: B25009 (2021 ACS 5-yr Estimates)

Other demographic trends in The Dalles include the following (as of 2020):

- In general, the distribution of the population is shifting upwards in age as the Baby Boom generation is well into the retirement years (currently roughly 60 to 80 years of age). The cohorts which grew in share during this period were those aged 55 to 74 years. Still an estimated 81% of the population is under 65 years of age, and 21% of the population consists of children under the age of 15.
- The greatest growth was in the 55 to 64 age range, coinciding with the center of the Baby Boom cohort. This cohort grew from 9% to 12% of the population and 19% of the population is now 65 years or older.
- The Dalles is roughly 74% white with a smaller share of other racial groups.
- The Hispanic or Latino community has increased more significantly in The Dalles. From roughly 2,300 individuals in the 2010 Census, or 17% of the population, the Latino population grew by over 1,200 people by the 2020 Census, to roughly 3,560 people, or 22% of the population. This is higher than the 18% Latino population in Wasco County, and higher than the 14% share across the state.
- The Dalles’ estimated median household income was \$62,000 in 2023. This is roughly 7% higher than the Wasco County median of \$57,800. Median income grew by an estimated 49% between

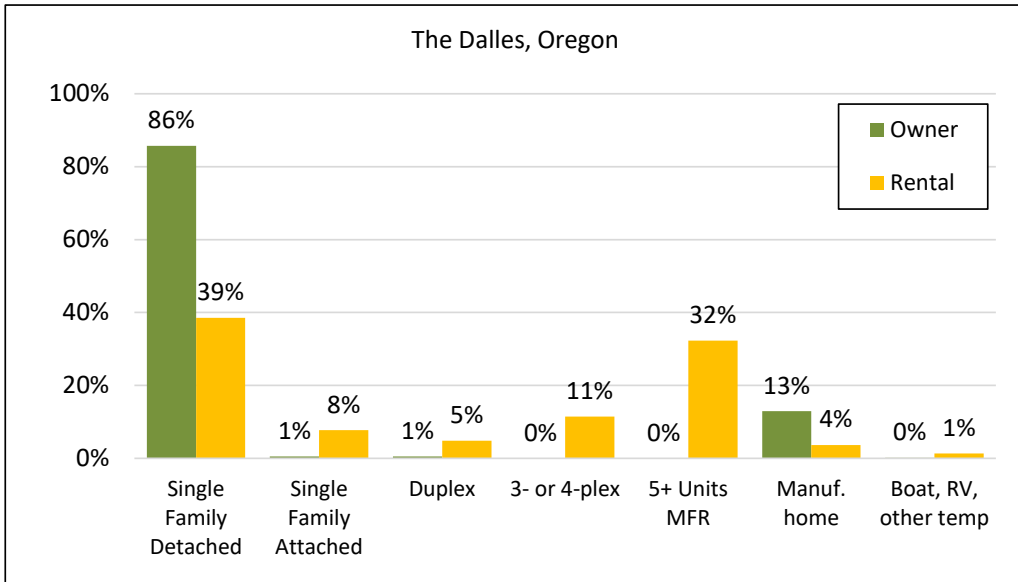
2010 and 2023, in real dollars. Inflation was an estimated 38% over this period, so the local median income has outpaced inflation.

- The Dalles poverty rate is low among most groups, but highest among children at 11%. The rate is 9% among those aged 18 to 64 years. The estimated rate for those 65 and older is 8%. For those with only a high school diploma, the poverty rate is 11%. For those with higher rates of education, that rate falls to 3%.

Between 2018 and 2023, an estimated 65% of new housing units were detached single family homes, while 35% were attached housing types. Attached housing includes most other types of housing, from duplexes and townhomes to larger multi-family apartment complexes. Detached homes are houses on their own lots, including manufactured homes. As of 2023, the city had an estimated housing stock of roughly 7,183 units for its 6,770 estimated households. This translates to an estimated vacancy rate of 4% (not including seasonal/vacation homes). The 4% vacancy rate for rental and for-sale housing indicates a tight housing supply in the community. Other current housing conditions trends in The Dalles include the following (as of 2020):

- Detached single-family homes represent an estimated 68% of housing units. Larger apartment complexes of five or more units represent 12% of units, and manufactured homes in parks represent 9.4%. Smaller attached units such as townhomes, and “plexes” represent a combined 10% of units.
- A large share of owner-occupied units (86%) are detached homes, or manufactured homes (13%). Renter-occupied units are much more distributed among a range of structure types. 42% of rented units are estimated to be detached homes or manufactured homes, while the remainder are some form of attached unit.
- In total, the US Census estimates that over 29% of The Dalles households pay more than 30% of income towards housing costs. As one would expect, households with lower incomes tend to spend more than 30% of their income on housing, while incrementally fewer of those in higher income groups spend more than 30% of their incomes on housing costs. Of those earning less than \$20,000, it is estimated that 76% of owner households spend more than 30% of income on housing costs and 93% of renters.
- An assessment of current housing conditions and needs shows that that there are few lower-value housing opportunities for many owner households, and potential support for some less expensive types of ownership housing. This may include more attached types of units such as townhomes, or smaller units such as condos or cottage clusters. There may be support for additional new rental units aimed at middle-income households, as well as additional need for subsidized affordable housing.

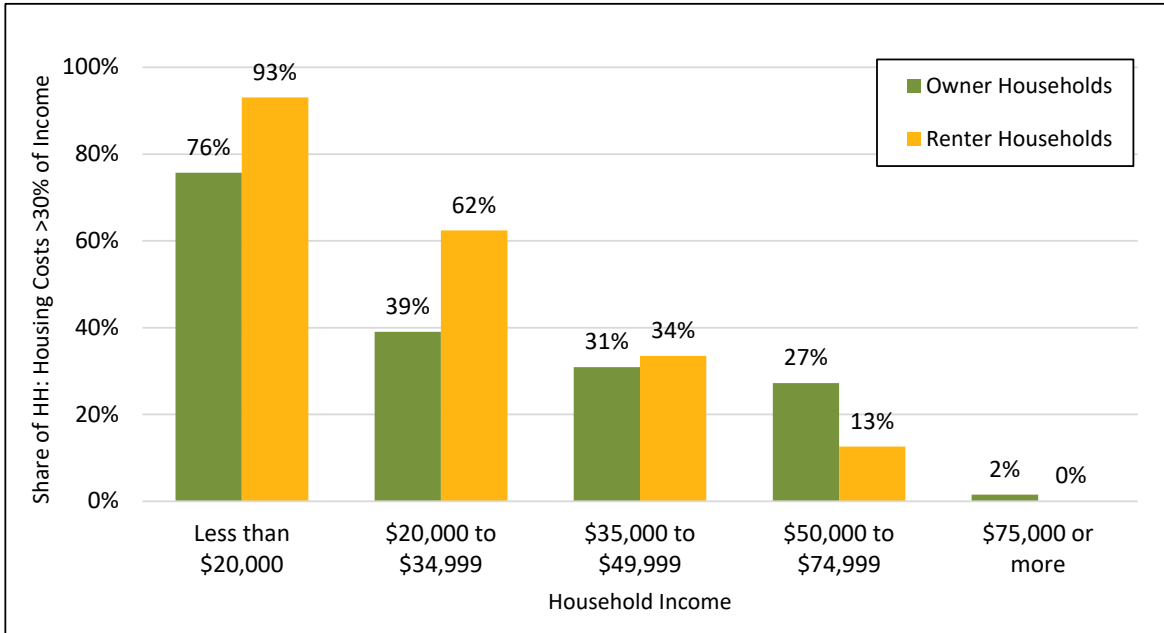
FIGURE XX: CURRENT INVENTORY BY UNIT TYPE, BY SHARE



Sources: US Census, JOHNSON ECONOMICS

Census Tables: B25004, B25032, B25063, B25075 (2021 ACS 5-yr Estimates)

FIGURE XX: SHARE OF HOUSEHOLDS SPENDING MORE THAN 30% ON HOUSING COSTS, BY INCOME GROUP



Sources: US Census, JOHNSON ECONOMICS

Census Table: B25106 (2021 ACS 5-yr Estimates)

FUTURE HOUSING NEEDS

The projected future (20-year) housing profile (Figure XX) in the study area was developed as part of the City’s most recent Housing Needs Analysis study, conducted in 2023. It is based on the current

housing profile, and the 2043 forecast of population within the UGB generated by the PSU Population Forecast program and was prepared by Johnson Economics, in collaboration with MIG, Inc. Summary findings from that analysis include the following. More detailed information about these findings can be found in the 2023 Housing Needs Analysis Report.

- The analysis projects growth in the number of non-group quarters households over 20 years of roughly 415 households, with accompanying population growth of 1,040 new residents. The results show a need for 505 new housing units by 2043. ²
- Of the new units needed, roughly 55% are projected to be ownership units, while 45% are projected to be rental units. This represents more renters than the estimated tenure split, but it is projected that more rental units will need to be added to rebalance the disproportionate share of ownership units in the current inventory.
- There is some need for new ownership housing at the lower-middle portion of the pricing spectrum. But income trends suggest that the greatest demand will remain in the middle price ranges (\$250k to \$500k).
- The greatest need for rental units is found at the lowest and some higher price points. Market rents are currently clustered in the \$900 to \$1,800 range in current dollars. Therefore, most units are to be found in this range.
- 51% of the new units are projected to be single family detached homes, while 39% is projected to be some form of attached housing, and 9.5% are projected to be new manufactured homes.
- Single family attached units (townhomes on individual lots) are projected to meet over 8% of future need. These are defined as units on separate tax lots, attached by a wall but separately metered, the most common example being townhome units.
- Duplex through four-plex units are projected to represent 9.5% of the total need. Duplex units would include a detached single-family home with an accessory dwelling unit on the same lot, or with a separate unit in the home (for instance, a rental basement unit.) The City also permits detached duplexes – individual detached homes on the same lot.
- 21% of all needed units are projected to be multi-family in structures of 5+ attached units.
- 9.5% of new needed units are projected to be manufactured home units, including manufactured homes in parks; some of these homes meet the needs of some low-income households for both ownership and rental.
- Of ownership units, 89% are projected to be detached single-family homes or manufactured homes, and 11% projected to be attached forms.
- About 73% of new rental units are projected to be found in new attached buildings, with 42% projected in rental properties of 5 or more units, and 31% in other attached housing forms. 27% of new rental units are projected to be detached homes, including manufactured homes.
- There is a finding of some new need (about 100 new units) at the lowest end of the rental spectrum (\$700 and less).
- The projection of future ownership units finds that the supply at the lowest end of the spectrum is currently insufficient due to the prevalence of newer homes most of which are detached

² Group quarters housing refers to institutional housing units such as student housing, congregate care housing, or similar housing units managed by institutions and typically including shared dining and bathroom facilities.

houses. Ownership options and lower and middle price points are often manufactured homes, townhomes, condos, and small detached homes, often on smaller lots.

- There is existing and on-going need at these levels, based on income levels specified by Oregon Housing and Community Services for Wasco County. An estimated 45% of households qualify as at least “low income” or lower on the income scale, while 14% of household qualify as “extremely low income”.
- Typically, only rent-subsidized properties can accommodate these extremely-low-income households at “affordable” housing cost levels. As noted above, most in the “low income” and many in the “very low income” groups can be served by market-rate rental housing at current rent levels.

FIGURE XX: PROJECTED FUTURE NEED FOR NEW HOUSING UNITS (2043), THE DALLES

OWNERSHIP HOUSING									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Manuf. home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	210	18	2	0	11	37	0	278	55.0%
Percentage:	75.7%	6.6%	0.6%	0.0%	4.0%	13.2%	0.0%	100%	

RENTAL HOUSING									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Manuf. home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	49	24	16	31	96	12	0	227	45.0%
Percentage:	21.5%	10.8%	6.8%	13.5%	42.3%	5.1%	0.0%	100%	

TOTAL HOUSING UNITS									
Unit Type:	Single Family Detached	Single Family Attached	Multi-Family			Manuf. home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4-plex	5+ Units MFR				
Totals:	259	43	17	31	107	48	0	505	100%
Percentage:	51.3%	8.5%	3.4%	6.1%	21.2%	9.5%	0.0%	100%	

Sources: PSU, City of The Dalles, Census, Environics Analytics, JOHNSON ECONOMICS

While cities typically do not directly provide housing, they can influence a number of factors that impact the availability of housing. These can include the supply of available residential land; the availability of public services; development regulations (density and design), and support for low- and moderate-income housing through funding or incentives. The City also can assist in providing information to non-profit and private developers about housing opportunity sites, state and federal funding opportunities and design and development practices that promote construction of accessible, sustainable, attractive and affordable housing.

Goals, Policies, and Recommended Action Measures

Goals, Policies, and Recommended Action Measures are intended to address the current and future housing needs identified in The Dalles. In addition to ensuring consistency with regional, state and federal requirements, they aim to support partnerships among housing providers and stakeholders in The Dalles and to promote opportunities for a wide range of housing choices, efficient land use, and development of housing affordable to people with low and moderate incomes.

HOUSING GOALS

In ~~considering these long-term issues~~ addressing future housing needs, the City of The Dalles intends to:

1. Promote and provide an adequate supply of safe, healthy and affordable housing for all members of the community in a variety of housing types recognizing the needs and desires of the community's residents.

~~Establish areas in the community where mobile homes and manufactured housing may provide housing of a less expensive nature for residents who would prefer this type of dwelling.~~

2. Promote the development of housing that ~~is complementary with~~ minimizes or avoids impacts the natural environment and ~~the~~ surrounding land uses.
3. Provide and maintain adequate public facilities in all parts of the community and promote a logical and orderly development of those facilities. Require new housing developments to pay an equitable share of the cost of required capital improvements.
4. Promote the efficient use of vacant land by encouraging infill development which is developed at a scale that is sensitive to allowed in existing neighborhoods, and by encouraging new development which achieves the density allowed by the comprehensive plan.
5. Strengthen existing and promote new neighborhood centers as focal points for neighborhood services and activities.
6. Encourage affordable homeownership opportunities, including multiple family condominiums, row houses, duplexes and other middle housing types, single family residential.
7. Adopt standards and incentives to increase residential land use efficiency.
~~Adopt standards to protect stream corridors and wetlands and to encourage density transfer in Low Density Residential areas.~~
8. Continue to provide opportunities for a full range of rental housing ~~in manufactured dwelling parks, as well as single and multiple family residential areas.~~

GOAL 10 POLICIES

1. Plan for ~~more~~ a full range of housing types, including multi-family and affordable home ownership opportunities, single family residential, duplexes and other middle housing types, townhomes, cottage cluster housing, accessory dwelling units, and manufactured housing development consistent with findings of the City's Housing Needs Analysis.
- ~~2. Plan for the more efficient use of vacant land by encouraging infill development which is sensitive to existing neighborhoods and by encouraging new development which achieves the density allowed by the comprehensive plan.~~
- ~~3. These two objectives can be met while respecting the strong land use pattern already found in the older areas of The Dalles. The land use concepts which form the basic structure for the land use plan are:~~
 - ~~a~~2. Encourage a Build on the pattern of concentrating higher residential densities near downtown, along arterial and collector streets, and neighborhood centers where services and activity are nearby. The 2026 UGB includes a new multi-family area west of the new Highway 30 commercial center.
 3. Encourage the creation of new "neighborhood centers" along the 10th/12th corridor. These centers may be commercial districts like those at Garrison Street, Kelly Avenue, Dry Hollow Road, and Webber Street or be a focus of neighborhood activity such as schools, churches or other community-based uses. New neighborhood centers can be encouraged at Snipes Street, Thompson Street, Richmond Street, along Chenowith Loop Road, near downtown, and at the hospital area.
- ~~d~~4. Provide incentives for neighborhood residential development and infill opportunities, particularly on under-developed lands. Focus incentives near the downtown and neighborhood centers.
 - ~~b. Continue the pattern of a transition of residential densities from higher density near commercial area and major streets, to lower densities at higher elevations along the gorge bluff and stream corridors.~~
 - ~~c. Create new "neighborhood centers" along the 10th/12th corridor. These centers may be commercial districts like those at Garrison Street, Kelly Avenue and Dry Hollow Road, or be a focus of neighborhood activity such as schools, churches or other community based uses. New neighborhood centers can be encouraged at Snipes Street, Weber Road, Thompson Street, near downtown, and at the hospital area.~~
45. Protect identified steeply sloped ravines, wetlands and stream corridors for their natural resource values and benefits shown on the Buildable Lands Inventory as open space while allowing for or encouraging density transfer to adjacent buildable areas.
56. Adopt Continue to implement and refine as needed standards to ensure that residential development occurs within planned density ranges within each residential district.
67. Encourage energy conservation by increasing residential densities in mixed use centers, along major linear streets that may one day serve as future transit corridors, and near commercial and employment centers.
78. Develop and/or provide incentives should be used to encourage development that meets maximum allowable density for all types of residential development.

89. Maintain flexibility in implementing ordinances is needed to accommodate infill and to foster a variety of development scenarios and housing options, while ensuring that development standards are clear and objective.
910. Provide for development of a wide range of housing types which may include single-family detached and attached housing, duplexes and other middle housing types, townhouses, apartments and condominiums, and manufactured housing. Allow for and encourage development of housing types shall allow for a variety of price ranges to meet the needs of people with a full range of low, medium, and high incomes groups.
10. ~~The City shall monitor building permit activity and present an annual report to the Planning Commission describing how target ratios are being met.~~
11. ~~Areas for low density residential development shall be at higher elevations along the Gorge bluff, in steeply sloped areas, along protected stream corridors, and where streets and other public facilities have limited capacity.~~
11. High density residential areas shall be located near commercial and employment areas, along major streets, and where streets and other public facilities have adequate capacity.
13. ~~Residential manufactured housing shall be allowed in individual lots on par with site-built single-family homes, subject to design standards authorized by state statute. Manufactured dwelling parks shall be allowed in the Medium-Density Residential district, subject to specific siting requirements.~~
1412. Residential development shall occur, to the greatest extent possible, on designated buildable lands free from flood hazard, severe soil limitations, or other natural or man-made hazards such as stream corridors and wetlands.
1513. Residential development shall coincide with the provision of adequate streets, water and sanitary sewerage and storm drainage facilities. These facilities shall be:
- a. capable of adequately serving all potentially benefiting properties as well as the proposed development and,
 - b. designed to meet City standards.
1614. ~~Development standards in all density residential and mixed use areas shall be revised in order to permit more provide for flexibility in site planning and development. New Standards shall consider flexibility for lot sizes, setbacks, accessory residential uses on the same lot, parking, alleyways and other development features.~~
1715. Clear and objective Ddevelopment compatibility standards shall be implemented for all density areas. Compatibility standards are intended to ensure that new development is compatible with its surroundings and enhances the character it is located within. New standards shall consider landscape, building setback, building height and bulk, main entrance, parking, building design and additional standards applicable in historic districts.
18. ~~Development on buildable but sub-standard sized lots existing prior to this Plan shall be permitted when setback requirements can be met commensurate with the surrounding area.~~
19. ~~A program of incentives and standards shall be prepared to encourage residential developments which achieve at least the lower end of the density range specified in the plan designation listed in Policy #26 below. Incentives may include "targeted" public improvements, density transfer or bonuses and other methods as appropriate. Standards are found in the base zoning district.~~
20. ~~A "Neighborhood-Center" overlay district has been applied in the vicinity of existing~~

~~commercial districts along the 10th/12th corridor at Garrison Street, Kelly Avenue and Dry Hollow Road and shall be applied at other locations shown on the Land Use Plan Map. A mix of residential, commercial and neighborhood-based service uses shall be encouraged within these neighborhood centers.~~

~~2116.~~ The City will Support programs that would enable low and middle income people to obtain safe and sanitary housing through public and private for-profit or non-profit efforts.

~~2217.~~ To provide variety and flexibility in site design and densities, residential lands shall be divided into the following land use planning residential districts with the following prescribed density ranges for each district:

- ~~a. Low Density Residential 3-8.712 units/acre~~
- ~~b. Medium Density Residential 7-21.78 units/acre~~
- ~~c. High Density Residential 10-29.04 units/acre~~

~~Duplex development is exempt from meeting these density ranges, per Oregon Administrative Rules (OAR 660-046).~~

~~2318.~~ All future residential development and design standards shall strive to create a "streetscape" that is aesthetic, functional, and beneficial to the neighborhood and community.

- ~~a. Streetscape refers to the aesthetic quality of the public and semi-public space. The public space includes the improved right-of-way, with streets, curbs, sidewalks, street trees, street furniture, and utilities.~~
- ~~b. The semi-public space is the front yard of adjacent property, and is named due to its visual access, connection, and influence on the quality of the streetscape.~~

~~2419.~~ To ensure duplex development is allowed wherever single-family detached homes are allowed in residential zones, per Oregon Administrative Rules (OAR 660-046). Duplex development shall be subject to development standards and procedures that are no more restrictive than those for single-family development in the same residential zone.

20. Encourage use of energy efficient building materials and practices in the design, construction, and remodeling of housing.

21. Continue to maintain and expand partnerships with non-profit housing developers and other affordable housing providers and agencies that preserve or provide new low- to moderate-income housing units, create opportunities for first-time homeownership, and help vulnerable homeowners stay in their homes.

22. Employ strategies that support the Fair Housing Act and affirmatively further fair housing.

23. Regularly monitor, and periodically update an inventory of buildable residential land.

24. Encourage maintenance and rehabilitation of the existing housing stock and support local or regional programs that help provide funding for this purpose.

GOAL 10 IMPLEMENTING MEASURES

The following implementing measures are intended to allow the City to undertake specific strategies or actions to provide for the range of housing types and densities in The Dalles identified in the Residential Land Needs Report (Volume II, Section XX of The Dalles CLUP). Appendix A to this plan also includes standards that apply to applications to amend comprehensive plan and zoning maps. They represent a menu of options to help meet these needs and objectives and are consistent with strategies identified in the City's adopted 2017 Housing Strategies Report. The ability to implement these actions will depend on the availability of adequate staffing and financial resources, as well as further guidance from and support by the Planning Commission and City Council, as well as other members of the community.

[Note: We recommend eliminating virtually all of the following existing measures shown with strikethrough text. They appear to be either outdated, unnecessary, overly specific, and/or duplicative of or potentially conflicting with standards in the City's Development Code. We recommend replacing them with the list of actions included at the end of this section with are generally consistent with strategies identified in the City's 2017 Housing Strategies Report.]

~~1.1 SINGLE FAMILY RESIDENTIAL MEASURES~~

- ~~• Variable lot dimensions can be used to allow flexibility in platting irregular blocks. A wide lot of 55 to 70 foot width can present the illusion of a larger house where lot depth may be 70 to 80 feet. Alternating narrow and wide lots can be used to accommodate different housing plans and appeal to target markets.~~
- ~~• Rental additions can be made to existing single family neighborhoods with reasonable design guidelines. A new, generally small rental or "studio" unit can be created by converting a garage, building over garages, dormer additions on second stories, or basement apartment conversions.~~
- ~~• Cluster housing can increase the standard single family densities of 6 units per acre to anywhere from 8 to 14 units by clustering homes together and sharing open spaces.~~
- ~~• Townhouses or row houses are the same, a single family attached dwelling with a common wall shared with other units. Typically these units are narrow (22' to 32' wide) arranged in clusters or rows of 2 to 10 units, producing densities of from 10 to 16 units per acre. Each townhouse and townhouse lot (2,000 to 3,500 square feet) is individually owned and may be sold or rented, appealing to many markets.~~
- ~~• Duplexes are allowed on any lot or parcel that permits single family dwellings in residential zones.~~

~~1.2 MULTIPLE FAMILY RESIDENTIAL MEASURES~~

- ~~• Garden Apartments or Condominiums are typically two to three stories, contain 10 or more rental units within a single building, but do not have an elevator. This is the most~~

common type of apartment construction, yielding 15 to 20 units per acre. Individual units can also be individually owned, with a condominium association owning exterior and common elements of the building, and the site and parking area. Condominium ownership can be built into a new project, or an existing apartment building can be converted to condominium ownership.

- Mid-rise Apartments typically range from 4 to 8 stories in height and require service by an elevator, and may be constructed to densities of 20 to 50 units per acre.

1.3 MIXED USE RESIDENTIAL MEASURES

- Mixed-Use (Commercial and Residential) developments can take many forms, including retail space on the ground floor with office space above, rental apartments above ground floor retail space, and structures combining offices and hotels or hotels and private residential units.
- These mixed uses are often targeted in downtowns and neighborhood commercial areas where "around the clock" pedestrian activities are desired. These developments are difficult to finance and often cannot be made profitable for one developer to undertake. There are few such projects in Oregon, and The Dalles should not rely on any significant movement toward this type of real estate product over the planning period. It is likely, however, that "Mom and Pop" type of store fronts and small retail operations can develop in homes designated for mixed use as an affordable small business opportunity. Mixed uses could also take the form of adjacent commercial and residential uses in separate buildings within a neighborhood center.
- Home Occupations can provide low overhead cost and assist in business start ups by allowing them to be operated from the home. These small scale businesses are typically allowed in residential zones, but require that the primary use of the premises remain residential. Careful regulation is needed to protect the residential character of neighborhoods while allowing reasonable business starts. Criteria generally focus on a list of allowable uses and conditions, or may be performance based (i.e., related to traffic and other impacts). In all cases, the home business is expected to move to a business zone when it outgrows the permit perimeters.

1.4 PLANNED DEVELOPMENT

- Planned development shall be located within areas designated Residential and Commercial on the Comprehensive Plan map. Such developments are intended to allow greater flexibility and creativity in construction, layout, and use.
- Planned developments for commercial uses shall be a minimum of 10 acres; development for residential uses shall be a minimum of 1 acre.
- Development shall be in keeping with the established character and general objectives of the designated area.
- Land area shall be dedicated as usable open space or dedicated as an environmental buffer from contiguous land uses. Areas of semi-public or public uses, such as recreation centers and laundry rooms, may be included as open space.
- Land structures not dedicated to the public but reserved for the common use of the owners or tenants shall be subject to control by an association of owners or tenants created to form a non-profit corporation subject to the laws of the State of Oregon.
- All utility lines shall be placed underground.

- ~~Property line setbacks, building heights, parking requirements, street access, and other developmental requirements shall conform to those established for similar development in the base or underlying zone. Variances from the standard requirements shall be considered when it can be demonstrated that the design and use of the development satisfied the intent for planned developments to provide innovative solutions that benefit the property, neighborhood, or community.~~
 - ~~An impact statement shall be required of the proponent containing an analysis of the social, environmental and economic impact of the proposed development upon the City of The Dalles.~~
 - ~~The density of planned developments shall fall within the density range specified in the underlying zoning district.~~
1. Prepare and implement a program of incentives and standards to encourage residential developments which achieve the types and densities of housing identified as needed in the Comprehensive Plan and HNA. Incentives may include "targeted" public improvements, density transfer or bonuses and other methods as appropriate.
 2. Encourage a mix of residential, commercial and neighborhood-based service uses within neighborhood centers located within "Neighborhood Center" overlay districts that have been applied in the vicinity of existing commercial districts along the 10th/12th corridor at Garrison Street, Kelly Avenue, Dry Hollow Road, and Webber Street, as well as in other appropriate locations throughout the City identified in the future.
 3. Monitor building permit activity and present an annual report to the Planning Commission describing how target ratios are being met.
 4. Regularly update the City's buildable land inventory.
 5. Complete a Housing Production Strategy and regularly update the strategy to address community need and priorities.
 6. Review the City's System Development Charges (SDC) and other fees and consider implementing tiered fees based on home size and affordability targets.
 7. Continue to expand the range of housing options that can be developed in residential areas throughout the City.
 8. Evaluate and potentially implement financial strategies such as tax abatements, tax increment financing, reduced fees, or other strategies to reduce housing costs and improve the financial feasibility of developing housing affordable to low- and moderate-income households.
 9. Provide information and education to homebuyers, renters, developers, and builders about strategies and opportunities to reduce and/or mitigate the cost of developing and/or obtaining needed housing.

10. Coordinate with the Mid-Columbia Housing Authority and Columbia Cascade Housing Corporation, private non-profit housing providers, including community land trusts, and other federal, state, and regional agencies for the provision of affordable housing programs.
11. Encourage the development of affordable housing when opportunities arise to redevelop publicly owned properties.
12. Explore opportunities for and investigate and address potential regulatory or other barriers to development of alternative forms of housing such as single-room-occupancy housing, co-housing, or similar forms of housing.
13. Evaluate the potential impact of short-term rental housing on long-term rental housing costs and availability and consider requirements related to the registration of or limitations on short-term rental housing, if warranted by that analysis.
14. Work with the Mid-Columbia Housing Authority, Columbia Cascade Housing Corporation, Mid-Columbia Action Council, Wasco County, and other local organizations to reduce and address houselessness and its impacts in The Dalles.

The Dalles Housing Needs Analysis Update

Draft Project Schedule

Revised 8/31/23

	Meeting
	City deliverable due
	Consultant deliverable due

Task Name	March	April	May	June	July	August	September	October	November
1 Project Initiation									
Kickoff meeting	3/15/23								
Detailed project schedule	3/30/23								
Staff review: revised draft									
Agree on community engagement activities									
Obtain GIS data and background info - APG request	3/29/23								
City staff provide materials		4/7/23							
2 BLI Preparation, Review and Refinement									
Prepare draft BLI Report									
Review draft BLI data; prepare draft BLI Memo		4/27/23							
Staff review			5/4/23						
Revised draft			6/7/23						
PC/AC review (meeting)				6/15/23					
Revised draft				6/23/23					
3 Housing Capacity Analysis Update									
Prepare draft HCA Report									
Review draft housing data; prepare draft HCA Report		4/27/23							
Staff review			5/4/23						
Revised draft			6/7/23						
PC/AC review (meeting)						8/3/23			
Revised draft						8/9/23			
4 Draft Comprehensive Plan Amendments									
Prepare draft Comp Plan narrative, policy amendments				6/14/23					
Staff review					7/12/23				
Revised draft					7/19/23				
PC/AC review (meeting)						8/17/23			
Revised draft						8/24/23			
5 Adoption Process									
Prepare CC work session packet							9/4/23		
Conduct CC work session							9/25/23		
Revised draft of adoption materials								10/10/23	
PC adoption review (public hearing)								10/19/23	
City Council adoption review (public hearing)									11/13/23
Final draft, if needed									11/20/23