

## HOUSING ELEMENT

### Introduction

Whereas a substantial portion of the County's total housing units are located within the planning areas of various Cities of the County; and whereas individual plans with respective housing elements have been formulated and jointly adopted by each City and the County; therefore, the housing element contained within this "Plan" is relatively general in scope and context. Thereof, the Housing Element of each respective City urban planning area in the County shall be considered an integral part hereof.

An adequate housing stock is a concern in the County. A large portion of the existing units are old, but most are in good repair. There were a total of approximately 2,207 housing units in the County in 1978 according to 1978 data. However, there is considered to be a shortage of suitable units in all parts of the County.

Anticipated growth may even increase the housing shortage in the future. The new Kinzua plant at Heppner generated a critical housing demand. The development of more irrigated tracts will require more housing in all areas.

The County intends to encourage home building by private individuals and interests. Several financial aid programs for building or remodeling are available to individuals through the Farmers Home Administration, as well as the conventional financial institution.

In addition to conventional home construction, modular homes provide a means to meet the increasing housing demand. Modular homes are "manufactured" units that are generally preassembled and trucked to the site. The design of these units has improved a great deal in recent years. Mobile homes are still a common design, but many new units look much like homes built by conventional methods.

Regardless of the construction method, more new homes are and will be needed in the County. The County intends to encourage the development of these dwelling

units in existing communities, although the need for some rural housing is recognized whereas the County realizes that not all of it's population, present and future, is desirous of residing solely in an "urban" atmosphere. In addition, the County is certainly aware that growth in the agricultural sector will create a continuing demand for employee housing thereof.

#### Present Housing & Conditions

As set forth hereinbefore, there were an estimated 2,207 housing units in the County in 1978. That number of units is calculated on the basis of a 1978 Certified County population total of 6,400 and an average household size of 2.9 persons (i.e. 6,400 divided by 2.9 = 2,206.89). Utilizing statistics relative to individual cities' populations, number of farms and number of farm laborers employed 150 days or more, it is estimated that approximately 20% of the housing units in the County are located in the rural areas of the County of which 80% are farm related.

A Housing survey conducted in 1977 showed that housing types in the County were comprised of approximately 80% conventional type housing and 20% mobile home. During the period from January 1977 to September 1978, statistics tabulated by the State Department of Commerce showed that of the building permits issued during that time period, the largest number were for mobile homes (28.7%); single-family conventional dwellings (19.8%); modular homes (1.9%); multi-family units (1.9%); and non-residential and alterations the balance. Such statistics are indicative of an increasing trend towards mobile-modular-multi housing units.

Other housing survey statistics show that the majority of housing units in the County are in "above average" condition; thereof, 67% of those units surveyed were rated "above average", 24% "average", and only 9% were rated "below average." These ratings are described as:

**Above Average:** Houses generally in excellent condition and with no apparent structural deficiency.

**Average:** Houses generally in good condition with possible minor work needed, but no major structural deficiency.

Below Average: Houses generally in deteriorated or dilapidated condition, often with apparent structural deficiency.

Project Housing Demand

The Oregon Department of Commerce, Housing Division, estimated housing demands in Morrow County for April, 1978 through June, 1980. The Table below summarizes the Division's projections for construction of new, non-subsidized housing. It is important to emphasize that these projections do not cover all housing needs for the County during the period - just new, non-subsidized housing needs.

Annual projected totals equal construction of 62 new houses and 67 new apartment units in the County. However, the data also emphasizes housing demand according to affordability. The Division predicts a large demand, 52.0% of the total, for houses under \$55,000. 85% of the demand for new apartments involves one or two bedroom apartments in the \$205 to \$274 per month rental range. Whether the residential construction sector can meet the demand for "affordable" housing remains to be seen.

Table 20

Estimated Annual Demand for New, Non-Subsidized Housing

Morrow County  
April 1978 to June 1980

Single-Family Houses

Price Class	Number of Houses	Percent of Total
Under \$45,000	15	24.0
\$45,000 - \$49,999	15	24.0
\$50,000 - \$54,999	5	8.0
\$55,000 - \$59,999	5	8.0
\$60,000 - \$64,999	5	8.0
\$65,000 - \$69,999	0	0.0
\$70,000 - \$74,999	0	0.0
\$75,000 and Over	17	28.0
TOTAL	62	100.0

### Multi-Family Units

Gross Monthly Rent	Efficiencies	One Bedroom	Two Bedroom	Three or More Bedroom
Under \$175	5	0	0	0
\$205 - \$214	0	15	0	0
\$215 - \$224	0	5	0	0
\$225 - \$234	0	5	0	0
\$235 - \$244	0	0	15	0
\$245 - \$254	0	0	5	2
\$255 - \$264	0	0	5	0
\$265 - \$274	0	0	5	0
\$275 - \$284	0	0	0	5
<b>TOTAL</b>	<b>5</b>	<b>25</b>	<b>30</b>	<b>7</b>

Source: Projected Housing Demands in Morrow County, Oregon  
Department of Commerce, Housing Division, 1978.

One alternative for "affordable" housing in the County is manufactured housing. Sources at the Association of Mobile Home Industries predict that as housing costs rise, manufactured housing may present one of the only affordable types of housing for many people, particularly low-income or elderly persons. Mobile homes and mobile home parks, if well managed and developed, could also help solve housing problems that occur when temporary populations move into and out of the County, i.e. large construction projects or agricultural harvest populations.

#### Findings

1. A housing location survey by types outside of the UGB's of the five cities was accomplished in 1978 and continues to be updated on a monthly basis.

2. Morrow County faces a severe problem in housing low and median income families, who comprise a large segment of its labor force.

3. Several large construction projects have occurred in the County, including the Pacific Gas Transmission Line, the P.G.E. Plant, Highway I-82N (Umatilla-Morrow County border), and expansion of facilities at the Port of Morrow. These large projects create special problems for County planning because of

the temporary nature of short-term, large employment. More projects of this type and scope are expected in the future.

4. Housing projections predict that County demand for residential construction should continue to grow but with an emphasis on "affordable" housing.

## Policies

1. To increase the supply of housing to allow for expected population growth and to provide for the housing needs of the citizens of Morrow County.

2. To encourage and cooperate with agencies and private development in seeking low and moderate income housing.

3. To encourage housing development to occur within Urban Growth Boundaries whenever feasible.

4. To encourage residential development which provides prospective buyers with a variety of residential lot sizes, diversity of housing types, and a range in prices.

5. The County will encourage sponsors of major construction projects in the area to help the County plan for and handle temporary populations of construction employees.

6. The County recognizes that residential housing needs will continue to grow and encourages contractors to consider the projected types of housing needed when they try to supply adequate housing.

7. The County shall emphasize the need for the appropriate type, location and phasing of public facilities and services sufficient to support housing development in areas presently developed or undergoing development or redevelopment.

8. The County (in cooperation with the cities & others) should provide for a continuing review of housing need projections and should establish a process for accommodating needed revisions.

9. Decisions on housing development proposals should be expedited when such proposals are in

accordance with zoning ordinances and with provisions of comprehensive plans.

10. Ordinances and incentives should be used to increase population densities in urban areas taking into consideration (1) key facilities, (2) the economic, environmental, social and energy consequences of the proposed densities, and (3) the optimal use of existing urban land particularly in sections containing significant amounts of unsound substandard structures.

#### ~~PUBLIC FACILITIES AND SERVICES ELEMENT~~

##### ~~Introduction~~

~~The Public Facilities and Services Element of the Morrow County Comprehensive Plan is intended to provide the basic framework for the future growth of the County and is intended to carry out the Statewide Planning Goals of the Land Conservation and Development Commission:~~

~~"To provide a timely, orderly and efficient arrangement of public facilities and services. . . ."~~

~~Provisions for public facilities and services are an important part of all Comprehensive Plans, as the intent is to encourage the efficient and equitable construction of these services to serve the public need. In addition, it is now recognized that the reasonable extension of these facilities can serve as a useful tool in regulating community development.~~

~~Public facilities are those areas and improvements which accommodate or provide various government services to the people of the community. These include schools, parks, fire stations and other facilities such as public buildings, sewer and water systems, and social services. Adequate public facilities are essential to well ordered community life, sustaining and enhancing the health, safety, educational and recreational aspects of local residents. In many ways, the adequacy, character and quality of public facilities and services express a community's collective opinion of itself and its environment.~~

~~In the past, the provisions of services have not always been coordinated with growth. Similarly,~~