

## **X: HOUSING**

Goal: To provide for the housing needs for the citizens of the County (Appendix 10-1 through 10-7).

Findings: The findings below are the basis for planning decisions made with respect to housing:

1. An adequate amount of vacant land exists within all towns to satisfy the design population to the year 2000.
2. Twenty-eight percent of the County's households pay excessive housing costs with that figure appreciably higher in the town of Wallowa (Appendix 10-2).
3. Median income is approximately \$9,000 (Appendix 10-3).
4. Median housing costs in the County average \$135 - \$140 per month (Appendix 10-4).
5. Low income families (\$7,000 & less) pay up to 45 percent of their income on housing (Appendix 10-5).
6. Approximately 12 percent of the houses in Wallowa County are considered sub-standard, but that most can be rehabilitated.
7. It is estimated there will be a demand for 220 units in the three year period beginning July 1, 1975 and ending July 1, 1978 (Appendix 10-6, 10-7).
8. There are areas within the County that, while not qualifying for incorporation, have significant population, history, and utility and those areas may benefit from becoming unincorporated communities.
9. That while not located within an unincorporated community, the West and North Wallowa Lake Areas are within the existing Wallowa Lake County Service District, which in order to protect human health against the hazards of pollution from septic and other waste water sources, offers hookups to that community sewer system and that most residences within the district are currently hooked up to the system.

Policies: The following statements of policy are related to satisfying the above goal.

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1. That county work with the towns and the C.O.G. to develop housing programs, particularly to rehabilitate deteriorated housing which is still sound.
2. Maximum utilization of vacant land within city limits be encouraged.
3. A range of housing prices and a variety of housing types and locations should be provided.
4. Services be provided to locations within cities before they are extended to unincorporated areas.
5. A rural residential zone be established with a five acre minimum lot size to facilitate housing demand and variety.
6. That there will be no discrimination in housing.
7. Zoning and subdivision ordinances include provisions to allow cluster development and other flexibility in design of housing development.
8. Low-rent housing be developed.
9. The County recognizes the unincorporated communities of Wallowa Lake, Minam, Troy, Flora, and Imnaha and adopts by reference the findings documents for each including the plan designations, zones, maps, and zoning ordinance articles.

Findings were adopted on the following dates:

Wallowa Lake	June 16, 2003
Minam	July 18, 2001
Troy	July 18, 2001
Flora	July 18, 2001
Imnaha	July 18, 2001

10. Whereas the Wallowa lake Basin and Wallowa Lake in particular are important sources of drinking water and for recreational uses including swimming and fishing, and whereas non point source pollution from failing septic tanks and other sources were introducing pollutants into these waters at an alarming rate, the Wallowa Lake County Service

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District was formed in 1986 to alleviate a clear and present risk to human health and fish habitat. The area currently served by the service district community sewer system includes the south end of Wallowa Lake, the west side of Wallowa Lake, and a small portion of the north end of Wallowa Lake. The service district water system currently serves the area at the south end lake, including the State Park. However, additional properties lying within the Service District boundary, which coincides with the Wallowa Lake Rural Fire District Boundary enacted in 2002, are potentially eligible for service. To continue to protect human health against the hazards of pollution from septic and other waste water sources, Wallowa County recognizes the existing hookups to the sewer and water system as in compliance with Goal XI and authorizes future hookups within the Service District but outside the Unincorporated Community of South Wallowa Lake, under the provisions of Goal XI providing for the alleviation of health hazards.

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