

APPENDIX 10-2

HOUSING PAYING EXCESSIVE HOUSING COSTS

SUMMARY: Because of the one-time County population of more than 9000 and subsequent decreases, housing - until recent growth increases - has been sufficient in number. However, a demand for over 200 new units is projected, however, over the next three years by the State Housing Division. Vacant land within the cities is available for projected populations to the year 2000.

Density ranges in the cities vary from 1.3 people per acre in Lostine to 2.3 people per acre in Wallowa. Vacancy rates determined from the 1970 census showed owner-occupied unites to be 2.6 percent and rental units at 8.4 percent. Family income and housing cost figures assembled by the Eastern Oregon Community Development Council show that a large percentage of people are paying an excessive percentage of their incomes for housing. More detailed housing information is found in the background section of this chapter.

BACKGROUND: Housing information has been examined from the following four angles to determine whether a housing problem exists, and if so, its cause:

01. Lack of adequate building sites.
02. Lack of adequate houses which include:
 - A. Sufficient price range availability
 - B. Sufficient rental availability
 - C. Sufficient livability levels
03. Lack of economic consideration.
04. Lack of coordinated community programs.

Because of the limited information available for un-incorporated areas, this study has been directed primarily towards the four cities. (This represents only about 60 percent of the County population.)

CITY	NUMBER	PERCENT	OWNERS	RENTERS
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Enterprise	68	24	22	33
Joseph	51	23	23	24
Lostine	18	21	14	42
Wallowa	<u>111</u>	<u>37</u>	<u>36</u>	<u>40</u>
TOTAL	248	28	26	35

MEDIAN HOUSEHOLD INCOME

CITY	TOTAL	OWNERS	RENTERS
Enterprise	\$10,000-11,999	\$10,000-11,999	\$6,000-7,999
Joseph	8,000- 9,999	8,000- 9,999	8,000-9,999
Lostine	8,000- 9,999	8,000- 9,999	6,000-7,999
Wallowa	6,000- 7,999	6,000- 7,999	6,999-7,999

MEDIAN MONTHLY HOUSING COST

<u>TOTAL</u>	<u>OWNERS</u>	<u>RENTERS</u>
\$150-199	\$150-199	\$120-149
100-119	100-110	100-119
80-99	60-79	100-119
100-119	100-119	100-119

SOURCE: E.O.C.D.C. - Letter of 1/9/76 from Lynn Schoessler