

APPENDIX 10-7

POPULATION DISTRIBUTION AND PROJECTIONS

Although service availability will in most cases limit density, it has been determined that unless two units (6 persons) per acre are developed, tax revenue will not independently support a full range of city services.

It is evident that lack of buildable lands is not a contributing factor to housing problems.

Population projections have been made to provide design sizing or water and/or sewage services.

DESIGN	1970	1975	1994
<u>CITY</u>	<u>CENSUS</u>	<u>CENSUS</u>	<u>POPULATION</u>
Joseph	839	935	1,500
Enterprise	1,680	1,840	2,400
Wallowa	811	890	1,000
Lostine	196	225	300

Related to the table above it can be seen that demand will not use up available land for a number of years. Housing "adequacy" has been examined according to the following:

01. Whether or not the available housing was compatible with established income levels.
02. Whether or not the available rental units were sufficient to meet demands.
03. Whether or not the available units were determined sound and livable.

Conclusions to these questions are summarize below and have been derived primarily from a survey completed by E.O.C.D.C. in the spring of 1975. Median family incomes were found to be approximately \$8,000 and average monthly housing costs \$175. Using the standard figure that households should be able to afford housing costs of 25 percent of the total income, the above figures would seem to indicate the residents within the County are paying a higher amount for houses than the standard. Further evaluation would indicate that low-income families pay more (30

more (30 to 45 percent) for housing than upper-income families pay (12 to 20 percent). This holds true especially in the town of Wallowa. In discussions with Realtors, the available owner units average in cost between \$30,000 - \$35,000 - well above what a median income household could afford. It can be concluded that the distribution cost of available units is not compatible with the distribution of existing population by income. There appears to be an overall need for more low-cost housing.

The most recent study of vacancies in Wallowa County was completed as part of the 1970 census. It showed the vacancy rate for owner-occupied units to be 2.6 percent while the rate for rental units was 8.4 percent. To update that information, Realtors were asked about the availability of rental units. The consensus was that rental units availability is extremely scarce. This would be supported by the fact that multiple family units have an ever-present waiting list. The conclusion would be there does exist a need for more rental units - especially ones that would not exceed total monthly costs of \$165.00.

The third area examined to determine whether or not there were housing problems was the percent considered unlivable or sub-standard. Common deficiencies that determine sub-standard housing are lack of some or all plumbing, incomplete kitchen facility, inadequate heating supply, poor state of repair, etc. Again, the most recent study of year-round housing facility deficiencies is the 1970 housing census. Of the 2608 year round housing units, 303 (12 percent) were lacking some or all plumbing; and 776 (29 percent) only have a room heater no furnace, fireplace, or stove. This indicates a sub-standard rate as high as 31 percent with the vacant units contributing significantly more proportionately to the percentage. E.O.C.D.C.'s study indicates that of the occupied households 17 percent consider their housing inadequate - primarily due to insufficient size and old age. The conclusion would seem to point out that there are a substantial number of sub-standard houses. Of the 17 percent who responded that their housing was inadequate, it was likely that the majority could be rehabilitated.

In consideration of the above data, there seems to be evidence for a need of low cost housing. This could be partially

accomplished by the towns by providing public facilities, without undue costs to the taxpayer, to areas deficient of such services and desirable as building sites. This would relieve the high cost of land development and subsequent lot prices. Decisions and means of implementing sound housing programs will largely be up to the affected towns and interested agencies and councils.

The information above is presented just as such. No concrete conclusions are detailed nor is there a specific indication of a housing problem. There does seem to be "pointers" of a deficiency of low-cost housing but a more thorough survey would be necessary to make that conclusion. Available data indicates that lower income families have a problem finding suitable housing at an adequate cost level.