



**Department of Land Conservation and Development**  
**2015-17 TECHNICAL ASSISTANCE GRANT APPLICATION**

Please complete each section in the form below. Type or write requested information in the spaces provided. Submit completed applications **by September 30, 2015**.

**Application Date:** September 30, 2015

**Applicant:** City of The Dalles

(If council of governments, please also include the recipient jurisdiction name if applicable)

**Address:** 313 Court Street

**City:** The Dalles

**Zip:** 97058

**Phone:** 541-296-5481

**Contact name and title:** Daniel Hunter, Project Coordinator

**Contact e-mail address:** dhunter@ci.the-dalles.or.us

**Grant request amount** (in whole dollars): \$30,000.00

**Local Contribution** (recommended but not required): \$30,000.00

**Project Title:**

The Dalles Housing and Residential Land Needs Assessment

**Project summary:** (Summarize the project and products in 50 words or less)

In 2006 The Dalles completed a Residential Land Needs Analysis. This did not include a Housing Needs Assessment. In addition, the population forecast used for that Analysis has been shown to be inflated. We plan to seek professional help in completing a Housing Needs and Residential Land Needs Assessment.

**Project Description & Work Program**

Please describe the proposed project, addressing each of the following in an attachment.

**A. Goals and Objectives.** State the goals or overall purpose of the project. Describe particular objective(s) the community hopes to accomplish. Please indicate whether this is a one-biennium, stand-alone project or is part of a longer multi-biennium program. If it is the latter, describe subsequent phases and expected results, any previous work completed, and how work beyond this project will be funded.

**B. Products and Outcomes.** Clearly describe the product(s) and outcome(s) expected from the proposed project. Briefly describe any anticipated significant effect the project would have on development, livability, regulatory streamlining, and compliance with federal requirements, socioeconomic gains, and other relevant factors.

**C. Work Program, Timeline & Payment.**

**1. Task(s) and Product(s):** List and describe the major tasks and subtasks, with:

- The title of the task
- Steps to complete task
- The interim and final product(s) for each task

**2. Timeline:** List all dates for the project including tentative start date after the contract is signed, task completion dates, progress milestone(s), and project completion date. If the project is part of a multi-year program, provide an overview of the expected timeline(s) in sequence of expected start dates and completion date for each and describe subsequent phases to be completed.

**3. Payment Schedule:** Develop a requested payment schedule showing amount of interim and final payments. Include the products that will be provided with each payment request. The payment schedule should generally include no more than two payments – an interim and final payment.

**D. Evaluation Criteria.** Include a statement in the narrative that addresses the program priorities and evaluation criteria presented in the application instructions (“Eligible Projects and Evaluation Criteria”).

**E. Project Partners.** List any of the following that will participate in the project: federal agencies, state agencies, council of governments, city and county governments, special districts, and other entities. Briefly describe the role of each (*e.g.*, will perform work under the grant; will advise; will contribute information or services, etc.).

**F. Advisory Committees.** List any advisory committee or other committees that will participate in the project to satisfy the local citizen involvement program, if any.

**G. Cost-Sharing and Local Contribution.** DLCD funds are only a part of overall project costs; please identify sources and amounts of other funds or services that will contribute to the project’s success. Cost-sharing (match) is not required, but could be a contributing factor to the success of the application.

**Will a consultant be retained to assist in completing grant products? Yes  No**

**Local Official Support**

The application *must include* a resolution or letter from the governing body of the city, county, district, or tribe demonstrating support for the project. If the applicant is a council of governments on behalf of a city, a letter or resolution from the city council supporting the application must be included. *The application will not be complete if it does not include this item.*

**Product Request Summary**

<b>Product</b>	<b>Grant Request</b>	<b>Local Contribution</b>	<b>Total Budget</b>
1	\$ <u>10,000</u>	\$ <u>10,000</u>	\$ <u>20,000</u>
2	\$ <u>20,000</u>	\$ <u>20,000</u>	\$ <u>40,000</u>
3	\$ _____	\$ _____	\$ _____
4	\$ _____	\$ _____	\$ _____
5	\$ _____	\$ _____	\$ _____
6	\$ _____	\$ _____	\$ _____
7	\$ _____	\$ _____	\$ _____
8	\$ _____	\$ _____	\$ _____
<b>TOTAL</b>	\$ <u>30,000</u>	\$ <u>30,000</u>	\$ <u>60,000</u>

Submit your application with all supplemental information to:

Larry French, Grants Administrative Specialist

E-mail (preferred): [DLCD.GFGrant@state.or.us](mailto:DLCD.GFGrant@state.or.us)

Mail: Department of Land Conservation and Development  
635 Capitol Street N.E., Suite 150  
Salem, OR 97301

Phone: 503-934-0054

**APPLICATION DEADLINE: September 30, 2015**



**CITY OF THE DALLES  
HOUSING & RESIDENTIAL LAND NEEDS  
TECHNICAL ASSISTANCE**

Detailed below is the narrative explaining our project and addressing the five project criteria listed in the Technical Assistance Grant notification. Due to scheduling difficulties a City Resolution adopting the project and making matching funds available will not occur until October 12, 2015. At the City Council meeting September 28, 2015 Council unanimously voted to support the project and make matching funds available. We recognize this is after the application deadline and will forward a copy of the signed resolution to you following the Council meeting on the 12<sup>th</sup>. We thank you for your understanding.

**1. Objective:**

In 2006 The Dalles Completed a Population Forecast, Buildable Lands Inventory and Residential Lands Needs Assessment. The Residential Land Needs and Buildable Land Inventory use the 2006 Population Forecast which has proven to be inaccurate. That Forecast shows a population forecast by 2010 to be 16,682. The Portland State University (PSU) estimate for 2010 was 13,630, a 23% difference. We believe the PSU estimate is far more accurate.

Because the 2006 Population Forecast is the adopted population projection for The Dalles and Wasco County, that forecast was used for our Buildable Lands (2006), Residential Land Needs (2006) and Economic Opportunities Analysis (2011). Therefore, all three of these reports are considered erroneous. Due to input from Realtors and experiences from those who recently moved to the area or are looking for housing, we believe we currently have a housing shortage. While we believe this shortage crosses all economic strata, the primary shortage is in middle and upper income, single and multi-family housing. This encompasses Medium and High Density Residential housing needs.

In addition, The City and County adopted policies based on the adopted 2006 Population Forecast. This has included an annexation policy. While these policies have provided more buildable lands, both commercial and residential it has had little to no effect on housing. None of the previous studies included a Housing Needs Assessment. The lack of housing either real or perceived has had a negative effect on our local economy. Therefore, we are seeking a Technical Assistance Grant to hire a private consultant who will: Using the PSU Population Forecast (available February 2016) analyze our currently available housing and provide a report that details current and projected housing needs; as well as provide a residential land needs assessment. This information will assist The Dalles City Council and Staff in formulating sound policy that will encourage housing and economic development. The Dalles will then use the information to re-evaluate the Economic Opportunities Analysis done in 2011; as well as update City Planning policy

and target economic efforts.

The City will use the Housing Needs Assessment and Residential Land Needs Assessment to compare with the Buildable Lands Inventory. Relative to the need and available inventory The City Will adopt policies and where possible make incentives available to promote housing development needed to meet our current and future needs.

## **2. Priorities:**

Our current Economic Opportunities Analysis was completed in 2006. That analysis used among other data, the erroneous Population Forecast previously mentioned. An updated Residential Land Needs Assessment and Housing Needs Assessment, combined with a more accurate population forecast provided by PSU will allow The Dalles to more accurately address economic opportunities. In addition, we will be sharing the result of the new assessments with Wasco County, Mid-Columbia Economic Development District, Mid-Columbia Council of Governments, the Regional Solutions Team, and Mid-Columbia Housing Authority.

The information we will obtain from these assessments will also aid the Columbia Gateway Urban Renewal Agency. The Agency is currently considering a change in the Urban Renewal Plan that would focus more funds to infrastructure, including utility improvements. The current plan's focus is on blighted properties which has been successful to the point of needing re-evaluation to continue. The assessments this grant would help fund would provide needed information for the Agency to make the determination on their plan's future goals and funding priorities.

According to the U.S. Census, Center for Economic Studies In-Flow/Out-Flow for primary employment in The Dalles we have a net In-Flow of 779 employees. That is equal to about 11% of our actual employed labor force (7,141). While we realize some of these workers likely live just outside City limits in rural Wasco County or across the river in Washington, the number presents an opportunity. That opportunity is discovering just where those people live and why they do not live in The Dalles. A Housing Needs Assessment will help provide an answer to that question.

The priorities for the work to be completed are:

1. Determine the current residential land available
2. Determine what housing is currently available, multifamily and single family
3. Classify available housing into affordable/median/above median with cross reference to density level, single family and multifamily
4. Determine current buildable land inventory and zoning
5. Using PSU population forecast, get projections on future housing need that will include rent/purchase cost and classification mix

## **3. Description:**

Our plan calls for hiring a single consultant who will complete the Housing Needs Assessment and Residential Land Needs Assessment. While hiring a consultant is contingent on available funding, our plan is to contract with a consultant by April 2016. That being the case, the product of the assessments will be delivered by October 31, 2016. We are projecting a total project cost of \$60,000, of which \$5,000 will be as an in-kind contribution.

Expenses:

A. <u>Consultant</u>	<u>\$55,000</u>
Housing Needs Assessment	\$25,000
Land Needs Assessment	\$30,000
B. <u>Staff Time</u>	<u>\$5,000</u>
<i>Staff time is expected to be approximately split 60/40 with majority of time being spent on the Land Needs Assessment.</i>	
C. <u>Project Total</u>	<u>\$60,000</u>

Revenue:

A. Technical Assistance Grant	\$30,000
B. City Cash Contribution	\$25,000
C. City Staff Time	\$5,000
D. <u>Project Total</u>	<u>\$60,000</u>

Using the assessments and evaluations conducted by City Staff of buildable lands to meet our housing needs, make recommendations to The City Council to adopt policies which target incentives for development of housing in most appropriate areas; and adopt zone code that promotes housing and housing density level objectives in targeted areas most likely to promote economic stimulus when occupied. While this work will begin during the assessment period it will continue in unrest after delivery of the assessments in October 2016 with policy proposals to follow.

**4. Capacity:**

The City of The Dalles has administered numerous grants on projects for and by the City. We are currently the financial agent for The Dalles-Wasco County Library and in that capacity are, the funding agent on several grants provided for the Library's Expansion project due to begin in October.

In addition The City completed a granting of Federal funds with City match for a 2007 Community Development Block Grant to help fund Housing Authority projects. The City received an LCDC grant to complete an update of the City's Transportation System Plan in 2014.

Lastly, the City received a private grant from Google to expand the City's WIFI system. The City and Wasco County are partners in the Quality Life Inter-Government Agency providing fiber-optic service to Wasco County and The Dalles.

A. The Dalles-Wasco County Library private grants:	\$894,397
B. 2007 Federal Grant for Housing Authority, total funds:	\$774,042
C. Land Conservation & Development Commission grant:	\$128,250
D. The Dalles WIFI grant from Google:	\$97,910

Aside from the proven ability to administer grants The City Has received we provide the following details. The City of The Dalles has a FY15/16 General Fund Budget of \$9,000,983. It is further important to note that during the recent recession the City had

no reduction in service and faced no layoffs or loss of personnel due to the economic downturn.

### **5. RST Priorities:**

The Regional Solution Team North Central Region priorities include infrastructure (waste water & water), attainable housing, and regulatory integration and streamlining among others. Those listed here will be address directly or indirectly by the completion of A Residential Land Needs Assessment and Housing Needs Assessment.

As stated above (in 2.) The Urban Renewal Agency has indicated their desire to move the agencies priorities to assisting with City utility costs. In particular this assistance would come in the form of SDC off-sets or payments, line upgrades and system connection costs. The data gathered from the two assessments will help the Agency determine the viability and need of that direction as well as provide defined geographic areas for those funds to be directed.

Attainable housing is explicit in the assessments we are going to have completed. As stated above (in 1.) we believe there is a housing need and that the need includes attainable housing. In addition, our housing need includes workforce housing, low-income housing and market rate housing. There is interest among several agencies to see attainable housing located within the downtown. Providing incentives for housing in the downtown would improve the economic condition of our historic downtown. The information gained through a housing needs assessment would help The City, and Urban Renewal target incentives for housing development.

The Residential Land Needs Assessment will provide City Planning with accurate information needed to update City planning code and assess zoning ordinances. This assessment and resulting changes to City code and zoning will streamline regulatory processes by eliminating the need for variance application, conditional use permitting and thus, Planning Commission approval in target areas.

### **6. Multiple Jurisdictions:**

As mentioned above (in 2.), we will be sharing the new assessments with Wasco County, Mid-Columbia Economic Development District, Mid-Columbia Council of Governments, the Regional Solutions Team, and Mid-Columbia Housing Authority. Mid-Columbia Council of Governments provides building code services to The Dalles and central Gorge communities. Wasco County and The City work together on planning, zoning and development of the Urban Growth Area. Mid-Columbia Economic Development District provides financial and administrative services for improving the economy and promoting sound development.

While The City of The Dalles is the sole applicant for this Technical Assistance Grant, these organizations will benefit from the product. Mid-Columbia Economic Development District and Mid-Columbia Housing Authority have provided Letters of Support in our effort. These letters are enclosed in this application.