

# Eastern Oregon Perspective SENATE COMMITTEE ON HOUSING AND DEVELOPMENT

Thursday, December 8, 2022  
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## Presentation Summary

- I. Themes from Eastern Oregon
- II. Sample Efforts – Four Eastern Oregon Counties
  - Morrow County (very small cities)
  - Malheur County Border Board
  - Wallowa County Proposal
  - West Umatilla County Project



# Themes from Eastern Oregon

- 1. Small Cities Need Capacity
- 2. Comprehensive Plan Policies are a start
- 3. Other Housing Strategies are vital
- 4. Infrastructure Funding
- 5. One size does NOT fit all.
- 6. Livability is Key – Live, Work and Play
- 7. No silver bullet

# Housing Strategies

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## Capacity for Small Cities

### Land Supply and Regulatory Strategies

1. UGB Expansion or Adjustment (“Swap”)
2. Rezone Land
3. Increase Allowed Density in Existing Zones
4. Establish Minimum Density Standards
5. Code Updates to Support a Variety of Housing Types
6. Reduce Unnecessary Barriers to Housing Development
7. Regulatory Incentives for Affordable and Workforce Housing

## Financial Incentives

1. System Development Charge Exemptions
2. Expedited Development Review
3. Tax Exemptions and Abatements
4. Direct payment to developers

## Funding Sources and Uses

1. Public-Private Partnerships (PPPs) and Community Land Trusts
2. Tenant Protection Programs and Policies
3. Land Acquisition and Banking
4. Construction Excise Tax
5. Financial Assistance Programs

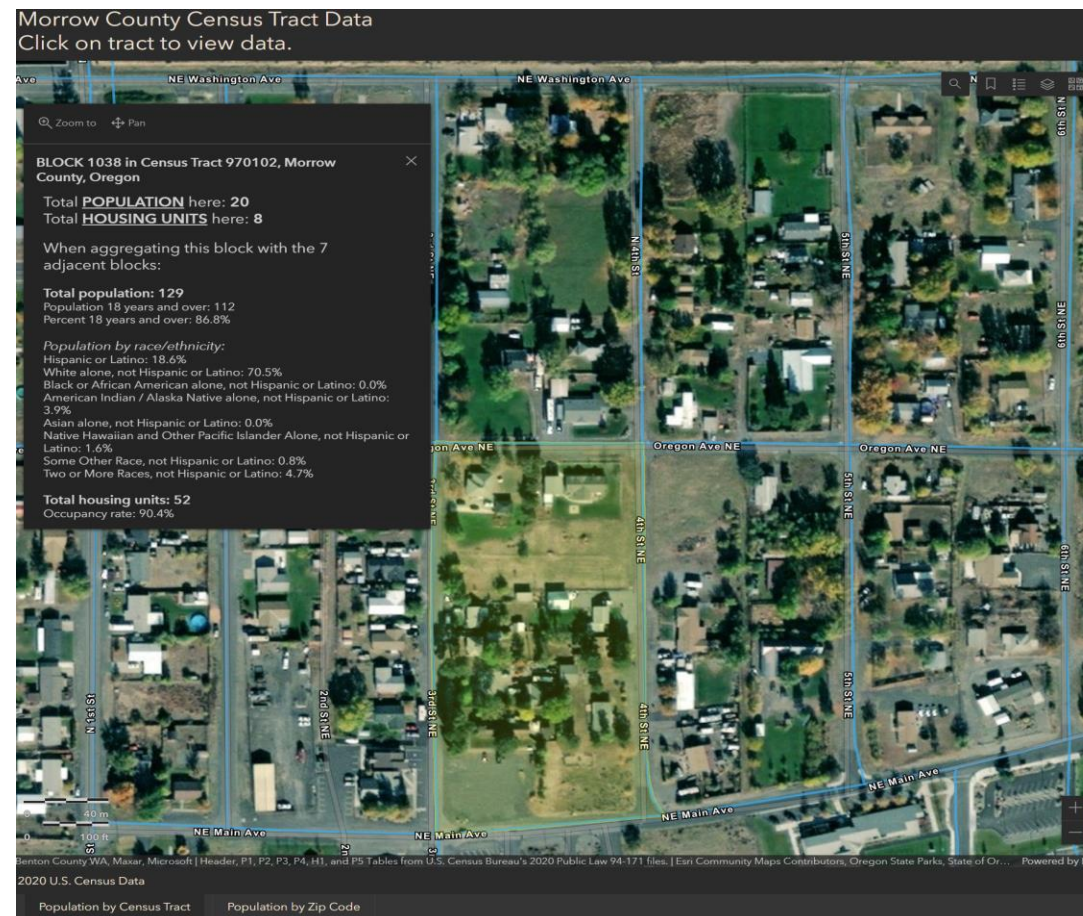


# Morrow County Housing Efforts

- Policy and Code Review (2018)
- Buildable Lands Inventory and Housing Needs Analysis (2019)
- Rural Residential 10-Acre Zone (2021)
- HNA with small cities (Ione, Lexington, Heppner) (2022)
  - Focus on Infrastructure
- Data Dashboard – value of local data



# Dashboard for Data!



# Malheur County Approach



- Eastern Oregon Border Economic Development Board (2017)  
Purpose “to implement investment strategies and practices”  
<https://eoborderboard.org/>
- Grant/incentive and loan programs to encourage regional workforce housing.
- Senate Bill 16 passed in (2021)  
Allows 200 acres of non-high value farmland to be used for homesites.
- Not a legislative action so no Statewide Planning Goals apply.  
Sites must be a minimum of 2 acres.  
Bill sunsets in 2030.

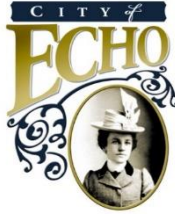


# Wallowa County Message

- Farming/Logging economy to Tourism.
  - Housing Costs exceed income of locals.
- ADU's allowed in Rural Residential Zone
- Non profit (Wallowa Resources) working to develop workforce housing.
  - City lots in Joseph. Land values extremely high.
- SB 2 rezoned land adjacent to City of Wallowa (Rural Service)
- Legislative Concept modeling Malheur County. Streamline process as pilot.
- Community Land Trust Draft Article 58 (implement LC)







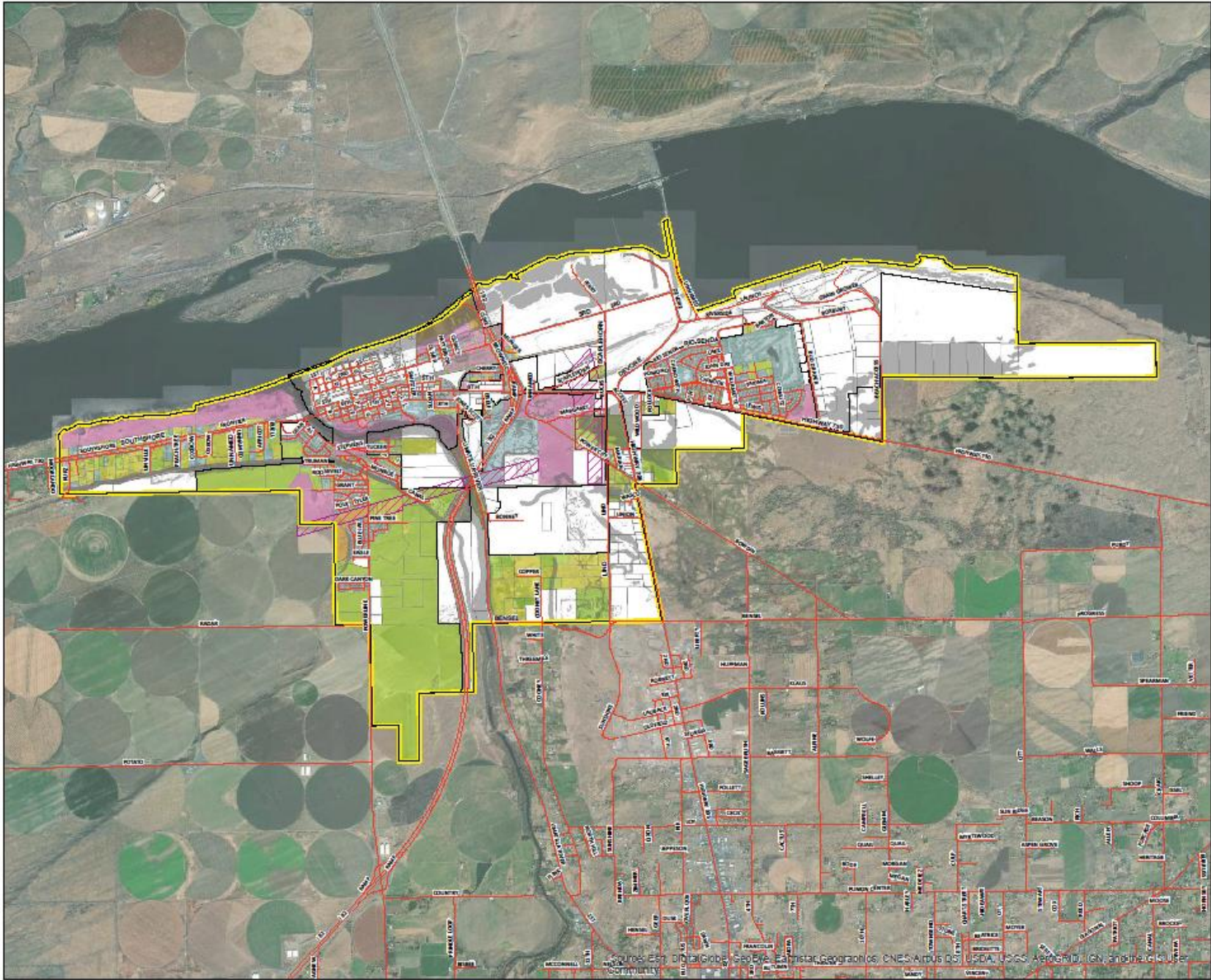
# West Umatilla County Housing Study

Residential Lands Needs Analysis and Housing Strategies  
2018

# Residential Lands Needs Analysis: Overview



CITIES	20-Year Housing Need	NEEDED HOUSING ACREAGE			BUILDABLE RES. ACREAGE			Surplus Acreage
		Low Density	Medium Density	Multi-Family	Low Density	Medium Density	Multi-Family	
Echo UGB	19	3	0	0	86	1	24	107
Stanfield UGB	45	4	0	1	393	11	44	443
Umatilla UGB	1,151	163	21	9	1,036	203	14	1,060



**West Umatilla Cities  
Buildable Lands Inventory**

City of Umatilla: \_\_\_\_\_  
Development Status

— Streets

City Limits

UGB

Easements

All Constrained Areas

Non-Residential Zones

**Development Status**

Constrained

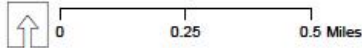
Developed

Public

Partially Vacant

Vacant

Prepared by:  
Angelo Planning Group  
Date: 03/27/19



Coordinate System:  
NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet Intl

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