

What we have heard so far...

Residents agree there is a crisis of housing affordability and diversity:

- “Many people who work here can't live here because of the costs. Teachers, service workers, police officers... That isn't sustainable.”
- “It makes it unaffordable for young families and it prevents diversity.”
- “Rising housing costs is making it difficult for families with school-aged kids to live here, which in turn is contributing to the decline in school enrollment and the related school budget shortfalls.”
- “Working class can't afford to stay here. Hard to find skilled workers.”
- “We need to maintain a good mix of housing options to maintain a good mix of population demographics.”
- “It's a problem when teachers, medical assistants, pretty much anyone making less than 200,000K per year can't afford housing in our town.”
- “Our kids can't afford to live here now.”

(Sample responses from the 2023 White Salmon Housing Survey)

Residents agree we need more housing diversity:



(Word cloud from 2023 White Salmon Housing Survey)

65% of 185 residents surveyed are open to including Accessory Dwelling Units, Townhomes, Mixed Use (apartments above retail), and Affordable Housing units.

Small homebuilders say there are too many barriers in the current code and permitting procedures:

- “Zoning - need more opportunity for multi-family like duplexes, triplexes.”
- “Minimum lot dimensions and minimum lot area.”
- “Current code not updated to match comprehensive plan and allow medium density in what is still single family residential.”
- “Min lot size and coverage requirements in the R3 zoning designation.”
- “Lack of high density residential zoning.”
- “Off street parking requirements limiting additional SFR units.”
- “Minimum width on housing.”
- “Minimum square footage requirements in R3 zoning.”
- “ADU's should not be tied to owner occupancy.”
- “Critical areas ordinance within city limits.”
- “We would build more housing if the path to development and building was clear, objective and streamlined. We have seen a huge delay in developing from the lack of consistent staff feedback and turn over.”
- “Changing the zoning code to allow more density.”
- “Typical land use review [site plan review, conditional use review, etc etc] deters projects.”

(Responses from 2023 White Salmon Builder/Developer Survey)

Residents want to preserve White Salmon's small-town character and livability



- “Maintain character of small town, keep higher density residences closer to town and retail”
- “Keep development harmonious with the character of what's already here.”
- “We are a small town and should stay that way.”
- “Aesthetics - promote development style that fits into our environment and community.”
- “Aesthetics match small town for new builds and price.”
- “Increase infill and density, but also respect neighbor's land, views, etc.”
- “Preserving character of existing neighborhoods.”
- “Small town environment.”
- “Keeping the town still small town feel. Not over populating.”

(Responses from 2023 White Salmon Housing Survey)