



HOUSING ACTION PLAN

White Salmon, Washington

VOLUME II OF II
June 22, 2023

City of White Salmon

With assistance from

Structura Naturalis Inc.



Housing Action Plan
White Salmon, Washington

Volume II of II

TABLE OF CONTENTS

Executive Summary 3
Introduction 4
Current Measures 10
Community Feedback 11
Potential Action Areas 13
Benchmarking: Three Case Studies 16
Working WITH the Neighbors 20
“Plug and Play” Townbuilding 21
Conclusion and Recommended Actions .. 22

APPENDICES:

1. Public Outreach Summary 24
2. Community Survey Results 27
3. New and Old Models of Development .. 71

Acknowledgements: Thanks to Troy Rayburn, City Administrator, City of White Salmon; Jeff Broderick, Land Use Planner, City of White Salmon; Erika Castro Guzman, Community Development/Special Project Coordinator, City of White Salmon;; Stephanie Porter, Clerk/Treasurer, City of White Salmon; White Salmon City Council (Mayor Marla Keethler, Mayor Pro-Tem Jason Hartmann, and Councilors Patty Fink, David Lindley, Jim Ransier and Ben Giant); Ruth Chausse, Nunamaker Properties (for additional sales data); and for funding, the Washington Department of Commerce.

COVER PHOTO: Garage under construction by White Salmon residents David Monnig & Ericka Miller. They provided input into this report by noting that the 15-foot alley setback requirement prevents them from building an accessory dwelling unit, which they hope to be able to do in the future. We thank them for their input.

Executive Summary

This report provides a plan of the actions to be taken to meet White Salmon's housing needs for the next two decades. It builds upon the findings of the Housing Needs Assessment (Volume I of this two-volume report). The primary goals of this Housing Action Plan are: (1) to assure that adequate housing can be provided to meet White Salmon's housing needs through 2043, through identified actions taken in part by the City of White Salmon, together with other institutions and the private sector; (2) to assure that this housing meets the needs of diverse populations, household types, and income groups; and (3) to assure that this housing is well-located, efficient, durable, and affords a high quality of life for both residents and neighbors.

Over the last two decades, White Salmon has seen a dramatic rise in home prices, along with a corresponding decrease in available homes and homesites for sale. A similar, though not as dramatic, rise has also occurred in home rental prices. Housing affordability and availability is a challenge throughout the Columbia Gorge, but particularly so in White Salmon, as it is seen as an increasingly attractive second home, retirement, and even primary home location. This trend has accelerated through the COVID-19 pandemic, as increasing numbers of workers are able to work remotely from home. It appears that the trend is likely to remain a factor drawing new residents to the city, and putting upward pressure on home prices. These new residents are by definition those who can afford the more expensive homes, with others (the vast majority of potential residents) priced out of the market.

This Housing Action Plan does not in itself implement the specific actions that the City of White Salmon must take to address its housing needs. Rather, the document establishes a framework for implementation of specific actions by the City Council and other departments and partner institutions, as well as members of the private sector. These actions may vary depending on the decisions made by the Council and its partners during the implementation phase of this Plan.

The overarching goal is to provide good-quality housing for all residents of White Salmon, with an emphasis on the needs of underserved communities, lower-income households, seniors, people with disabilities, people of color, and people experiencing homelessness. A particular goal is to address the housing needs of young people who may have grown up in the area, but are increasingly priced out of the housing market. Another related goal is to address the housing needs of the White Salmon workforce, who often must commute from distant locations. This is an unreasonable burden on them, and an unsustainable jobs-to-housing imbalance.

The key strategies of this Housing Action Plan are:

1. Increase the supply of housing in White Salmon, by providing incentives and removing barriers to development and construction.
2. Preserve the existing affordable housing supply, by providing supportive regulations, incentives and policies.
3. Encourage the development of well-located, livable homes in attractive, livable neighborhoods, at a range of prices and for a range of lifestyles.

The actions recommended in this Plan are:

Short-Term:

1. Streamline and ease (further) the restrictions on infill within existing residential zones, when done with compatible, community-supported building types.
2. Establish a website providing technical assistance as well as a second community survey and input of information resources, to facilitate infill development, make pre-approved plans available, assist builders and developers with technical requirements, recruit market-rate developers and/or identify suitable sites for development. Provide walk-in and phone assistance as required for technical assistance.
- 3.
4. Compile a database of existing and potential sites for development, and develop framework plans and pre-approved elements.

Medium-Term:

5. Create an office (or task an existing office) to recruit and develop partnerships with existing non-profit housing institutions and agencies.
6. Develop an "existing housing protection ordinance."
7. Develop a Housing Trust Fund.

Long-Term:

8. Create an office (or task an existing office) to assist with development of tax increment finance partnerships to create necessary infrastructure.
9. Develop a form-based code for parts of the city that wish to adopt it, allowing great flexibility in use and density.

10. Consider launching an “innovative housing festival” to showcase new ideas, and bring innovative builders to White Salmon.

Introduction

White Salmon, Washington, is a beautiful small town (population 2,727) located in the spectacular Columbia Gorge, approximately 70 miles east of Portland, Oregon and Vancouver, Washington. The city is an attractive vacation and retirement destination, and it is increasingly desirable as a home for commuters. As a result, in recent years housing demand has surged, supply has declined, and prices have increased significantly, causing displacement and hardship for many residents.

In response, the City of White Salmon is developing a Housing Needs Analysis (HNA) and Housing Action Plan (HAP). These two documents will address the housing challenges the city faces, and exploit opportunities to promote more housing diversity that is more affordable to more residents of the community, essentially making more housing available across a wider range of incomes. The City of White Salmon received a grant from the Washington Department of Commerce to complete these two reports.

This plan builds on the findings that were part of the 2020 White Salmon Urbanization Study and the 2021 White Salmon Comprehensive Plan.

The goals of this Housing Action Plan are to:

- Develop strategies to increase the supply of housing, and the variety of housing types needed to serve the housing needs identified in the Housing Needs Analysis.
- Develop strategies to minimize low-income residents’ displacement resulting from redevelopment and/or rising rental costs.
- Review and evaluate the current housing element adopted pursuant to RCW 36.70A.070, including an evaluation of success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions.
- Provide for participation and input from community members and institutions, including the private sector, local builders, realtors, nonprofit housing advocates, religious groups, underserved communities, and others.

- Establish a framework of implementation actions to implement the recommendations of this Housing Action Plan.
- Assess current regulations and their impacts on housing availability.
- Consider new regulations, incentives and policies that can increase housing availability as well as quality.
- Identify strategies that address emerging development issues, and that will promote housing development of the quantity and type necessary to meet White Salmon’s projected housing needs.
- Recommend actions that will encourage more housing development at all income levels, to accommodate future and current residents.

To develop this two-volume report, the City assessed housing needs, reviewed housing policies, and engaged the public. The results have led to four key housing objectives as addressed in the report:

- Preserve existing affordable housing, and prevent or mitigate displacement.
- Increase market-rate and affordable housing supply throughout White Salmon, with a focus on areas that support multifamily and “missing-middle” housing types.
- Increase housing options and housing choice.
- Preserve and improve livability for both new and existing residents, by providing good-quality, attractive homes in walkable locations close to daily needs and services; offering a range of choices in transportation; promoting the City’s emissions reduction and climate-friendly goals; but avoiding unnecessary costs and regulatory barriers.

Companion Documents

In 2020, the City of White Salmon contracted with consultants FCS Group and WSP USA to complete an updated Urbanization Study for the city. According to the introduction, the study “entails a countywide assessment of buildable lands, infrastructure, economic opportunities, and housing needs, and identifies potential strategies to address future urbanization needs.”¹

¹ White Salmon Urbanization Study, page 1, adopted November 11, 2020

The Buildable Lands Inventory included with the study identified 117.5 acres of buildable land within the City of White Salmon, with a dwelling capacity of 479 units. This is significantly higher than the 20-year projection of the maximum projected demand of 277 homes (14 homes per year), based upon a population increase of 1.1% per year.

It should be noted that these projections are for the area within the White Salmon city limits, not the surrounding county and “urban exempt” areas. The FCS Group study noted that this larger county area is likely to require 1,019 new homes at current population growth rates. While the actions outlined in this Housing Action Plan are targeted to the area of the city limits, they may also be applied to these extra-territorial county areas, in concert with County policies and actions.

It should also be emphasized that the identified buildable lands are not necessarily suitable for housing construction at present. There are many potential barriers to full utilization, including infrastructure, regulatory restrictions, owner willingness to develop or sell, and other challenges. This report will examine those challenges in more detail in a later section.

In addition to the Urbanization Study, the Appendix included a Public Outreach Summary that reported on specific buildable sites identified by stakeholders. That information is reported in the section on buildable lands.

The Urbanization Study also included an assessment of current housing stock. As reported in more detail in the section on “Existing Housing Stock,” there were 1,396 dwelling units as of 2018, of which 69% were single-family detached, with the remaining 31% as rowhomes, apartments, duplexes, and other types.

Based on the existing stock, the Urbanization Study makes a projection of housing needs in the greater White Salmon area as follows: 602 detached homes (59.0%), 80 mobile homes/manufactured or cottages (7.8%), and 338 townhomes/multiplexes, accessory dwellings and multi-family (33.1%).

The study also notes that single-family home demand is far greater outside the city limits than inside. From 2013 to 2019, single family detached permits accounted for 45% of the City’s housing construction, but 81% of the new housing within the County area. This suggests that the housing demand for single-family detached inside the city limits will be significantly lower than the 59.0% called for in the study.

More importantly, single-family detached home costs are generally the highest of all the

types. If the City of White Salmon wishes to increase affordability and mitigate rising home prices, then a priority for development of other types (multi-family, rowhomes/condominiums, manufactured or mobile, accessory dwellings, “missing middle,” active living senior communities, etc.) is needed.

In July 2021, the City adopted White Salmon 2040, an update to the City’s comprehensive plan. The White Salmon 2040 plan was written to ensure that White Salmon remains “...an innovate, diverse and thriving village.”² The document also sets out goals and policies for housing affordability and diversity, including:

*GOAL H-1: Establish, support and maintain a diverse stock of housing that serves the full range of ages, incomes and household types, including long-term renters and people with special needs.*³

And

*Policy H-1.1: Review and update land use and zoning regulations to remove unnecessary barriers to the development of attainable housing stock.*⁴

And

*Policy H-1.2: Use and encourage innovative land use planning tools and strategies that result in the development of “workforce housing,” attainable for households earning between 80 to 120 percent of White Salmon median household income.*⁵

Among other measures, the Plan calls for cottage housing, accessory dwelling units, live-work spaces, townhomes/condominiums, active or independent senior communities, adaptive reuse, and infill development.

The Plan also provides for manufactured and/or mobile homes:

*Policy H-1.3: Recognize mobile homes/manufactured homes as a necessary, dignified, and functional attainable housing solution. Support the continued existence of this attainable housing option through the designation of land for mobile home/manufactured home parks.*⁶

² City of White Salmon 2040 Comprehensive Plan, page 1, adopted July 2021

³ City of White Salmon 2040 Comprehensive Plan, page 81

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

The Plan also lists a number of actions that may be taken to preserve and/or achieve more affordable housing:

Policy H-1.4: Lead local community outreach efforts to explore appropriate strategies that preserve long-term affordability of housing for both renters and homeowners, including, but not limited to, the following.

- *Vacation/short-term rental restrictions*
- *Public/private partnerships*
- *Public/housing authority acquisitions programs*
- *Long-term affordability agreements with developers or property owners*
- *Inclusionary housing policies, which require developers to sell or rent a certain number of new units to lower-income residents in exchange for incentives, such as tax abatements, or flexible development code standards, such as density increases.*

Policy H-1.5: Promote and support the rehabilitation/renovation of existing, substandard housing.⁷

⁷ City of White Salmon 2040 Comprehensive Plan, page 81

Current Measures

The White Salmon Municipal Code already includes a number of adopted ordinances that support the provision of more diverse and more affordable housing. They include:

- Mobile homes are allowed under certain conditions (15.20, 15.24, 17.36).
- Accessory dwelling units are allowed (17.64).
- Cottage infill projects are allowed, providing for more and smaller units on the same amount of land (17.73).
- Mixed use planned unit developments are allowable, and among the purpose of this code section are to “Provide opportunities for households of various sizes, ages, and incomes to live in a neighborhood by promoting diversity in the size, type and price of new development in the city,” “Facilitate efficient use of land through the application of flexible standards and maximize opportunities for innovative and diversified living environments through creative placement of structures, open space and access ways,” and “Encourage provision of affordability options.”

The latter provision seems likely to encourage a broad range of additional housing types, including rowhomes/condominiums, manufactured or mobile homes, accessory dwellings, and active living senior communities.

These provisions represent an important start in achieving more diverse and affordable housing. The next challenge is to examine additional code provisions and/or other City actions and partnerships that can improve the quality and availability of housing.

Community Feedback

Both this Housing Action Plan (Volume II) and the companion Housing Needs Analysis (Volume I) were products of extensive public outreach and involvement, as documented in the Appendix on public involvement and survey results. In addition, comments were gathered on the first draft of this report, feeding into this current draft version. Key conclusions:

- ***There is a widespread recognition of a housing crisis.*** The concern is not only regarding affordability, but the unmet need for a diversity of appropriate types to meet varying needs of different members of the community (young people, young families, workforce, elderly, et al.)
- ***There is a desire to protect the existing assets of the community.*** While affordability is a clear goal, there is a strong consensus that it should not come at the expense of the livability, beauty, and small-town character of White Salmon.
- ***There is a strong consensus that more affordable housing is needed.*** The average response to this question was 4.8 out of 5. (It should be noted that “more affordable” is not necessarily subsidized or “AMI standard” affordable.)
- ***Most respondents are not themselves experiencing a crisis of affordability,*** and most are satisfied with their own home. Yet there is widespread dissatisfaction at the narrow range of housing types and quality available, and many are aware of others experiencing a crisis.
- ***Spanish-language respondents were under greater stress of housing costs,*** with some noting that they will be forced to leave the area.
- ***There is widespread support for a wider variety of smaller home and smaller lot types,*** including accessory dwellings, rowhomes, cottage clusters, mobile homes, tiny homes, and homes and group homes suitable for senior residents. This was true even though most respondents live in single-family detached homes (the overwhelming majority of homes available).
- ***There is strong support for continuing or even expanding the restriction on short-term rentals.*** 75.1 percent favor keeping (40.3%) or expanding (34.8) the current restrictions, while just 6.1% favor no restrictions, and 12/7% favor lesser restrictions.
- ***There is particular concern about White Salmon growing, with changes to its look and feel.*** These were greater priorities than streets and traffic, or water and utility availability.

A word cloud of housing types that respondents would support. The words are arranged in a roughly triangular shape, with 'multi-family' at the top left and 'manufactured-homes' at the bottom right. The words are in various shades of green and different fonts, including cursive and sans-serif. The words included are: multi-family, affordable, cottage-housing, apartments-above-retail, senior/assisted, townhomes, mixed-use, and manufactured-homes.

Word cloud of housing types that respondents would support.

Potential Action Areas

There is a broad range of potential actions that a city government may take in support of adequate, good-quality housing supply. At one end of the spectrum are direct City-owned and/or operated properties (a common approach in Europe and other parts of the world). At the other end are indirect measures, such as zoning incentives, that support purely private actions. In between is a wide range of regulatory actions, policies and partnership projects. Below is a summary listing of the elements available for the White Salmon Housing Action Plan. The plan draws from these elements to make its recommended actions in a later section.

- *Easing regulatory barriers.* This area includes changing zoning codes to allow more infill, more accessory dwellings, smaller and/or narrower homes, more cluster development (at higher density), and more multi-family housing. Similar changes are now mandated by a number of states, including Washington State. A remaining challenge is to gain the proactive support of residents, rather than the sense that central government is forcing unwanted changes to a community. This challenge will be examined in more detail in a later section on “Quality In My Back Yard”. Examples of these changes:
 - *Infill ordinances*, e.g. allowing multiple separate units to be built on one lot, often with non-standard sizes, coverage, setbacks, etc.
 - *Accessory dwelling ordinances*, e.g. allowing additional residential units to be created within existing structures, or added to existing lots with dwellings. White Salmon has an existing accessory dwelling ordinance (17.64).
 - *Cottage cluster ordinances*, allowing tracts to be created with non-standard lot sizes and setbacks, as part of a cluster. Often the parking is remote from the units themselves (e.g. the lower section of Wyers End). White Salmon has a cottage cluster ordinance (17.73).
 - *Rezoning for multi-family or flexible mixed zoning.* Allowing apartments and condominiums, rowhomes, apartments, duplexes and multiplexes, and active living senior communities within existing single-family detached neighborhoods. These changes to zoning are increasingly mandated by state governments. It is important to work with the support and collaboration of existing homeowners, and to mitigate the impacts on adjacent single-family, particularly existing homes, through step-downs,

step-backs, precise visual compatibility requirements, etc. (It should be noted that Washington State law now requires “clear and objective” standards for such ordinances.)

- *Form-based coding*, which is more flexible in regulating use and type (e.g. single-family vs. multi-family, residential in commercial zones, etc) but more prescriptive in regulating the form and appearance (e.g. downtown streetscape quality). Again, such standards must be “clear and objective,” and ideally will be developed in close collaboration with existing neighbors and stakeholders.
- *Regulatory streamlining*. Coordination of ordinances and development procedures, e.g. between jurisdictions, between departments etc. (This need for coordination between the City and County was noted in the Buildable Lands Inventory report by WSP. It is also common to see barriers arise from conflicts between departments and/or their requirements.)
- *Regulatory protections or incentives for existing affordable housing stock*. These can include restrictions on tear-downs (e.g. unless they produce more or cheaper units), property tax reductions for targeted properties (e.g. rentals below a certain rate), micro-grants, and other incentives to upgrade or adapt units, without raising costs/rents, etc.
- *Direct public funding*. These can include lands or buildings that are owned by public agencies, or funds that are made available from public sources, for buildings and/or for renters, e.g. rent vouchers.
- *Indirect public funding*. This includes tax increment finance and other public-private tools to generate revenue from the increment of new taxes paid by new development. Tax Increment Finance, which was recently expanded in Washington State, is typically used to finance the public infrastructure and other wider benefits of the community, using the future tax revenues to pay the debt service. This means the development is still paying for itself, and funds are not diverted from other programs (if properly designed).
- *Other non-governmental funding*. These include nonprofit funds, community land trusts and land banks, donations from the private sector, and developer subsidies. The latter are sometimes required by regulations as a percentage of the total development, or negotiated in trade for other developer benefits.

- ***Incentives.*** These can include expedited reviews, “feebates,” deferred taxes or system charges, and other measures to reduce cost and accelerate the construction and delivery.
- ***Coordinated assistance.*** This is an important tool in making it easier for small developers and even existing homeowners to navigate the complexities of entitlement, finance, construction, permitting, etc. in adding units or building infill projects. It can come in the form of a “one-stop shop” for those seeking to do affordable or “attainable” housing, to assist them with getting information, grants, tax credits, etc.
- ***Targeted sites.*** A list of suitable sites with a preliminary analysis of their capacity might also identify their eligibility for incentives, and/or potential to attract affordable or mixed-income developers. Many such sites have already been identified in the WSP Buildable Lands Inventory (see below).
- ***Developer recruitment.*** The City and/or its partners might work directly with interested developers to find sites and broker transactions, e.g. through an economic development office. Such a process must be transparent and open to multiple development partners, perhaps through competitive bidding or requests for proposals.
- ***Other entrepreneurial recruitment.*** There are many interesting new trends in affordable housing that might be investigated, e.g. tiny homes on wheels, micro-homes, manufactured homes, panelized housing, 3D printed homes, and other innovations. Some of these are still speculative and may not deliver cost-effective results at present, but they might be explored as part of a campaign to generate helpful attention and interest.

Benchmarking: Three Case Studies

The housing challenge is a national and even international issue, and there are many promising actions that have been developed in other cities, and that can be evaluated and potentially replicated. Following are three benchmarking case studies offering a range of potential actions in cities in Washington, Oregon and Texas.

Port Townsend, Washington

The City is considering a “Tactical Infill Zoning Amendment” that would allow infill of a number of smaller and more affordable units. Among the units and measures proposed:

- *Provide opportunities for accessory dwelling units (ADUs).* Allow non-conforming residences to build ADUs, allow two ADUs per lot, provide off-street parking reductions, reduce setback requirements, and allow common entrances.
- *Allow “tiny houses on wheels” (THOWs).* These are generally faster and less expensive than manufactured homes, because they only require a truck to move, and they don’t require a foundation. They are most suited to single residents and couples. They can be placed in clusters and/or operated by existing homeowners as accessory dwelling rentals.
- *Allow cottage housing.* Increase number of units allowed; relax entrance, ground floor requirements; reduce setbacks; relax standards for eaves and trim; reduce parking requirements.
- *Allow more single-family attached (AKA “townhouses” or “rowhouses”).* Ease restrictions on unit lot subdivisions on existing lots as small as one-acre. Allow flexibility in parking locations.
- *Allow (and incentivize) employer-provided housing.* Ease restrictions in employment zones.



Ashland, Oregon

Like White Salmon, Ashland is a popular recreation destination that is experiencing a surge in home prices and rents. To meet the need for more diverse and affordable housing, the City recently completed a “Housing Production Strategy”, offering a kind of menu of elements for the Council and others to follow:

- A. *Evaluate participating in or establishing a land bank.* The City could contribute funds or lands to affordable housing projects or land trusts.
- B. *Evaluate opportunities to participate in a land trust.* Similar to a land bank, a land trust holds the property in perpetuity and sell or lease the housing on the land at below-market rates.
- C. *Host educational events with the Housing and Human Services Advisory Committee or other organizations.* These organizations can educate landlords about how to accommodate tenants with special needs, and other actions to preserve access and affordability.
- D. *Develop an equitable housing plan.* Provide an implementation plan to eliminate barriers as identified to equitable access.
- E. *Disallow SFD in High Density R-3 Zone.* Require higher-density housing types (rowhouses, multi-family, “missing middle”) in larger areas of the city.
- F. *Evaluate increasing allowances for residential dwellings in commercial and employment zones.* Liberalize restrictions against housing in a mixed-use employment area.
- G. *Maintain quality and support preservation of existing manufactured home parks.* These parks are under increasing pressure to raise rents and/or evict residents to accommodate redevelopment, often at much higher costs as well as much lower density.
- H. *Increase development capacity of MFR dwellings through changes to the Land Use Ordinance.* Liberalize requirements including restrictive zoning, setbacks, parking requirements, and other disincentives.
- I. *Implement the Multiple Unit Property Tax Exemption (MUPTE) to support multifamily or affordable housing.* This is an example of many tax policy tools that are available to support more affordable housing.
- J. *Preserve and improve existing low-cost, unregulated, rental housing.* Provide technical assistance, small grants for upgrades, regulatory relief, and other support.
- K. *Work with partners to support development of additional permanent supportive housing.* Partners can include housing agencies, affordable housing non-profits, and homeless assistance agencies.

- L. *Evaluate opportunities to improve energy efficiency and reduce GHG emissions during housing development.* This can result in lower household costs for energy over time.
- M. *Establish a Construction Excise Tax.* This could be targeted to more expensive homes, and used to support the construction of infrastructure to serve lower-cost homes.
- N. *Evaluate using Urban Renewal (AKA Tax Increment Finance).* This is an important tool to finance the needed infrastructure to unlock sites for development.
- O. *Identify additional funds to support the Affordable Housing Trust Fund.* The City is using general obligation bonds and other sources to fund this trust fund for affordable housing.



A cottage court neighborhood in Ashland. The city is developing a number of innovative small housing types.

Bryan, Texas

This fast-growing Texas city of Bryan, Texas, sought to raise housing quality while making it easier for small developers and property owners to meet growing housing needs. They did it by adopting what they called “pattern zoning,” which included pre-approved plans for four building types: cottage, flex house, apartment house – a multi-unit building that has the appearance of a single-family house), and a walkup apartment building of up to 12 living spaces.

Working with the Infill Group, the City makes the plans available along with an expedited permitting system that saves over \$8,000 per unit. The speed of approval is also a major factor in reducing costs, while still assuring a quality result.

Crucially, the buildings are designed to fit in with their neighborhood, and win the support of neighbors. Buildings have variable façade elements that avoid repetition, while still preserving coherence and neighborhood compatibility.

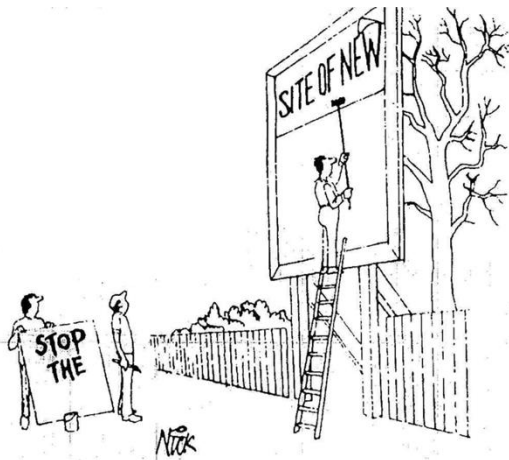
“This is a critical next step in progressing the form-based code idea and making it easy for amateurs and developers who are not design-focused do something great by default,” says Andrew Von Maur, professor of architecture at Andrews University, a member of the jury that awarded the project with the Congress for the New Urbanism’s 2020 Charter Award.



An example of a courtyard unit from the Midtown Pattern Zone. Image by Miller Boskus Lack Architects

Working WITH the Neighbors: The “QUIMBY” Model

The housing availability and affordability crisis is often framed as an either-or choice between housing supply and existing neighborhood preferences. In this view, “NIMBYs” (“Not In My Back Yard”) should stop opposing projects, and simply accept any new projects that add housing supply. This contrary position has come to be called “YIMBY” – “Yes In My Back Yard.”



There are three reasons why this approach is not an adequate or sufficient solution. First, we live in a democracy, and citizens – who actually live in these neighborhoods, unlike most of their critics – have every right to weigh in on the public process that determines what gets built, and every reason to be concerned about potential adverse impacts that a new development might have on their quality of life. Public involvement (in support OR opposition) is an essential democratic value.

Second, it is not only important that more housing supply is added, but that it is of the kind needed, and in the right place. A very expensive new subdivision, for example, might not address the needs of local residents for more affordable housing, but might actually attract wealthy outsiders – possibly making the entire neighborhood more desirable, and (as research has shown) potentially *increasing* surrounding home prices.

Third, and more importantly, citizens can and should be proactive collaborators with the City and the private sector, in finding effective “win-win” solutions to community needs. As the example from Bryan, Texas shows (p. 17), there are ways to build good-quality new structures that are pre-approved by the community and the City, and that save time and money by streamlining the regulatory process – often a major barrier in cost and delivery.

We might call this the “QUIMBY” model, for “Quality In My Back Yard.” Citizens are already involved in reviewing and pre-approving a wide range of types and models, setting them up for rapid and cost-effective delivery on suitable sites. This moves beyond the often polarizing debate between “NIMBYs” and “YIMBYs.”

“Plug-and-Play Townbuilding”

Along with the need for supportive and collaborative public involvement is the need to reduce the complexity and uncertainty of the planning, permitting and construction process. For most builders and developers, there is a bewildering array of regulations, agencies, departments, permits, funding and incentive sources, programs, and all the other elements of the system they must navigate.

This complexity and uncertainty translates into a powerful incentive against innovation, and toward “same-old same-old” – whatever can be permitted the most easily, with the least effort, and with the most predictability. That usually means conventional development that does not address new needs. These challenges also result in a powerful advantage for larger builders and developers, who have the institutional resources to navigate such complex processes. But these larger institutions are less likely to be interested in smaller markets like White Salmon, nor are they necessarily the best fit for the small-town character that residents clearly want to preserve. Instead, smaller builders and developers, and even homeowners, will need to create the bulk of the needed housing supply, from small apartments and cottages to accessory dwellings.

The City can greatly facilitate this development, and incentivize those who might otherwise not move forward, by streamlining the approval process, and by coordinating the resources needed into a “one-stop shop” offering technical assistance. The elements of such a resource might be:

- A collection of pre-approved schematic or even construction plans, which have been evaluated and endorsed by neighbors, such as:
 - Accessory dwellings, and possibly “tiny homes on wheels”
 - Cottages and cottage courts
 - Rowhomes
 - Multiplexes (duplexes, fourplexes, eightplexes etc.)
 - Small apartment buildings
- A collection of pre-approved manufactured homes, and/or tiny homes on wheels.
- Technical assistance in securing departmental approvals (planning, building, water/sewer, etc).
- Technical assistance in finding loans, grants, tax credits, and other financial assistance.
- A database of existing sites and their suitability for various kinds of construction or placement.

CONCLUSION: Recommended Actions

Following is a list of possible actions that the City of White Salmon can take to increase the availability, diversity and affordability of good-quality homes for the next two decades. The actions are grouped into suggested time scales (short term, medium term, long term).

SHORT TERM (Initiated within one year):

1. Ease (further) the restrictions on infill within existing residential zones, by working with neighbors to establish agreed models that increase density, reduce setbacks, allow smaller and narrower homes, lower parking standards, and at the same time, maintain quality (“QUIMBY” approach).
2. Establish a website providing technical assistance as well as a second community survey and input of information resources, to facilitate infill development, make pre-approved plans available, assist builders and developers with technical requirements, recruit market-rate developers and/or identify suitable sites for development. Provide walk-in and phone assistance as required for technical assistance.
3. Compile a database of existing and potential sites for development, and conduct a community workshop for each suitable site to develop appropriate plans and/or recruit developers.

MEDIUM TERM (Initiated within two to five years):

4. Create an office (or task an existing office) to recruit and develop partnerships with existing non-profit housing institutions and agencies. Identify incentives, such as “feebates”, that will encourage these institutions to initiate projects.
5. Develop an “existing housing protection ordinance,” including provisions to restrict tear-downs (with exceptions for more and/or more affordable replacement units), provide incentives for upgrades, and/or tax reductions when rented at affordable rates.
6. Develop a Housing Trust Fund to assist with the procurement of land (and/or land trusts), pay for infrastructure and/or regulatory costs, and/or provide direct funding for the purchase and/or conversion of housing for those with special needs.

LONG TERM (Initiated within three to ten years):

7. Create an office (or task an existing office) to assist with development of tax increment finance partnerships to create the necessary infrastructure for new housing projects.
8. Develop a form-based code for parts of the city that wish to adopt it, allowing great flexibility in use and density, but regulating the form, especially at the street.
9. Consider launching an “innovative housing festival” to showcase new ideas, and bring innovative builders to White Salmon.

APPENDIX I:
Public Outreach Summary

APPENDIX 1A: MEMO TO Washington State Department of Commerce



TO: Washington State Department of Commerce
ATTN: Scott Kuhta, Senior Planner
FROM: Michael Mehaffy, Structura Naturalis Inc. (planning consultant for the City)
RE: White Salmon Housing Action Plan: Public Outreach Summary
DATE: June 22, 2023

The City of White Salmon has completed a Housing Needs Assessment (HNA) and Housing Action Plan (HAP) with the assistance of my office, and under the funding provided by the Washington State Department of Commerce. This work is a more specific continuation of the housing needs and buildable lands assessment work already begun by the Klickitat County Public Economic Development Authority (KCPEDA), with the assistance of consultants FCS GROUP and WSP USA Inc (WSP). Their work includes White Salmon as well as the larger county and other cities. Our scope of work examined White Salmon specifically, feeding into the White Salmon Housing Action Plan.

As part of their scope of work, KCPEDA and their consultants performed extensive public outreach. The results of that work are appended to this memo. In addition, the City performed extensive public outreach in its Vision 2040 process feeding into its Comprehensive Plan update, with 159 respondents (results are also attached). We have built on those findings, and performed additional public outreach for the Housing Action Plan as described below. Those responses are reported in the final Housing Action Plan, with detailed responses included as an appendix.

Outreach actions:

- Online Survey:** A survey of 19 questions including open-ended and multiple-choice questions, ascertaining demographic information, priorities and concerns, preferences for housing types and alternative approaches, and ideas and contributions, as a way to gauge the community's general posture and invite their collaboration in the development of the HAP. We received 165 responses.
- Open House:** A community open house inviting all citizens to come and share their ideas and concerns. The meeting included nine attendees representing a diverse range of household types.
- Walking Tour with Photographs:** A tour of neighborhoods and discussion of proposed regulatory changes, including new allowances for infill. The tour included nine attendees, also representing a diverse range of household types.
- Joint City Council and Planning Commission Workshop:** Presentation by the consultant of current status of the work and recommended next steps, followed by discussion of priorities, areas of support, areas of concern, and direction for further work. The public was also invited to make comments.
- Advertising:** Display ads in the White Salmon Enterprise and Columbia Gorge News.
- Media Outreach:** Announcements on the City's social media sites, and via eblasts. Radio interview on the local AM/FM station.
- Joint City Council and Planning Commission Workshop (TBD):** A meeting to present and discuss the preliminary draft Housing Action Plan as well as Housing Needs Assessment, and make preliminary decisions regarding specific actions and follow-ups.
- Public Hearing and Adoption.** Testimony from the public followed by adoption of the final plan.

Scott Kuhta, WSDOC
June 22, 2023
Page Two

Stakeholder groups that have been contacted and invited to participate:

- Affordable / Work Force Housing Advocates
- Builders / Land Use Developers
- Downtown Business Association
- Employers
- Local Media Outlets
- Non-Profit Groups
- Planning Commission Members
- Retirees / Senior Citizens
- School District / Teachers / Education Support Staff
- Worksource Washington

Our public outreach work will continue through the implementation stages of the Housing Action Plan. Please let me know if you have any questions.

APPENDIX II:

Community Survey Results

Community Survey Results (English)
Conducted online in May and June 2023

Q1. Age Range:

18-25	2	1.1%
26-35	14	7.7%
36-45	40	22.1%
46-55	34	18.8%
56-65	37	20.4%
66-75	42	23.2%
76+	7	3.9%
No answer	5	2.8%

Q2. How long have you lived in White Salmon?

Less than 1 yr	5	2.8%
1-4 years	48	26.5%
5-10 years	38	21.0%
11-20 years	38	21.0%
21+ years	47	26.0%
No answer	5	2.8%

Q3. What are the nearest cross streets to your residence?

- Kennedy Lane and Loop Road
- 2nd and SE Oak
- El Camino
- Lincoln & Garfield
- SE Wyers St & SE 4th
- Jewett and Skyline
- field wisconsin
- Dewalt drive and Main
- Eyrie /142
- Jewett
- Spring and strawberry mountain
- Cochran
- Loop Rd, Carter Rd
- Strawberry Mt. Road and Spring Street
- Columbia and Church
- Main and Spring
- Green and Estes
- Estes and Green
- NW Spring and N Main
- Grandview Bvd
- Oak St and 2nd Ave
- NW Spring St.
- Jewett and Garfield
- Jewett and 8th Ave
- Academy & Gaddis
- Main and Green
- NW Patton
- Main and spring
- Green and fields
- Jewett / Ingram
- Wauna and Green
- Powerhouse Rd. (3 miles north of city).
- Riverwatch and Jewett

Loop & Fruit Valley Lane
Northwestern Lake Rd.
Main and Spring
Westwinds Rd and Jewett
Loop Rd
Grandview and O'Keefe
Main and NW Cherry
Estes
Spring and Payton drive
Peck
Lyons road and rattlesnake road
Cherry
Loop road
Country View
Estes, Green
Hood and church
Lincoln
Jewett and Grandview
Lincoln and Camino real
141 and Peck
Green/main
Main and Jewett
Peck
Hood and Church
Jewett and Waubish
Panorama
Main st
Lincoln/Palis Verdes
Garfield and Lincoln
Fields and Green
Washington and Main
Jewett and Ingram Place
Main & Spring
Jewet
Spring/Estes
141 & Dogwood
Estes
Loop Rd and Childs
Jewett
Pucker huddle & Martin Rd
Spring and nw strawberry mtn rd
Jewett and Dock Grade
Stauch & Wisconsin
Garfield
Loop Rd
Spring St & Strawberry Mtn Rd
Snowden Rd and Melody Ln
Jewett Blvd. and Garfield
SE 5th Ave and Wyers St
Panorama Court and Jewett Blvd
NE Spring St, NE Fields Ave.
Franks Road and Loop road
Tohomish & Orchard
Green St & Fields Ave
Lincoln and William Drive
Spring

Spring, Rio Vista, and Country View
Jewett and Main
Skyline
Main & NW Patton
grandview and okeefe
Michigan & Washington
Country View & Sundown Ln
Greentree Ln
Washington & Michigan
Jewett and Dogwood Lane & Westwinds
Palos Verdes
Spring and El Camino Real
Jewett & Oak
Snowden & Snowden Cutoff
Washington and Garfield
2nd and Wyers
Lakeview Rd.
NE Snohomish and Scenic Streets
SW Martin and Sterline
Jewett, Seventh and Pine Drive
Garfield and edgecliff
Pioneer Plan
SE Wyers & SE 3rd
Hood, Wauna
141and 141alt
Green and Snohomish
ne center pl
Loop/Cochran Ln
Jewett Blvd and Vine
Grandview and Pioneer
Orchard and Tohomish
Jewett/Waubish
Dock grade and Jewett
Tohomish & Orchard
Snowden
Center and Okeefe
Washington
E Jewett & 4th
Loop road
Lincoln and Palos Verdes
Moore
O'Keefe and Tohomish
Lincoln and Jewett
Washington & Snohomish
Strawberry Mtn Rd. Spring
NW Childs Rd, NW Loop Rd
Childs and Loop
Park and orchard
Jewett and 5th
Lincoln
Academy and Achor
Garfield and Hwy 141
Snohomish/Tohomish
Bristol Rd
Lincoln
NW Loop and Fruit Valley Lane

NE Wauna and NE Hood
Dogwood Land and Jewett Blvd
Elton Dr & Kennedy Ln
Cherry
Eyrie Ct
Jewett & Westview Rd
Skagit and Washington
Fields & Spring
Shambo and Cochran Drs.
Green Street & Field Street
Jewett and Garfield
Main Spring
Snowden Road and Jewett Creek Loop
Estes and Spring
Rodeo Drive and Pucker Huddle Road
Champion and Spring
NW Loop and NW Childs
NW Loop Rd and NW Childs Rd
Green st
Cox Road
Simmons and Wendrick
Sw pucker huddle rd

Q4. If you are employed, where is your place of work or business located?

WSVSD
Retired
Home
Hood River Athletic club
White Salmon School district
SE-Bingen
Locally
Remote /work from home
Bingen
Home
Retired
Retired
Retired
Home
Retired
n/a
Seattle
Concord, CA
Retired
Work remotely for an out of state company
Portland, OR
Northwestern Lake Rd.
White Salmon
Downtown
Remote
In my home
Portland
Estes
Self employed
Self employed
Commute out of gorge for work

Hood River
Remote
Stevenson
Hood River
Retired
Fully remote
Goldendale and Stevenson
Columbia highschool
retired
retired
Nevada, remote employee
Skyline
Remote
In town
Self
Col Gorge Comm College
White Salmon
Retired
Hood River
White Salmon
No
Hood River
Self employed
White salmon
Downtown White Salmon
White Salmon schools
White Salmon
Tacoma
Windermere
Remote but some work in HR and TD
Retired
Work from home
Self employed
Work remotely
Retired
Bingen, WA
Portland
Rural Voices for Conservation Coalition - remote
White Salmon, home office
Wallace & Priscilla Stevenson Intermediate School off loop road
Hood River
Hood River
Remote work
Self-Employed
Vancouver, WA
I own my own business.
Hood River
Columbia River Gorge area
137 E Jewett
Hood River
Home
We need an office but can't afford one.
retired
Bingen
Hood river
Hood River, OR

NA
Retired
White Salmon
coupeville
Work from Home
DC
Home when not traveling to field sites
WSVSD
Retired
Stevenson/Carson
Vancouver/work from home
Home
Portland, OR - work remotely from home most days
White Salmon
Work from home
Hood River/White Salmon
At my home
Downtown White Salmon
Portland
Remote for company in Poulsbo, WA=
White Salmon
Hood River, OR
Retired, working for Big River CLT in White Salmon
Wsvsd
The Dalles
Not employed
Self - Work from Home
Trout Lake
Jewett St
ICE
retired
Retired
Retired
n/a
In Stevenson
Retured
Beaverton OR
Home
Business Owner Office in Bingen and home
WSVSD
Hood River
Bingen
No
Windermere Real Estate Columbia River Gorge
Retired
Retired
Trout Lake, Wa
Hood River, OR
Everett wa
Bingen
White Salmon Valley School District
White Salmon

Q5. Do you own or rent your residence?

Own	145	80.1%
Rent	30	16.6%
No answer	5	2.8%

Q6. What is your monthly mortgage or rent payment?

Average \$1,150.00
 (Note: Many have paid off homes and no mortgage)

Q7. Is your monthly mortgage or rent payment...

Less than 1/3 of gross monthly income	100	55.2%
Between 1/3 and half of gross monthly income	30	16.6%
Half or more of gross monthly income	8	4.4%
Not applicable or no answer	40	22.1%

Q8. Which housing type best describes where you live?

Single-family	141	77.9%
Townhouse-duplex	17	9.4%
Apartment/Condo	5	2.8%
Mobile home or other	14	7.7%

Q9. How satisfied are you with your current housing?

(1= Very unsatisfied, 5 = very satisfied)

Average = 4.10, mostly satisfied

Q10. What, if any, are the main reasons you are not satisfied with your housing?

- Quality of construction; lack of pedestrian friendly walkways & neighborhood park; too noisy; traffic
- Too expensive
- Noise
- Distance from work/schools/shopping; all utilities, water, power are too expensive, and the street never is repaired, poor service
- Too expensive
- Too expensive
- Distance from work/schools/shopping; Too expensive
- Too much traffic, traffic noise, speeding
- Quality of construction
- Too large; Do not like the neighborhood; Quality of construction
- Property division closeby
- Home is too old or outdated
- Do not like the neighborhood; Home is too old or outdated; Too expensive
- I want to buy my own place
- Jewett noise
- Home is too old or outdated
- Too small; Our house is many of these things but we feel really lucky anyhow. My biggest complain are the applicable setback requirements that prevent us from adding an adu or adding another bedroom that would make it possible for us to have kids
- Too small; Quality of construction
- Eventually there will be too many stairs as we get older.
- Too small
- Quality of construction
- Too expensive
- Became too expensive after property tax was reassessed

Do not like the neighborhood
Too small
Too small; Quality of construction; Too expensive
Too small; Too expensive
Too expensive
Do not like the neighborhood
Home is too old or outdated; Quality of construction; Too expensive
Too small; Quality of construction; Too expensive
Do not like the neighborhood; Home is too old or outdated
Quality of construction; Pulled up carpet, discovered builders used tackboard across a strip of one room's subfloor below carpet.
Too large
Too small
Too large; Home is too old or outdated;
Too large; Too expensive
Home is too old or outdated; Quality of construction; No equity
Too small; Too expensive
Wish we could afford to buy
street used to be quiet
Too small; Need another garage
Too small
Too large; Home is too old or outdated; Too expensive
Do not like the neighborhood; Quality of construction; Too expensive
Too large
Too small
Too small; Home is too old or outdated; Quality of construction
Too small; Too expensive
Quality of construction; Too expensive
Would like to buy but not financially feasible
outdated layout/ needs improved function or kitchen and entry
Quality of construction
Too small; Quality of construction
Not well suited for aging in place (steps, maintenance)
Too large; Quality of construction
Too large
Distance from work/schools/shopping
Too small
Home is too old or outdated
Too small
want to be able to have more people living with me
Noise of truck traffic on Jewett
Too expensive
Too small; Home is too old or outdated
Noisy
Too small; Do not like the neighborhood; Home is too old or outdated
No yard
Home is too old or outdated
Road noise, traffic
Too expensive; Not available for purchase with few other options
I like it
Not stable, it's a short term rental with landlords who may come back at what feels like anytime. It's there summer home that they sometimes come back for and sometimes don't
Not pleased with the fact that I'm not able to provide an ADU on my property because of zoning issues related to distance from primary residence
Quality of construction
Too small

Home is too old or outdated; Quality of construction
 Too expensive
 Too expensive
 No garage space
 Too small; Distance from work/schools/shopping; Home is too old or outdated; Quality of construction
 Distance from work/schools/shopping
 Too expensive
 Lack of yard space
 Concern about neighboring lots being overdeveloped
 Too small
 Too small; Home is too old or outdated
 It is new construction so I would say "too expensive", but overall, we feel very lucky to have a house in the area and therefore are very satisfied.
 Too small
 Too small
 We're limited to make improvements (and in particular, add an garage/ADU) by set-back requirements.
 Quality of construction
 Too small
 Home is too old or outdated; Quality of construction
 Too small; Home is too old or outdated; Too expensive
 Too small; Home is too old or outdated; Quality of construction; Too expensive
 Home is too old or outdated
 Too expensive
 Too small; Home is too old or outdated

Q11. Which of the following housing types would you be open to for future development in White Salmon? (select all that apply)

Townhomes;Cottage Housing (closely situated homes less than 1,200 square feet);Multi-Family Housing (apartment buildings);Mixed Use (apartments above retail);Affordable Housing (set income limits);Senior/Assisted Living
 Accessory Dwelling Units;Townhomes;Cottage Housing (closely situated homes less than 1,200 square feet);Mixed Use (apartments above retail);Affordable Housing (set income limits);Senior/Assisted Living
 Accessory Dwelling Units;Townhomes;Mixed Use (apartments above retail)
 Accessory Dwelling Units;Cottage Housing (closely situated homes less than 1,200 square feet)
 Accessory Dwelling Units;Mixed Use (apartments above retail);Senior/Assisted Living
 Cottage Housing (closely situated homes less than 1,200 square feet);Multi-Family Housing (apartment buildings);Mixed Use (apartments above retail);Affordable Housing (set income limits)
 Accessory Dwelling Units;Townhomes;Cottage Housing (closely situated homes less than 1,200 square feet);Multi-Family Housing (apartment buildings);Mixed Use (apartments above retail);Affordable Housing (set income limits);Senior/Assisted Living;Manufactured Housing
 Townhomes;Cottage Housing (closely situated homes less than 1,200 square feet);Mixed Use (apartments above retail);Senior/Assisted Living
 Townhomes;Cottage Housing (closely situated homes less than 1,200 square feet);Multi-Family Housing (apartment buildings);Affordable Housing (set income limits);Senior/Assisted Living
 Townhomes;Mixed Use (apartments above retail)
 Townhomes;Cottage Housing (closely situated homes less than 1,200 square feet);Affordable Housing (set income limits)
 Accessory Dwelling Units;Townhomes;Cottage Housing (closely situated homes less than 1,200 square feet);Multi-Family Housing (apartment buildings);Affordable Housing (set income limits);Senior/Assisted Living
 Cottage Housing (closely situated homes less than 1,200 square feet);Mixed Use (apartments above retail);Senior/Assisted Living
 Accessory Dwelling Units;Townhomes;Cottage Housing (closely situated homes less than 1,200 square feet);Multi-Family Housing (apartment buildings);Mixed Use (apartments above retail);Affordable Housing (set income limits);Senior/Assisted Living;Manufactured Housing

Housing (set income limits);Senior/Assisted Living
 Affordable Housing (set income limits)
 Accessory Dwelling Units;Townhomes;Cottage Housing (closely situated homes less than 1,200 square feet);Multi-Family Housing (apartment buildings);Mixed Use (apartments above retail);Affordable Housing (set income limits)
 Townhomes;Cottage Housing (closely situated homes less than 1,200 square feet);Multi-Family Housing (apartment buildings);Mixed Use (apartments above retail)
 Accessory Dwelling Units;Multi-Family Housing (apartment buildings);Mixed Use (apartments above retail);Senior/Assisted Living
 Multi-Family Housing (apartment buildings);Affordable Housing (set income limits);Senior/Assisted Living;Manufactured Housing
 Townhomes;Multi-Family Housing (apartment buildings);Affordable Housing (set income limits)
 Accessory Dwelling Units;Townhomes;Cottage Housing (closely situated homes less than 1,200 square feet);Affordable Housing (set income limits);Manufactured Housing
 Accessory Dwelling Units;Multi-Family Housing (apartment buildings);Mixed Use (apartments above retail)
 Accessory Dwelling Units;Townhomes;Cottage Housing (closely situated homes less than 1,200 square feet);Multi-Family Housing (apartment buildings);Mixed Use (apartments above retail);Affordable Housing (set income limits)
 Accessory Dwelling Units;Cottage Housing (closely situated homes less than 1,200 square feet);Multi-Family Housing (apartment buildings);Affordable Housing (set income limits);Senior/Assisted Living
 Accessory Dwelling Units;Townhomes;Cottage Housing (closely situated homes less than 1,200 square feet);Multi-Family Housing (apartment buildings);Mixed Use (apartments above retail);Affordable Housing (set income limits);Senior/Assisted Living;Manufactured Housing
 Accessory Dwelling Units;Townhomes;Affordable Housing (set income limits)
 Accessory Dwelling Units;Townhomes;Cottage Housing (closely situated homes less than 1,200 square feet);Multi-Family Housing (apartment buildings);Mixed Use (apartments above retail);Affordable Housing (set income limits);Senior/Assisted Living;Manufactured Housing
 Accessory Dwelling Units;Townhomes;Cottage Housing (closely situated homes less than 1,200 square feet);Multi-Family Housing (apartment buildings);Mixed Use (apartments above retail);Affordable Housing (set income limits);Senior/Assisted Living;Manufactured Housing
 Accessory Dwelling Units;Senior/Assisted Living;Manufactured Housing
 Accessory Dwelling Units;Townhomes;Cottage Housing (closely situated homes less than 1,200 square feet);Multi-Family Housing (apartment buildings);Mixed Use (apartments above retail);Affordable Housing (set income limits);Senior/Assisted Living
 Accessory Dwelling Units;Senior/Assisted Living;Manufactured Housing
 Townhomes;Mixed Use (apartments above retail);Affordable Housing (set income limits)
 Accessory Dwelling Units;Senior/Assisted Living
 Accessory Dwelling Units;Mixed Use (apartments above retail);Affordable Housing (set income limits)
 Mixed Use (apartments above retail);Affordable Housing (set income limits)
 Accessory Dwelling Units;Cottage Housing (closely situated homes less than 1,200 square feet);Affordable Housing (set income limits);Senior/Assisted Living
 Accessory Dwelling Units;Townhomes;Senior/Assisted Living
 Multi-Family Housing (apartment buildings);Mixed Use (apartments above retail);Affordable Housing (set income limits);Senior/Assisted Living
 Accessory Dwelling Units;Mixed Use (apartments above retail);Affordable Housing (set income limits);Senior/Assisted Living;Manufactured Housing

Q12. Are you aware of what types of housing can currently be built on your street, based on your zoning?

Yes	122	67.4%
No	59	32.6%

Q13. What do you believe are the greatest unmet housing needs in White Salmon? (Select the top three.)

or below

Housing for persons with disabilities;Rental housing for households with an annual income of \$23,880 (30% of AMI) or below;Rental housing for households with an annual income of \$63,680 (80% of AMI) or below

Rental housing for households with an annual income of \$23,880 (30% of AMI) or below;Rental housing for households with an annual income of \$63,680 (80% of AMI) or below;Home ownership opportunities for households with an annual income of \$63,680 (80% of AMI) or below

Rental housing for households with an annual income of \$23,880 (30% of AMI) or below;Home ownership opportunities for households with an annual income of \$63,680 (80% of AMI) or below;Home ownership opportunities for households with an annual income of \$95,520 (120% of AMI) or below

Rental housing for households with an annual income of \$23,880 (30% of AMI) or below;Rental housing for households with an annual income of \$63,680 (80% of AMI) or below;Home ownership opportunities for households with an annual income of \$95,520 (120% of AMI) or below

Home ownership opportunities for households with an annual income of \$63,680 (80% of AMI) or below;Home ownership opportunities for households with an annual income of \$95,520 (120% of AMI) or below;Market rate new development (average sale price of \$656,112)

Housing for individuals experiencing houselessness;Rental housing for households with an annual income of \$23,880 (30% of AMI) or below;Rental housing for households with an annual income of \$63,680 (80% of AMI) or below

Housing for seniors (62+)

Housing for seniors (62+);Rental housing for households with an annual income of \$23,880 (30% of AMI) or below;Home ownership opportunities for households with an annual income of \$63,680 (80% of AMI) or below

Housing for seniors (62+);Rental housing for households with an annual income of \$63,680 (80% of AMI) or below

Rental housing for households with an annual income of \$63,680 (80% of AMI) or below;Home ownership opportunities for households with an annual income of \$63,680 (80% of AMI) or below;Home ownership opportunities for households with an annual income of \$95,520 (120% of AMI) or below

Housing for seniors (62+)

Rental housing for households with an annual income of \$23,880 (30% of AMI) or below;Rental housing for households with an annual income of \$63,680 (80% of AMI) or below;Home ownership opportunities for households with an annual income of \$63,680 (80% of AMI) or below

Rental housing for households with an annual income of \$23,880 (30% of AMI) or below;Rental housing for households with an annual income of \$63,680 (80% of AMI) or below;Home ownership opportunities for households with an annual income of \$63,680 (80% of AMI) or below

Rental housing for households with an annual income of \$23,880 (30% of AMI) or below

Rental housing for households with an annual income of \$23,880 (30% of AMI) or below;Home ownership opportunities for households with an annual income of \$63,680 (80% of AMI) or below;Market rate new development (average sale price of \$656,112)

Housing for persons with disabilities;Rental housing for households with an annual income of \$23,880 (30% of AMI) or below;Home ownership opportunities for households with an annual income of \$63,680 (80% of AMI) or below

Housing for seniors (62+);Rental housing for households with an annual income of \$23,880 (30% of AMI) or below;Home ownership opportunities for households with an annual income of \$63,680 (80% of AMI) or below

Q14. Please share how you feel about the following statements (1-5):

The current housing supply in White Salmon is sufficient to meet demand.

Average 1.75 Mostly disagree

It is important to encourage more affordable housing in White Salmon.

Average 4.8 Mostly agree

The City should have an active role in encouraging affordable housing.

Average 3.75 Mostly agree

The City is managing growth well.

Average 2.51 Mostly neutral to negative

Q15. As new development occurs in White Salmon, what is one thing you would like the City to keep in mind?

No AirBnB type rentals and get affordable housing!

Parking can be a real problem when you get a lot of people living in one place to save money. See townhomes on SE Oak St between 2nd/3rd. We counted 16 cars there the other day!

Maintain character of small town, keep higher density residences closer to town and retail

Require parking requirements

Sustainability and NOT building crap housing that is inefficient & toxic to environment & inhabitants.

Please implement standards/codes that support environmental sustainability (for instance: passive solar design is easy, more comfortable and decreases energy (heat and cooling) costs).

We lack a community feel - No shopping, just bars & restaurants. The City, with its influx of tourists and visitors, should promote the history of this area. For instance, instead of hanging pics on the blue fence downtown of people who don't live here, focus on those who do and pics of what the old refurbished building were when we were a true community

Walkability and energy efficiency, which go hand-in-hand to bring down the cost of living here without sacrificing quality construction.

Traffic - increase safety for peds and bikers and reduce noise.

"Traffic,,for one, also, the schools are not prepared for youth increase even the facilities such as bathrooms,,common areas etc,,not updated,,WE are not ready for more youth,, That developers don't care about the community,,more interested in profit. LOW trust in the capabilities and transparency of the city, the council etc.

More cars on the streets that there isn't enough room, water runoff, and more people mean more incidents of crime.

Walking and jogging access to all areas

You can only develop the area as much as the city can afford to invest in the infrastructure that's needed to accommodate the growth.

I'd love to see the city focus on development that truly benefits the town and people who live here and participate in the community - and makes it an even better place to live. I hope you'll continue to bring in expert advice on city planning to keep pointing our development as a town in the right direction. I've lived in other small towns that got caught up in the dollar signs from developers as they grew and it had a pretty big negative impact.

Keep development harmonious with the character of what's already here.

Equity, intentionality, future-thinking/climate adaptation

Affordability

Traffic too many cars, backed up traffic, speeding cars and trucks

Traffic. Walkability

Walkable, safe paths and sidewalks

We need to maintain green space, parks, and shade trees, otherwise, White Salmon becomes a desert of housing development like Arizona or Southern California. Please consider the impact on the environment in decisions, temperatures here could be unbearable without the big shade trees and open spaces.

Would like to see it have some sort of Plan as well as Code Enforcement - look at the layout of the roads past the Mayor's home as an example of how in the world do things get permitted around here? Privacy fences are popping up all over and extend to the edges of sidewalks blocking sightline and not sending a welcoming message. Hotel Iconica is another example - what do we want our town to look like? Or will it be driven by people with money? Please focus on the fundamentals of running this city once that is done well we can move on to all the other stuff that seems to occupy all the city's time.....

Reasonable lot sizes and parking

Please keep growth to a minimum. We are a small town and should stay that way.

Zoning And larger lots

The need to expand infrastructure to support growth (E.G., Parking/traffic downtown, water supply, etc.)
It is critical to facilitate owner-occupied housing. While we need rental housing also, we need long-term rentals, and we need to be very wary of investment companies and the like controlling our long-term rentals. As we consider loosening restrictions on types of housing, we need to increase restrictions that serve the goal of this being a good community for long-term residents rather than primarily a good investment opportunity or second-home spot.

Infrastructure first, then new development

Keep the city's trees

Parking is and will be a major issue, as will traffic flow. Any future development should be architecturally in sync with the look and feel our charming small town community.

The people that grew up here, and between taxes and rising costs are having a hard time keeping there home.

Housing types for all

More working class housing needed

housing needs to become more affordable and available to the 20 and 30 years old groups

Apartment buildings that fit in with natural beauty of area.

The city is in the way of development. We don't need nimbys holding our building and zoning codes hostage. And while I think tenants rights are very important, I was pissed off that tenants rights were first in line for attention just because council members know people personally affected.

"Open space, parks & green space.

Also parking! No hotels."

Quality of life

No more short term rentals!!!

Location of developments, traffic, roads, water and resources, environmental impact

Traffic patterns and bike lanes

The need for housing for low to middle income families

livability

Too many homes being purchased for vacation homes that sit empty so the owner can visit once a year

Infrastructure

The City needs to finalize the code quickly and hire outside consultants to do it if necessary. The drawn out timeframe has not been positive for the community and the city has lost opportunity for higher density housing.

Housing and facilities specifically for seniors

Development/ retirement village for seniors

"Let's not build 1200 sq feet homes and sell them for \$800,000.!!

Also let's tax the heck out of air B&B. There are too many in our city that would make great family homes.

"

Walkable

Infrastructure. Roads are horrible, not maintained well at all.

Please define "affordable housing". It's a term used often but I have never heard it explained. Most don't know what it means. Is it based off average income for the state? Is it available to anyone, is it subsidized. Can affordable housing even be built with today's prices of goods and services?

Impact on neighbors

walkability, and more housing availability across all price points (high and low) - this gives people options in their housing which frees up housing for others in different incomes.

Drinking water

Affordability

No gaudy buildings

It feels like we're locals are being pushed out of the gorge if we only build ridiculously expensive houses and short term living spaces

pedestrian safety/sidewalks/keep traffic on main streets- limit through streets to keep traffic out of neighborhoods.

adequate parking for any new development

Ensure developments are environmentally conscious

Don't cater to tourism

Low income housing brings in riff raff

Height and view restrictions; density; natural landscape preservation

There is no shortage of housing development. The problem is that housing is no longer affordable to anyone making less than several hundred dollars a year. This is not a problem unique to White Salmon, but it is affecting WS too.

Develop affordable housing. Affordable meaning affordable to those earning (trying to get by on) minimum wage or in a lower tax bracket and those on fixed incomes. Are there any city, county, state or federal incentives to develop affordable housing?

Zoning works. I would love to see zoning for smaller units, mixed use, and apartments drastically improved. There's an abundance of R1-R2, but not much else.

All socio-economic groups/the total economy

PARKING! A roundabout is needed badly, so many drivers are impatient & pull out without any consideration

The ability of the cross streets to handle the traffic adequately

Affordability for people we need working in our community. Teachers, service industry, etc.

Employers in town need reasonably priced housing for their staff

less pavement

Green space and pedestrian/bike friendly access

Make sure there's enough affordable housing for employees to live in so they can continue to work in local businesses

More housing not just for low-income but for 'middle income' or those who don't qualify for certain types of housing, but likewise cannot afford to buy at the current prices of homes in WS

"Not all developers are deep pocketed corporations or individuals that have the luxury of time for projects.

It is important that they can rely on prompt communication from and the timing outlined by the city departments like planning.

It is also important for city departments to help folks understand what they can do and how they can navigate the code to accomplish housing goals like property divisions and building instead of only being told how and why their projects cannot work.

Higher density is necessary. ADUs are necessary. "

The # of people it will serve

Owner-hosted STRs should not be limited

Water. Is there enough with the warming climate??

Walkability

Character

Traffic, fire, police needs

Everybody who moves here wants a garage for their outdoor toys! Even in less expensive housing.

Roads, SIDEWALKS, water access & density

The city should be actively working to align planning, regulatory, and zoning decisions with the existing 2020-2021 Comprehensive Plan policies that promote housing affordability and variety. The city should also prioritize zoning reforms to allow smaller, more affordable homes that are accessible to smaller family units, aging homeowners, or first-time homebuyers who cannot afford the larger homes on the market.

Walk ability to downtown, minimizing vehicle traffic, noise, light pollution. make use of empty and decrepit properties in city limits

I do not believe it's the city's role to revise zoning, and subsidize housing for the city's businesses. This indirect or hidden subsidy for the business owners is wrong. At the very minimum it appears corrupt. If the business can't find workers, they need to raise their wages. That is the business owner's responsibility and experience, not the citizen's. That's how markets work. I'm not here to indirectly provide charity to those who need it least.

Affordability for year round residents serving the community

Keep the character of the city, low density, lots large enough for landscaping and trees; the current situation of pricing may be temporary

Keep the character of White Salmon, lot Size should be big enough for landscape and trees, density should be low

Adequate parks & sidewalks

Housing flexibility is needed for the population and smaller homes and ADUs serve many purposes for

their owners - strictly regulating building size is discriminatory and does not meet the stated goals in the City's Comprehensive Plan. Smaller housing is desirable for many facets of the population and reduces the burden of development in areas that stress wildlife populations. Bear and cougar sighting are common in our town, and will continue as single family homes are developed at the edge margins of our community. This landscape is where they find their food. Increasing urban density instead of piecemeal sprawl (or development into the Wildland Urban Interface, as the case may be in our area) benefits wildlife, reduce the burden of small staff in wildfire situations, and leads to a more walkable town, less dependent on cars and parking spots. Win, win, win!

Whose needs in the community is this serving?

traffic, new schools

Building for the future - electric cars are coming. Infrastructure that is green, whether that's requiring all new housing to support electric cars, solar panels on roofs, or more water retention and storage to prevent runoff.

Impact to infrastructure, water, road maintenance, etc.

Tao is not our friend.

Infrastructure! Water, sewer, sidewalks & streets

space for trees & landscaping and don't over prescribe parking

Affordable housing

focus on real low income housing. Like Tao's building was supposed to be.

That people often move here to escape urban and suburban environments.

Secure housing for all ,Äî we are now having difficulty hiring teachers and mental health professionals and service workers because they can't afford housing

Limit the population growth of the town

Less Airbnb's, more rentals. Those who work in WS have a VERY hard time finding housing.

act to encourage and promote intentional neighborhoods of permanent residents

Safe walking/biking infrastructure

Develop and maintain a variety of housing types. Be conscious of how design integrates with its surroundings. Demand much green space within housing tracts.

Increasing in traffic

Walkability. A walkable city means less pollution from fewer cars, and a healthier population from walking more.

Equality on zoning, my current block is R1 while surrounding it is R2

That children who grow up seeing ,Äthe helpers,Ä (police, teachers, medical etc,Ä) in their neighborhoods are better able to trust them when they need them

Prices

Quality and Aesthetics

Traffic flow and the use of roundabouts at key intersections. We also need to protect views. How that 3 story hotel was allowed to be built on Jewett is beyond me. You are killing what makes the town wonderful: that amazing southern vista. Criminal. Someone got PAID. Limit downtown to two stories or XX vertical feet.

Do not change rules so others can profit from them

preserving views + fire safety, only two roads to leave town in emergency

Quality of life.

Young families and full-time residents will keep our community thriving.

Keep it small

Ensuring that the economic benefit of it goes to supporting families and communities who need it, not just into the pockets of wealthy developers.

Infrastructure - streets, water, etc

Energy and Water efficiency coupled with affordability.

Increase density within the city and change post office to mail delivery

Infrastructure

Aesthetics - promote development style that fits into our environment and Community - development that incorporates green space and people coming together.

Traffic flow

Limit street parking around residents. Traffic issues, downtown parking issues, challenges with side streets

such as pot holes and narrow streets that then have residents parking on the narrow streets.

Affordable housing

Not blocking views from current homes

Prioritizing housing for people who will live and work here. Too much housing stock is taken by part time dwellers.

"Do not lose our culture. Our geography limits development. We have no obligation to accommodate or subsidize anyone ,Äs housing.

Keep Portland in Portland!"

Affordability and accessibility

Focus on the stability offered by home ownership. And how critical it is to maintain housing affordability into the future.

Affordable Housing for families

Aesthetics match small town for new builds and price. Encourage walkability for local businesses

That there is a limit to what growth actually makes sense here given geography and available services

We need more childcare and better schooling.

Property values

Increase infill and density, but also respect neighbor's land, views, etc.

Let's provide housing for the people that live and work here first. Not tourists. We have enough short term rentals and hotels.

Increase taxes on 2nd home. By a lot. Airbnb houses are our biggest issue in my opinion.

Small town environment

Preserving character of existing neighborhoods

Make it affordable.

fitting the planned look for the future with streets and sidewalks

Price! I've lived here my whole life and I have a good paying job (about \$65,000/year) and I cannot afford to buy a place. I would love to stay here but it is WAY TO EXPENSIVE!

I love the charm of our city and I could only see that growing. I don't want to see big chains in our area. I think what makes White Salmon so unique is, of course, the beauty of the area, but also the personalities of each individual business!

Upgrading infrastructure to handle it. Make developers pay for upgrades

That we have to have housing for young people and not just affluent owners and second home owners. The people who make our community have character and thrive are usually not the rich people who hide out in their nice houses. We want to encourage young families to live here. If we had better housing for older individuals too we could encourage them to move into retirement smaller co housing units and use some of the individual houses for families etc which would help our schools too.

Allow for up-zoning

A master plan.

The City does a lot of surveys and plans, but then never implements changes. This next Housing Action Plan: whatever the recommendations are, let's please just implement them! Zone for more density, more cottage PUDs. Loosen parking requirements, set back requirements, minimum length/width requirements. Incentive development of smaller units in denser, smaller lots - this is what the greatest demand is for, but we've got 1-2 person households (a significant proportion of which is seniors) all in larger single-family lots, because they don't have an alternative. We can maintain the character of our downtown through denser apartments/townhouses, and maintain the character of our city (which is basically a single-family suburb) by zoning for denser, cottage-style PUDs. Allow folks to build porches into their setbacks, build ADUs into their setbacks.

Affordable rental and home ownership opportunities

Manufactured homes should be more available

Finding opportunities to increase density options where appropriate.

Off street parking

Consider how it will change the town as things are being built - population wise, economically, and how it will push people out who are from here.

Parks, off street parking, safe streets

More housing will not ensure it is affordable. People working in the community to make the community a better place to live should be the ones moving to the area. Unfortunately, they are often priced out by people moving to the area who have little interest in the community as it currently is, and often want to

change it.

Generations of families have stayed in this area, and the new individuals living here moved to the area for a reason. We love this beautiful small town. If we allow too much growth it will ruin this area and take away the already dwindling resources the wildlife rely on.

Keep the town cute and very walkable, with a pleasant downtown and view of our mountain. Encourage walking and biking, with options for biking to hood river once new bridge is built

Minimize the impediments to development in nearby available buildable properties.

Green spaces (parks, trees); roads; infrastructure

Keeping the town still small town feel. Not over populating

Q16. White Salmon has experienced significant strain on available housing due to rising real estate costs. Do you see this as positive or negative change?

Negative	134	74.9%
Positive	25	14.0%
No answer	20	11.2%

Q17. Please share why you selected your chosen response to the previous question.

It's gross that only the rich can afford to live here now. We need affordable rentals and housing for sale, none of this stupid nightly rental junk.

It's hard to keep our community together with too many 2nd home buyers while teachers and young families have nowhere they can afford to buy or rent, or no place is available.

I didn't select an answer because there is not a black and white answer. Housing inventory is not an isolated White Salmon issue. Everywhere has experienced this problem. The solutions are more complex than a simple positive/negative answer

Can't answer with a simple positive or negative statement

Are you seriously asking why I think rising real estate costs and strain on available housing is a negative??

It is shameful that working folks (be they waitress, teacher, public safety, grocery store clerk, physical therapist, construction labor, etc.) cannot afford to live in good quality housing and safe neighborhoods.

There are too many vacation homes and short term rentals (vrbo,etc) which also replace housing for full time residents of the community. I did not choose the cottage housing in above questions because sounds like they would become a bunch of air bnbs.

Just because you like the area, doesn't mean you can afford it. Example: New York City. People are living in very small living spaces because they will tolerate that just to live in NYC.

We need teachers, food handlers, young families, farmworkers and care providers to be able to call White Salmon their home.

"I feel there are some positive and negative effects ,,of the real estate costs on the community. Positive increase in real estate costs does reflect the national trend,,if we are not up to the trend then opportunistic developers can come in with poorly planned projects...on the other hand if the real estate costs are too high they become prohibitive of development for those middle and lower income persons. We need a balance of affordable housing,,,with quality space,,,also options such as apartments, I don't feel comfortable with folks developing who do not live in the community and have NO VISION except their profit. BALANCE is what White Salmon needs to provide new quality housing,,, I am opposed to packing persons and young families in too deep,,but believe in providing housing they can afford.. I DO NOT support short term rentals,,owned by persons out of the area,,its not that I object to the idea,,but the focus is not appropriate for the needs of our community at present.

Let the free market decide -not govt

People who work in town can't afford to live here

I've seen a less and less diverse group of people can access housing here now due to the high costs. Which changes the feel of the town and decreases access to critical workers (like preschool teachers, nannies, restaurant staff, etc), among other things.

It seems as people with more money move or build here they are displacing people who live on lower/minimum wages. And, perhaps the lucrative short-term rental trend is replacing long-term rental opportunities for those who work here.

Vacation homes are changing availability and pricing for people that need to live here to make this city and

community what it is.

It has put an undue burden on many workers

It is good for people like me, but terrible for a young family to purchase a home. I would like to sell for a nicer home, but I can't afford a nicer home.

No neutral option response in question. I invested 25 years ago in my home here and provided affordable rental at great expense as well not even making mortgage. Now I want to sell part and get reasonable return to pay off mortgage.

White Salmon needs to change its codes around lot depth. Why do we need 100 -120 foot deep lots? Cut the depth requirements to something like half, 50 to 60 feet. This way, lots that currently are accessible from two different streets, and there are several, will surely support two residential housing units. Also, consider infill units from allocating access from alleyways that are twenty feet in width or greater. This code update would offer several options and affordable solutions to our housing problems.

If it makes it hard for young families to buy a home in White Salmon, then it is negative. We need these working families for school enrollment, local business income, and future community leadership roles.

Not a well written question. It depends on which side of the buyer/seller equation you are on. For me, the issue is non residents with vacation homes that really aren't invested in White Salmon.

An increase in home values can be a good thing.

I see real estate costs as a reality, neither positive nor negative. Everyone cannot live here, and because the town is desirable to live in, limiting growth will likely lead to increased housing prices. Increase the housing units (thus population) will have a far, far greater negative impact on the town than rising real estate prices. We live here specifically because it is a small town. Please help keep it that way.

Too many get rich quick developers

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

While we have some high-end employers, most employment in the area does not support local housing costs. We want those who work in our community to be able to afford to live here.

unsure, as homeowner I enjoy increased value but also want all to have housing

Hard for people to afford homes

The large majority of high end real estate is outside of the city boundary. Any taxes collected from high net worth individuals in area's deemed "County" are not being collected for MUCH needed city infrastructure.

Realistically however, there is nothing the city can do about high real estate costs.

It's become affordable to only wealthy people and not those who make good salaries. This changes the make-up and dynamic of the town, which is what makes this places desirable among others things.

People who work here can't live here.

Service workers leave

We have two adult kids living at home still because they cannot find or afford the homes one the rental market and certainly cannot buy. Both have good jobs for the area

Housing has become unaffordable for nearly everyone.

Impact on local residents and businesses -- residents getting pushed out by lack of housing makes it harder to staff service and tourism jobs, and there's potential for downward spiral that guts the heart of the community

It is impossible for younger people & fresh workforce people to afford to live here.

Working class can't afford to stay here. Hard to find skilled workers.

As prices soar to meet demand, all real estate become more and more unattainable. We were lucky and bought in 2009, but I can't see myself in this home forever, and even with appreciation of our home, there's nothing out there to buy in town that isn't way over priced. Basically after 15 yrs here, living and working and creating jobs, I can't afford to live here anymore. And I'm one of the privileged ones! 15 years in our commercial space downtown, and there's no way to ever own my place of business. I can no longer employ folks who can live here either! Even with substantial wage increases beyond my own, half my employees live in dwellings with no running water, or subpar structures, with rents above my mortgage. This doesn't make a community stable or friendly, it creates desperation.

It's both a positive and negative. White Salmon is a desirable place to live. Higher costs help with revenue from taxes and money spent in the community. It's also a negative as there are many who cannot afford to live here.

Increase in property value increases the possibility that if someone wants to move somewhere else, they can afford it.

Investors only ones afford to purchase

Because it is true

homes purchased as BnB's, and or purchased as vacation homes.

Many cannot afford to live here

It is hard for working young families to find affordable housing to own or rent. We will lose good workers. This pushes out community members who can no longer afford to live here. This is already impacting schools, hospitals and businesses. We are becoming so gentrified that we are loosing our vibrancy. This is not about to happen, it is happening at an alarming rate. High real estate prices dont do anything but make it harder for normal people.

Strong real estate values are a plus, and are not the reason for lack of availability. The strain is due to long term rentals being replaced with vacation rentals and lack of higher end development causing gentrification of the smaller/older homes in town that would normally be more affordable.

Rising real estate values are good for the area.

City is growing because it is a desirable place to live

All but the most affluent people are priced out of the housing market.

People from other states can put cash price offers on hones which drive up sale prices which increase over real estate prices, people can't afford here. Besides the beauty of the area, white salmon has nothing really to offer. No real grocer, no major shopping and with the bridge toll pending raise, white salmon will suffer and businesses will close.

The local population has been priced out of there own area due to other high prices areas selling and moving here. States/counties/cities need to start to protect local interest from outside influence.

"Danger of some being shut out, not able to live where they want.

I would have chosen neutral. The city can't (and should try to) control real estate costs or what the market is doing. It's positive because it means people want to live here. Negative because not everybody can afford to, but that's true of a lot of places. The issue is we don't have enough housing across all price points, so it's overly competitive and landlords can over charge, resulting in only the wealthier being able to secure housing. That is a negative, but is how the market works when there is scarcity in supply and high demand. The city could help balance this buy creating an environment that is easy/affordable to develop new housing options across all price points.

Hard to get workers with affordable housing options

People who have lived here for generations can no longer afford to stay. Young people cannot afford to start families here. We can't attract good teachers because they can't find available housing.

It feels impossible to find anything available and affordable

I'm glad my home value has risen, that's my retirement. FYI rising values haven't caused the shortage, more people moving here caused the shortage.

Ability to afford housing of any type is gone

White Salmon is becoming gentrified, pricing out many long-time residents of the area.

Their is no affordable housing for the people that work here Many folks have had to move elsewhere

Keeps the city nice for now. Hood River is going to crapt for allowing so much mixed low income housing.

No actual locals can afford to live

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, and pretty much anyone making less than 200,000K per year can't afford housing in our town.

Negative for obvious reasons. On the other hand, positive for people that have owned property/properties for many years in this area.

I want locals, working in the gorge, to be able to afford to live in the gorge. Right now that's a stretch for most.

Rising real estate prices are normal but what has happened post-pandemic is a price explosion and it has taken the majority of the people completely out of the housing market.

The city has grown so fast without considering water needs, traffic, parking and so many roads are a pothole mess.

There is nothing affordable for the average resident to rent or buy. There is very little inventory for either More expensive means less affordable.

Because households like mine - two employed adults with decent incomes (~\$100,000 combined) - can't afford to buy a house without having an outrageous mortgage

inflated prices keep regular folks out of opportunities

The luxury location of the gorge pulls in people with money, but pushes out people who keep the town running

Most people can't afford the houses that are for sale

Too many people trying to make too much money on housing, particularly second home-owners who are not full time residents. The proliferation of short-term rentals is putting a huge strain on available, affordable homes for purchase

This is a very skewed/biased question. It also does not specify what "real estate costs" it is referencing...excise tax, property taxes, property insurance, closing costs, etc? If this is meant to mean the rising price of the average or median home price then please be more specific. If that is what is meant it doesn't matter because that is the reality when you live in a desirable area and the best way to combat that is to increase the amount of housing inventory through code reform to allow smaller housing, ADUs, more creative use of space and a clear path for folks to develop these things so they can bring them on the market for sale or rent.

As a home owner I will eventually be a home seller. These funds will make up a large part of my retirement.

Any strain on available housing is not good. Relax the rules for ADUs.

Demand is outpacing inventory. This gives developers financial incentive to meet the demand of projects that will net higher profit. For homeowners, it's great! But we risk losing friends, neighbors and local workforce who rely on attainable rental housing.

It's both positive and negative

Too expensive for average households and hard to sell

My in-laws had to move to Stevenson because it's too expensive and there were too few options that met their needs. We may end up following them as we can no longer afford to move into a larger home as we get ready to welcome another child.

The prices are out of reach for many especially young adults who have grown up here and work in the community.

This is a negative change because we're effectively excluding many residents from our community. The city should be actively engaged in zoning that allows for housing developments that are smaller and therefore more affordable, even as market rates continue to rise. There is significant need for housing that is A) new, B) lower maintenance, C) smaller, and D) affordable.

Real estate values rise and fall based on many factors. Long term, they tend to rise at a reasonable rate. The exclusivity of real estate driving the increase in real estate costs only allows for the elite (both local and non-local) to obtain the asset. This is then either turned into vacation housing or short-term rentals (which inconsistently serves our local economy). In rare instances these properties turn into long-term rental options but are often priced in which makes it difficult for full time residents to support themselves/families/local economy.

Neutral- things will change

Neutral- this could be temporary in the real estate market

The city needs to zone and make building affordable housing feasible

High-interest rates are having an effect on affordability for purchasing and subsequent rents charged to renters. This question has unclear logic and is strange... "Strain on housing"; is "affordability" missing from this sentence?

Inability for locals to continue to afford live within the community, whether renting or buying better to have diversity in population than expensive houses

Many of the people who work here can't live here because of the costs. Teachers, service workers, police officers, you name it, they are living outside the city to be able to afford to live while working here. That isn't sustainable.

Good for those in the market but not for those trying to get in.

"One of the key reasons younger individuals leave the area is because of an inability to secure a livelihood.

Depending on your sector, there are 6-9 months of the year that the economy moves well. But for many, they lose the ability to earn a livelihood for 3-6 months of the year, but the cost of living stays the same.

If you want people to live well in the area, you have to combat economic challenges of the area.

Increased values should translate into increased city revenues, and bring \$ to the local stores and restaurants we live in a free market, capitalist economy

The rising real estate prices have made it impossible for average buyers and renters to live here.

Our kids can't afford to live here now.

Housing should be affordable!

My college kids can't afford to come home after they graduate and enter their professions. We're driving our talented kids out of our community.

I want WS to remain a small town, which means that housing value will rise due to the fact that WS is a desirable place to live. Significantly increasing the housing will have a significant negative impact on the town because the growth will fundamentally change the feel of the town.

It is both positive and negative.

Decent housing needs to be affordable for our residents. We should be able to afford to buy now the house we bought 20 years ago.

There should be housing available for a wide range of income levels.

Old, poor, degraded housing stock sells for very high, inflated, opportunistic, prices. Often bought high and then torn down. Then, replaced with a new build.

There's a lack of housing for people who work in the community, and who make this community what it is, who do not make enough to afford to live in the community in which they work. Home ownership is a huge way for people to gain wealth, but here it seems like it is for the already wealthy

Raises taxes without an appreciable increase in services

Our city needs to be affordable for young families, teacher, care providers, service staffers and others who make up a diverse town.

Communities need many layers of income level to survive and thrive. I've heard people say, "Well they can just live further away if they can't afford to live here." That might have been a reasonable solution when gas was \$1.50/gallon, but it's not anymore. A lot of the recent escalation in housing prices can be attributed to "corporate investment" in communities "buying up inventory then jacking up rents to make up for poor stock market investment performance.

We are priced out of the market

It makes it unaffordable for young families and it prevents diversity.

Home values increasing are a good thing. There is ample opportunity for growth outside of city limits (and some inside, too.) And there is an abundance of affordable housing outside city limits within the county.

Like the rest of the nation, housing has gotten more difficult for many

People who live and work here should be able to afford to continue living here

The housing market is being manipulated by wealthy corporations and landlords. Stronger local laws are needed that reduce these players from buying everything up, raising prices manipulatively, and eating up larger amounts of workers income. Only private individuals should be able to own single family units.

Corporations and landlords should be excluded from that entirely.

Because working families are having to leave due to housing prices

Both

"Because this isn't really a community you can commute into for work. If we want to have a functioning economy it needs to be affordable for everyone to live here.

A lot of the strain is probably also due to supply and type of housing available?"

Young families can't afford to live here. We are becoming a retired and second home community.

White Salmon has been reactionary, at best, to the housing shortage. Prime example would be not getting out ahead of vacation rentals- like 10 years ago.

Labor class can't afford to live here

All the implants are rising home values beyond what this small community can afford locals can no longer afford to live here

We want White Salmon to keep its culture/personality. We want to be a community that has housing for all different types of people and income levels.

Prices out workers

I didn't choose one, it isn't neg or positive it's more complicated than that. Without growth we don't survive as a community but when real-estate prices go to high you end up losing people who want to stay where they were raised but can't afford to.

Young people and laborers cannot afford to live here

Invaded value for homeowners

It makes it unaffordable for people to live here.

Real estate values are determined by location and availability.

I have coworkers who cannot even begin to think about moving out of their parents house or afford rent with 3 people minimum

People who work here can't afford to live here. The rich are buying homes and renting them for an unreasonable amount of money or turning them into vacation properties for profit.
What little buildable land will be going to those with the most, ready, and available cash.
Lower enrollment in local schools
To be able to afford real estate you likely need a remote job and thus cannot work in the local community and buy a house
I am concerned that the price is driven up in part by higher priced housing for people who aren't year round or permanent residents
It's insane that you can't buy a house for less than \$500,000 and that number is approaching \$600,000
There are pros and cons for it - my house is worth more, but many people cannot find housing.
The people who work here can no longer afford to live here.
Too many average people cant find housing. Rental and for sale inventory is non existent. Again, airbnbs are a major cause of this in my opinion. I would also appreciate see less hassle for adu's and tiny homes.
It is a positive for current homeowners
Inflated prices shut many out of the housing market
People can't afford to live here anymore. Many families have lost housing and have had to move to other communities.
There is room for making positive changes with a higher tax base
Locals have been priced out of buying here. I can't afford to buy a house at all and I desperately want too!
I didn't answer - it just is what it is. It benefits some and not others. I like that it's a small town. But being a small town with lots of other folks who'd like to live here . . .
I think the cost in our area will definitely prohibit small businesses and young people from making their home in the town.
Low income workers can't afford to live near where they work
I am happy my property value has gone up but I think it is sad seeing so many people pushed out of the market. I find everyone that buys houses around us are either very wealthy or second home owners or don't have kids so their investment in making the community better is not there. They don't care about having a pool or the schools or making putting energy into making these things happen. I also agree with regulations on short term rentals but only for the reason of people buying up houses just to short term rent them. I think that people trying to build an adu next to their permanent residence should be incentivized and encouraged.
There is no housing available for "normal" income earners
Housing is so expensive, young families and low income families can't afford to buy in WS and rentals are grossly limited.
"White Salmon has experienced significant strain on available housing due to rising real estate costs. " Uh, what? This is leading, untrue, confusing, unproven... what?
Our workforce has no where to live
Strain is bad.
Affordability is fading fast from available housing options.
I have a lot to sell which is my retirement income
People who are from this area should be able to stay.
Its helping the value of my property
Are you joking?
Individuals that grew up in the area that want to stay here cannot afford to buy a home. Individuals that actually work in the area do not make as much money as the people still drawing large city wages (e.g. San Francisco), cannot buy a home in this area.
Probably made the local street drug house move out of town.
There are both positive and negative aspects.
the town is growing quickly but at the expense of lower income families as well as current traffic, roads, infrastructure
Hard to find affordable places to live

Q18. Should the City continue to limit short-term rentals?

No, I don't think they should be limited at all	11	6.1%
Yes, but I think the regulations should be less restrictive	23	12.7%
Yes, I support the current regulations	73	40.3%
Yes, and I'd like to see stricter regulations	63	34.8%
No answer	11	6.1%

Q19. Do you have any concerns about being unable to live within White Salmon because of housing affordability, lack of housing options, or any other reason? If so, please explain why.

We are lucky and bought over ten years ago, if we hadn't, we couldn't afford to live here.

no

No

Of course. I am nearing retirement and the cost of living here, on a fixed income, is absurd. I volunteer and contribute to the vitality of the community in many ways. Pricing working, retired, & families out of the community is catering the uber wealthy. Next there will be gates to enter the hallowed village of the sickeningly wealthy & privileged. Of course, increasing fees to cross the bridge is yet another 'gate' for the privileged.

If Short Term Rental regulations are not enforced, the cost of living here will not come down. (In my mind, they are a major contributor to a nationwide housing shortage that is prices people out of home ownership.) As a result of higher prices, our state property taxes have increased by a lot, which for retirees on a fixed income, can price us out of our home.

"I hope the utilities and taxes don't some day cause me to ""loose my home""

Water is off the charts,,and repairs of streets never happen in my area.

I also feel that ordinances in our community are not enforced,,giving the community a desperate appearance,,depressing. Garbage in streets, cars without current registrations line the streets for years without being moved...filthy and dangerous clutter,,if we want to improve this community,,we have to look like we have positive intension,, It is shameful "

No

Yes, we can't find local jobs that pay us enough to live here

We've thought about downsize at some point, but aren't even sure we could find anything less expensive if we wanted to.

I'm safe but I worry about my community and want to keep it diverse

Not personally, but for most workers it is an impossible situation to find affordable housing.

It is getting too crowded. I moved here 43 years ago to live in a less populated area.

I'm concerned about aging in place and walkable streets as an elder. The assisted living facility project has now been officially cancelled. So I may have to move to Hood River senior housing as traffic gets worse here.

Please see my comments regarding reducing our current code requirements around lot depths.

I'm worried that someday I could be taxed out of my home. As a senior on a fixed income, I have to watch every dollar. The rising property taxes have me very concerned. I won't qualify for the low-income senior tax break, but I'm in the middle-income group that can't afford higher taxes.

Not a housing issue - this last year has seen increases and further considerations to increase taxes and wages for elected positions. From the school to the county to the city the questions needs to be asked...what return is the tax payer getting for their investment?

Yes.

No.

no

No

This is a very difficult answer. For some, short term rentals are a business and strictly for profit. For many however, short term rentals provide a much needed subsidy for retirement income. As baby boomers get older and find their retirement savings short, they look for alternatives to fill the gap. Even if the city omitted short term rentals entirely, it would not solve the supply and demand issue, or the larger affordability issue. The cost of a 1-3 bedroom rental would still be out of reach for the average wage earner in the Gorge.

Yes, I make a good salary but am a single person. I can't afford a home here.

No, due to high income

yes, see previous comment. Additionally we encourage our kids to move away to more affordable areas, but there jobs are here. This would affect the assists available to us as we age. we are seniors already. Thus not a positive thing.

Where will our teachers, servers, tradespeople live?

Yes! We have limited space and archaic rules about how to use that space.

No - I'm part of the problem and believe it's fair for those like me to pay more/be taxed higher to mitigate our impact on the community

No, we consider ourselves lucky to have first purchased here over 20 years ago otherwise we could not afford to live here now.

Yes. Due to a health condition, I'm not confident I will be able to work enough to afford to continue living in White Salmon.

Yes, it's getting harder and harder to feel I'll be able to continue to live here, even tho I own my home, there's no affordable options to reinvest.

Not at this time. Our concerns are with city planning on future developments.

Yes - nothing affordable to purchase

No because I have fixed rate mortgage

no

Not me, but my staff and my kids.

I dont, but I imagine my children will not be able to afford to live here should they decide to come back.

Rental vouchers make much more sense for local employees. Let people live where they want. If landlords can make more with long term than by vacation renting, the situation will improve.

I'm concerned about the rising utility rates and property tax rates with threaten affordability.

Not any more - I've worked hard my whole life to be able to afford a small house in White Salmon.

Yes, I can't afford to but here and rentals are sky high. It's no longer cheaper to buy in thus area. I will have to buy in another state to be a homeowner

Yes. The local economy does not support current real estate prices. This is unsustainable. We are a victim of remote work and out of state migration without thinking of the people who earn a living here. Of course the banks don't care if we go in over our head with a mortgage. Where are all the middle class homes?

Seems wages need to increase if 650k is the new normal

Yes. My household has gross incomes exceeding most (\$150,000+) and we feel we cannot afford to buy here. The housing stock is so limited and what's available is either outdated McMansions from the 1990s for \$1M+ or manufactured homes for \$700,000. There aren't options for modest, 2000 SF homes for \$800,000 which is still very unaffordable to most. And building isn't an option when most lots go for \$400,000 alone, or more with an old, crumbling home you'd have to knock down. Please encourage infill so people sell their spare lots, or any new housing under \$1M to get people to start moving around, freeing up more rentals, lowering rents for those who need it, and giving options to those who want to buy/build those options.

Not for me personally, but for young adults and teachers/other professionals

Yes. If I were to lose my rental I have no idea where I'd go. Probably couldn't find something else I could afford.

Yes. No matter where I work I have never been able to live on my own on my pay. Even living with my boyfriend we need roommates to afford our housing. I moved here because it felt cheaper than hood river. In two years I expect we'll go to the Dalles for the same reason. The Gorge is my home and it sucks to not be able to stay and raise my family here.

concern that there's no senior housing/assisted living for my next phase of life

Rising property tax on a fixed income could drive me out of my home

I do not simply because I have a high salary. I have concerns about others less fortunate than me financially who are unable to afford housing in White Salmon

I'm lucky to rent from family otherwise I couldn't afford it and I have a great income.

Nope

I have a good job, but can't afford anything

I don't, so I'm going to use this space to speak to STRs. I support the current STR regulations, as I believe they have a place in the growth/prosperity of WS. Getting rid of or seerely limiting STRs won't solve WS's housing problem, just as it hasn't solved HR. Many of the current STRs would not be offered as LTR or, if

they are, will likely not be affordable to many people due to high real estate value.

The rising cost of real estate and the astronomical price of renting (if you can find a rental) is making it difficult if not impossible for our lifelong and/or long-term residents that are on fixed incomes, younger people that are just starting out, and those in lower income tax brackets. Another concern is that small to medium businesses are having difficulty finding and keeping employees because of lack of housing/affordable housing in the area.

Not personally, but I know plenty of people that do.

Our landlord is getting older and if he was to sell our building our affordable rent would inevitably go up. We would be forced to leave the area, community and local jobs.

Yes. I was very lucky to find my microscopic apartment that I can only afford because utilities are included. There is no affordable inventory for those of us that make Klickitat county/hood river county average wages

Personally, no. But I fear for our local workers.

Yes, because of housing affordability. My job is in White Salmon and hate having a long commute I would be concerned if I moved here now. Lucky I go here when it was affordable

No because I currently own my home and expect to stay in it

Absolutely. We cannot afford to buy but will likewise not be renting here forever. We will be forced to move if we cannot afford a home here.

I cannot say that this is a concern that I personally have now but it was when moving here in 2016. Even before the last couple years of increased real estate appreciation, it was very challenging to find a rental.

Not at this time, personally

Potential limitations to owner hosted StRs May make it impossible to continue to live in the town that I helped to build.

No but I would like to offer housing on my property (28 acres). The current restrictions (within 200 feet of existing house) make that Unattractive.

Sadly, I'm at the top of the market for my tax bracket. If I *really* needed more square footage, I'd be looking elsewhere to live.

Even if your home is paid off the property taxes are high

Yes. We need a larger home (new baby) and can't afford one in WS anymore, so will likely have to move elsewhere.

No we have adequate housing

Yes - homes are unaffordable and unavailable. We need regulations and planning that encourage PUDs that enable denser development as well as regs that allow for options such as new cottages, ADUs, and Tiny Homes.

No

Yes, as mentioned above

People can live in nearby locations that cost less for now

I wish the city would implement the existing 2020-2021 Comprehensive Plan policies that promote housing affordability & housing diversity. I also think the city should prioritize zoning reforms to allow smaller, more affordable homes in walkable areas of White Salmon served by public amenities and public transportation. Many aspects of this approach are detailed in WA Leg House Bill 1337. I encourage the City to implement many elements of HB 1337 despite not being GMA compliant. This state-level legislation is a guidepost for smaller cities with overburdened staff to lean on.

Yes! My partner and I have lived in the community for a decade now and are ready to buy a home and put down roots. Despite the fact that we make a very livable income we have been unable to find any viable options for home ownership that are financially feasible.

No, however I have friends who I worry about.

No

The only reason I don't face these challenges is because I live on land my family owns. Without that, I would not be able to live in the place I grew up, k-12 in.

I'm not in a home I can comfortably age in, intend to build, why deal with city regulations when best options outside city limit

No

No, I live in a multi-generational household and have a lot of stability

Yes, I'm concerned my kids will not be able to afford housing here after college.

Our nonprofit serving youth in the local school district has a very difficult time helping employees find

housing. It is the biggest barrier we face as a local employer. Let alone our ability to secure office space, or a beautiful youth center, which is the measure of a healthy community, space for the young and the elderly, a swimming pool, etc. Collective spaces not profit driven.

I am concerned that my friends will continue to have trouble building their dream home because the zoning of the land they own is too restrictive and not consistent with the more realistic comprehensive plan.

Yes. Affordability and lack of housing options.

Absolutely. I am extremely lucky to have found an affordable, unicorn option. Without this I would not be able to afford to live here, especially on my own. I would like to buy a home that be day but do not see that as an option in my future here.

I am retired and my property taxes have risen dramatically in the last few years. I believe the proliferation of AirB&Bs is mainly responsible for rising costs. The new regulations are good, but they must be enforced to be effective. I'm not sure that enforcement is happening.

While I could sell my home for a good price, I am unable to secure housing in White Salmon afterwards. Housing is more expensive than I can afford to pay cash. It seems like housing is being sold cash to out of state buyers (or in state buyers) etc.... for cash which is hard to compete with. Needs more affordable housing options or less restrictions on building so I can add additional space, unit, etc... to my current house.

I don't, but I know employers have big concerns .. and many of them employ essential workers like cops, nurses, teachers, etc.

It's so expensive to move, lack of rental options, high utilities

Not personally but definitely for my own children.

No. There is an abundance of affordable housing outside city limits and within the county.

I don't but I've chosen to keep my ADU for long-term tenants and wish more of the "neighbors" (i.e., out of town investors) did likewise. It's weird to see houses sit empty in the offseason knowing that other people can't find long-term housing.

Yes, prices here are very high. Even with a high income, I'll be unlikely to be able to ever buy anything here. Most people can't. Permanent rental is the only option it seems.

No, because we own our home. But I know my high school aged kids couldn't afford to move back here to start their own families, if they wanted to.

No

Thankfully, my house hold and I don't currently. But if we lose our rental we will probably be faced with a 20-30% increase in rent for something comparable and are struggling to get into ownership without moving to the eastern gorge.

No. I'm fortunate.

No for myself, but most definitely for families and individuals who are completely unable to afford housing, when and if it's actually available.

no

No because I own my home but for my kids it's unrealistic that they can ever afford to buy here

no - but my son would like to move here and i know it will be difficult for him to find housing.

I would love to move to a smaller place or be part of a tiny home community.

My husband and I have lived in the gorge our whole lives, 63 and 58 years respectively. Raised our daughter here and if my parents hadn't helped us purchase property 8 years ago we would of had to move away.

Yes. Cost of housing continues to rise, yet there's no plan in place as of yet to provide affordable housing solutions

No

I am stuck in my current home.

No

No.

Yes. Reasons would be self explanatory.

People who work in White Salmon can not afford to live here. Teachers, administrators, medical technicians, law enforcement, non-profit staff, wood product workers, business employees, cannot/will not work in White salmon/Bingen if they can't find a place to live.

No

Luckily I had the means to purchase property and will be building a house. I work with the children of this community, many of whom have working class/low income parents. I see first-hand the struggles of trying

to find affordable housing and childcare in this community. It doesn't exist.
 No because we purchased 6 years ago. I would not move here today if i lived somewhere else.
 No
 no
 Not me, but definitely my children who wanted to move and work here. Both are professionals and still could not afford to rent or buy here.
 No, because we are well established
 I have a ton of concerns. I'm a single person who has a decent paying job but there's no way I can afford to buy a home with the current prices. There aren't enough affordable options. And I'm not talking about for people who are making \$100,000 a year. I have a masters degree with student loans and it really sucks that I can't buy a home here. Carson is where I'm looking because it's a little more affordable.
 I hope to retire at some point and it is an expensive place to live, but I don't feel overall that this is a large concern to me.

Since we bought and are in the process of buidling an ADU I feel secure but also know our house is too small for our family and feel like we are stuck because of the prices now. I more worry about the people who come here and the cost of living. My parents can't even come visit because we don't have room for them until we build an ADU (which is hard to get loans for and expensive right now so takes a lot of effort and money to do) because they can't afford to live or rent here. I just hope with all these bigger houses and people coming with more money that we do start seeing them paying in more so that we can get a community center, childcare options, a pool, etc. I would like to see the affluent investing more in the community.

Absolutely, if we don't have somewhere to move in the next 1-2 years we will be unable to live in WS.
 ""Should the City continue to limit short-term rentals?"" This is NOT the leading cause (or even A leading cause) of our housing shortage, and yet this is the only thing the city has acted on. I know we're smarter than this.

I do have concerns about being unable to live within White Salmon because of housing affordability & lack of housing options."

Lack of Senior congregate housing

In my instance, no for now.

No Workers in Hood River just move here want no income tax.

Yes, I'm concerned we will be driven out by prices. We feel we may never be able to buy a house here.

Yes. The new demographics of people moving to the city with remote jobs have increased the cost of living to a degree where many people with local salaries can not keep pace. My partner and I both work locally in the public service sector, because we believe it is important work for the community. Because of our decision to serve the community, we can barely afford to live in it.

For sure. After the rental my partner and I lived in was sold, there were zero rentals that would accept a dog or was under \$2,000 within an hour of White Salmon. We were both highly considering quitting our public service jobs in Hood River and Trout Lake, because we do not think its a feasible option to commute that far. I am fortunate enough to have a family that could assist us in putting down a high enough down payment on a house in White Salmon to bring down our monthly mortgage payment low enough for us to afford living here. A lack of housing is a problem that many people at my job are facing (two people have already quite and moved to other cities). One individual has to commute from Cammas, and another from Portland because they could not find an affordable rental or home to buy in the area. All three of us have graduate degrees, but still do not make a salary high enough to compete with individuals working remotely with much higher incomes.

Yes, property tax increase

Yes the housing prices are way higher than just 5 years ago and it's concerning

Q20. Which of these areas concern you the most when it comes to future development? Please rank in priority order, with just one row selected for each column.

Water/Utility access	2.34	[Third priority]
Streets/traffic	2.15	[Fourth priority]
Population increase	2.69	[First priority]
Change the look and feel of White Salmon	2.63	[Second priority]

Community Survey Results (Spanish)

Conducted online in May and June 2023

Q1. Su rango de edad (Age range):

26-35	2	50.0%
36-45	2	50.0%

Q2. ¿Cuanto tiempo ha vivido en White Salmon? (How long have you lived in White Salmon?)

5-10 years	1	25.0%
21+ years	3	75.0%

Q3. ¿Cuales son las calles transversales más cercanas a su residencia? (What are the nearest cross streets to your residence?)

115 n maint st
Hombolt
no hay calles principales

Q4. ¿Si está empleado, donde se encuentra su lugar de trabajo o negocio? (If you are employed, where is your place of work or business located?)

Bingen wa
Bingen
En bingen Washington
en la huerta

Q5. ¿Es propietario o alquila su residencia? (Do you own or rent your residence?)

Alquilar (Rent) 4 100.0%

Q6. ¿Cual su pago mensual de hipoteca o alquiler?)What is your monthly mortgage or rent payment?)

Average \$1,075.00
(Note: One lilves for free)

Q7. Su pago mensual de hipoteca o alquiler... (Is your monthly mortgage or rent payment...)

Less than 1/3 of gross monthly income	2	50.0%
Half or more of gross monthly income	2	50.0%

Q8. ¿Que tipo de vivienda describe mejor el lugar donde vive? (Which housing type best describes where you live?)

Single-family	1	25.0%
Townhouse-duplex	2	50.0%
Apartment/Condo	1	25.0%

Q9. ¿Que tan satisfecho(a) esta con su vivienda actual? (How satisfied are you with your current housing?)
(1= Very unsatisfied, 5 = very satisfied)

Average = 2.75, neutral to unsatisfied

Q10. ¿Cuales son, si las hay, las principales razones por las que no está satisfecho(a) con su vivienda actual? (seleccione todas las que correspondan) (What, if any, are the main reasons you are not satisfied with your housing?)

Demasiado pequeño (too small)
Demasiado caro (too expensive)
La casa es demasiado vieja o está desactualizada; Demasiado caro (too old or outdated, too exoensive)
Distancia del trabajo/escuelas/compras (distance from work/school/shopping)

Q11. ¿Cual de los siguientes tipos de vivienda consideraría para nueva construcción en White Salmon en el futuro? (seleccione todas las que correspondan) (Which of the following housing types would you be open to for future development in White Salmon? (select all that apply)

- Unidades de vivienda accesorias (Accessory dwellings)
- Unidades de vivienda accesorias; Vivienda rural (casas cercanas de menos de 1,200 pies cuadrados); Vivienda multifamiliar (edificios de apartamentos); Vivienda asequible (límites de ingresos establecidos); Tercera Edad/Vida Asistida (Accessory Dwelling Units; Rural Housing (closed homes less than 1,200 square feet); Multi-Family Housing (apartment buildings); Affordable Housing (established income limits); Senior Citizens/Assisted Living)
- Unidades de vivienda accesorias (Accessory dwellings)
- Unidades de vivienda accesorias (Accessory dwellings)

Q12. ¿Sabe qué tipos de viviendas se pueden construir actualmente en su calle, según su zonificación? (Are you aware of what types of housing can currently be built on your street, based on your zoning?)

Yes	3	75.0%
No	1	25.0%

Q13. ¿Cuáles cree usted que son las mayores necesidades de vivienda no satisfechas en White Salmon? (seleccione los 3 primeros) (What do you believe are the greatest unmet housing needs in White Salmon?) (Select the top three.)

- Oportunidades de ser propietario para hogares con un ingreso anual de \$63,680 (80% del AMI) o menos; Oportunidades de ser propietario para hogares con un ingreso anual de \$95,520 (120% del AMI) o menos; Nueva construcción a precio de mercado (precio promedio de venta de \$656,112) (Homeownership opportunities for households with an annual income of \$63,680 (80% of AMI) or less; Homeownership opportunities for households with an annual income of \$95,520 (120% of AMI) or less; Market Price New Construction (Average Sales Price \$656,112))
- Vivienda de alquiler para familias con un ingreso anual de \$63,680 (80% del AMI) o menos; Oportunidades de ser propietario para hogares con un ingreso anual de \$95,520 (120% del AMI) o menos; Nueva construcción a precio de mercado (precio promedio de venta de \$656,112) (Rental housing for families with an annual income of \$63,680 (80% of AMI) or less; Homeownership opportunities for households with an annual income of \$95,520 (120% of AMI) or less; Market Price New Construction (Average Sales Price \$656,112))
- Vivienda para personas mayores (62+); Vivienda para personas sin hogar; Vivienda de alquiler para familias con un ingreso anual de \$63,680 (80% del AMI) o menos (Housing for the elderly (62+); Housing for the homeless; Rental housing for families with an annual income of \$63,680 (80% of AMI) or less)
- Vivienda para jóvenes; Vivienda de alquiler para familias con un ingreso anual de \$23,880 (30% del AMI) o menos; Oportunidades de ser propietario para hogares con un ingreso anual de \$63,680 (80% del AMI) o menos (Youth housing; Rental housing for families with an annual income of \$23,880 (30% of AMI) or less; Homeownership opportunities for households with an annual income of \$63,680 (80% of AMI) or less)

Q14. Por favor, comparta cómo se siente acerca de las siguientes declaraciones. (Please share how you feel about the following statements (1-5):

La oferta actual de viviendas en White Salmon es suficiente para satisfacer la demanda. (The current housing supply in White Salmon is sufficient to meet demand.)

Average 2.5 Neutral

Es importante incentivar más viviendas asequibles en White Salmon. (It is important to encourage more affordable housing in White Salmon.)

Average 4.0 Mostly agree

La Ciudad debe tener un papel activo en incentivar viviendas asequibles. (The City should have an active role in encouraging affordable housing.)

Average 4.0 Mostly agree

La Ciudad está administrando bien el crecimiento. (The City is managing growth well.)

Average 3.5 Mostly neutral to positive

Q15. A medida que se produce nueva construcción en White Salmon, ¿qué es lo que le gustaría que la Ciudad tuviera en cuenta? (As new development occurs in White Salmon, what is one thing you would like the City to keep in mind?)

Parques para más actividades en los niños (Parks with more childrens' activities)

Build in a property where Rents would be more accessible

Vivienda para las personas de bajos ingresos (Housing for low-income people)

las personas que trabajan en agricultura de bajos ingresos (The people who work in agriculture at low incomes)

Q16. White Salmon ha experimentado una presión significativa sobre las viviendas disponibles debido al aumento de los costos inmobiliarios. ¿Ves esto como un cambio positivo o negativo? (White Salmon has experienced significant strain on available housing due to rising real estate costs. Do you see this as positive or negative change?)

Negative	2	50.0%
Positive	1	25.0%
No answer	1	25.0%

Q17. Comparta por qué seleccionó la respuesta que eligida para la pregunta anterior. (Please share why you selected your chosen response to the previous question.)

Las rentas está muy altos para una persona de bajos ingresos como lo somos nosotros por eso nos salimos de los departamentos 115 n main st (The rents are very high for a low-income person like us, that's why we left the apartments 115 n main st)

I wouldn't have so much stress

Aumento de renta que no podemos pagar (Rent increase we cao=n't afford)

Q18. ¿Debera la Ciudad continuar limitando los alquileres a corto plazo? (Should the City continue to limit short-term rentals?)

No, I don't think they should be limited at all	2	50.0%
Yes, I support the current regulations	1	25.0%
Yes, and I'd like to see stricter regulations	1	25.0%

Q19. ¿Tiene alguna inquietud acerca de no poder vivir en White Salmon debido a la asequibilidad de la vivienda, la falta de opciones de vivienda o cualquier otro motivo? Si es así, explique por qué. (Do you have any concerns about being unable to live within White Salmon because of housing affordability, lack of housing options, or any other reason? If so, please explain why.)

Podría mi familia calificar para una vivienda de bajos ingresos? Oh van hacer mas casas. (Could my family qualify for low income housing? Oh they are going to make more houses.)

This area is my home I've been living here more than 30 years. I would have to start new somewhere else si todo es para turistas con dinero y no para la gente que vive y trabaja aquí (if everything is for tourists with money and not for the people who live and work here)

Q20. ¿Cuál de estas áreas le preocupa más cuando se trata de futuras construcciones nuevas? Clasifique en orden de prioridad, con solo una fila seleccionada para cada columna. (Which of these areas concern you the most when it comes to future development? Please rank in priority order, with just one row selected for each column.)

Acceso al agua/servicios (Water/Utility access)	1.25	[Fourth priority]
Calles/Tráfico (Streets/traffic)	1.5	[Second priority (tie)]
Increment de la población (Population increase)	1.5	[Second priority (tie)]
Cambio en la apariencia de White Salmon (Change in the look and feel of White Salmon)	2.75	[First priority]

APPENDIX III:
New and Old Models of Development

U.S. Housing and Urban Development, “Innovative Housing Showcase”
Capitol Mall, June 9-11, 2023



Above, view of the Capitol Mall. Below, manufactured cottage by Cypress Community Development Corporation



Below, “Tiny Homes on Wheels” demonstrated at the Innovative Housing Showcase:



Information graphic by Cypress Community Development Corporation:



CYPRESS CDC
TalkAboutHousing.com

ABOUT US

Cypress Community Development Corp.



Cypress Community Development Corp is a not-for-profit housing development company specializing in creating innovative solutions for disaster recovery and workforce housing. Our work focuses on the development of Missing Middle Housing types, such as cottages, duplexes, townhomes, multiplexes, and accessory dwelling units in Opportunity Zones following natural disasters.

Cypress CDC's built work includes the development of over 460 Katrina Cottages in Louisiana through FEMA funding, as well as homes in the Florida Keys following Hurricane Irma and in Sonoma County, CA following the 2017 wildfires. We are currently working in Panama City, FL, rebuilding post-Hurricane Michael, Baton Rouge, LA rebuilding from recent floods, and on the Island of Barbuda in partnership with the Prince's Foundation.

TalkAboutHousing.com, a platform led by **Cypress CDC partner** and **Katrina Cottage designer, Marianne Cuasto**, is dedicated to exploring a wide range of housing issues including disaster housing policy, workforce housing shortages, and the legacy of housing segregation.



Katrina Cottages — Built through FEMA's Alternative Housing Pilot Program (AHPP) — New Orleans, LA.

Sonoma Wildfire Cottages — Built in partnership with Habitat for Humanity of Sonoma County



Marianne Cuasto's Original Katrina Cottage — Ocean Springs, MS

Panama City, FL — 900 sq ft.



Katrina Cottages — Built through FEMA's Alternative Housing Pilot Program (AHPP) — Jackson Barracks, LA



Learn More & Stay in T



Information graphic by Cypress Community Development Corporation (second panel):


CYPRESS CDC
TalkAboutHousing.com

KEY ISSUE #1
Affordable Resiliency by Design


How can we reduce the complexity of the construction process while meeting or exceeding all building science and structural requirements?

In addition to streamlining the construction process, this home showcases carbon-neutral building technologies and materials that reduce the total cost of ownership.

Innovations on display in this concept home include:




CAD-Driven Steel Walls
CAD-driven automated steel wall panels and trusses reduce the labor required to build and install the walls. Components are cut to length, pre-drilled, labeled, and easily assembled with zero waste.




MgO Sheathing & Siding
A single layer of magnesium oxide (MgO) board acts as sheathing and cladding to reduce the number of participating trades, materials, and labor.


Out-sulation & Insulation Three types of insulation with cumulative properties insulate (R-20+) and air seal the home:




Embodied Carbon-Negative Batt Insulation — Earth-friendly regenerative hemp insulation that sequesters carbon. On display in this house is **Hemp-Wool by Hempitecture**.




Air Sealing & Enhanced Connections — 1" of low-embodied carbon spray foam applied in each bay of the house air seals and strengthens the wall. This house includes **HandiFoam**, which has blowing agents with lower global warming potential.




Thermal Break — Out-sulation minimizes thermal bridges by creating a continuous barrier at the studs. On display in this home is **Neopor from BASF** which uses 30% less material to achieve the same R-value as comparable prod-




Semi-Finished Sub Floor
MgO subfloor left as semi-finished floor, pre-finished with a fast-dry floor paint such as **Valspar Porch, Floor & Patio Latex Paint**. Homeowner to install finish flooring of their choice when able.




No Drywall
Drywall is replaced with DIY friendly and low-carbon interior siding. On display in this house is **WindsorOne nickel-gap pre-primed pine interior wall cladding** adhered with double-sided Mactac tape.




Low-Voltage Lighting
A single transformer at the electrical panel allows the direct connection of DC power to each fixture with 18/20-gauge bell wire. Standard systems convert DC to AC power at each fixture, which create heat loss and requires 75% more copper wire.



All-Climate HVAC
An all-climate heat pump system designed for comfort, lower environmental impact, and lower monthly bills is paired with a dehumidifier to reduce the load on the heat pump. On display is a **Mitsubishi GS 9,000 BTU 28.4 SEER2 Wall Mounted Heat Pump System** and a **Santa Fe UltraMD33 Dehumidifier**.



Learn More & Stay in Touch



Information graphic by Cypress Community Development Corporation (3rd panel):

CYPRESS CDC
TalkAboutHousing.com

KEY ISSUE #2
Redefining Prefab Construction

How can prefab construction live up to the promise of being faster, easier and more affordable than site-built homes?

Modular construction involves shipping large boxes that require escort vehicles. This home explores the installation of prefinished components that make shipping more efficient while minimizing time on site and maximizing design options.

On display in this concept home:

Floor & Roof Cassettes
Panelized roof and floor structures with sheathing added off site.

Pre-Finished Wall Panels
Interior and exterior finishes applied off site.

Porch Kit
Precut porch elements prepared off site for rapid installation on site.

Prefab Kitchen & Bathroom
Cabinets and counters prepared off site — future versions.

 Learn More & Stay in Touch



Examples of new smaller homes in White Salmon:

Cottage Court:



Larger cottage:



Live-Above Retail (new):



Live-Above Retail (adaptive reuse):



Duplex (2-Unit Rowhouse):



7-Unit Infill Apartments:



Modern Condominium:



Modern Condominium (#2):



Modern Duplex:



Modern Single-Family Detached House:



Traditional Single Family Detached Cottage

