

GOAL X
HOUSING

BAKER COUNTY
COMPREHENSIVE PLAN

GOAL X HOUSING

HOUSING GOAL: To provide for the housing needs of the citizens of the county.

I. HOUSING INVENTORY

A. Housing Standards

Construction standards are enforced according to the Uniform Building Code, pursuant to ORS 446 and 456 and to Public Law 93-383, The National Mobile Home Construction and Safety Standards Act of 1974.

B. Housing information received from the State Library in Salem, Oregon

Unit Type	Total Units	Occupied Units	Renter Occupied	Average Size of Household	Population by Unit Type
Single-family	5,122	4,617	939	2.8 persons	12,927
Multi-family	936	781	608	2.2 persons	1,718
Mobile Home	854	771	152	1.9 persons	1,465
TOTALS	6,912	6,169	1,547	2.6 persons	16,110**

** This figure differs from population figures reported elsewhere in this document.

C. Information received from Northeast Oregon Housing Association

1. Median income: \$15,432
2. Median Housing Cost: \$145/month
 - a. Owner - occupied: \$120/month
 - b. Renters: \$145/month
3. Those paying excessive housing costs (greater than 25% of their income): 19%
4. Those below poverty level: 14.9%
5. Total housing units: (1982) 6,912

D. Projected Housing Demand for 1985

1. Based on the rate of 2.6 persons per occupied household and a population estimate of 18,003 by 1985, Baker County by that time will need 7,201 houses. This includes a 4% vacancy allowance. The difference between existing units in 1982 and this 1985 figure shows a need for 289 new houses. The projections in the table below are based upon permits issued in 1980.

Housing Construction and Demand

Housing Type	Number built 1980	Needed per year	Needed by 1985
Single-family dwellings	67	37	185
Multi-family dwellings	4	9	45
Mobile homes	59	12	60
Totals	130	58	290

2. State Building Permits for Baker County including the City of Baker

Year	Mobile Homes	Single-family	Multiple	Commercial	Total
1975	0	27	0	NA	27
1976	0	48	4	NA	52
1977	0	74	12	NA	86
1978	75	95	16	NA	186
1979	43	64	6	5	118
1980	59	62	3	13	137
1981	48	31	4	12	95

E. Building Permit Activity and Electrical Service Connections for 1991-94

1. Building Department Activity for Baker City, Oregon

	1991	1992	1993	1994
New Homes	25 (\$1,478,731)	33 (\$2,087,355)	61 (\$3,562,753)	48 (\$3,052,206)
Remodel Homes	99 (\$522,121)	80 (\$476,564)	34 (\$1,642,693)	40 (\$515,038)
New Commercial	7 (\$1,635,031)	3 (\$198,036)	8 (\$381,092)	14 (\$3,173,079)
Remodel Commercial	41 (\$2,262,356)	24 (\$1,916,176)	46 (\$545,185)	41 (\$726,823)
New Public Bldg.	2 (\$67,965)	2 (\$139,299)	0	0
Remodel Public Bldg.	6 (\$17,851)	6 (\$167,320)	0	4 (\$59,426)
Miscellaneous	68 (\$301,136)	88 (\$501,405)	74 (\$453,857)	98 (\$506,049)
Total Permits (\$ Values)	248 (\$6,285,191)	236 (\$5,486,155)	223 (\$6,585,580)	147 (\$8,032,621)

2. Oregon Trail Electric Cooperative Service Connections

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1993 Res.	2	2	2	2	8	9	19	7	8	16	10	5
1993 Comm.	2	1	0	1	7	1	5	4	1	4	4	6
1993 Total	4	3	2	3	15	10	24	11	9	20	14	11
1994 Res.	9	5	7	9	5	14	9	14	16	20	9	
1994 Comm.	3	2	2	4	7	5	1	6	3	10	5	
1994 Total	12	7	9	13	12	19	10	20	19	30	14	0

F. Sources of Information

1. Eastern Oregon Community College, Regional Services
2. State Library, Salem, Oregon
3. Department of Commerce, Building Codes Division
4. Northeast Oregon Housing Association
5. Building Inspector, City of Baker

II. GOAL X HOUSING FINDINGS and POLICIES

A. Goal X Housing Findings

The county governing body finds that, in order to provide for the housing needs of the residents of the county in a manner commensurate with the financial capabilities of the county households and allow for flexibility of housing location, type and density, lands suitable for dwellings in the county shall include:

1. Dwellings used in conjunction with farm use as provided by law.
2. Dwellings not in conjunction with farm use as provided by law.
3. Dwellings used to support the production and harvesting of timber on inventoried forest lands.
4. Dwellings not in conjunction with forest use as provided by law.
5. Dwellings that are necessary to support and maintain industrial and commercial operations, including mining and processing of minerals and aggregates, and tourist and recreation developments.
6. Dwellings on lands partitioned and built upon to such extent that, for practical purposes, the statutory agricultural land use policy cannot be applied.

B. Goal X Housing Policies

The county governing body declares that lands shall be made available for a variety of housing needs in the county, which variety shall include:

1. The need to accommodate the several income levels of the citizens.
2. The need to reduce transportation costs to and from places of employment.

3. The need to support and maintain agricultural, industrial, commercial, mining and processing, and tourist and recreational use of land.