



September 1992



CITY OF KEIZER CALENDAR OF EVENTS

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2 8:00am MUNI-COURT(NEW) 7:00pm R3B (LIB)	3 7:00pm PAC (LIB)	4	5 8:45am A.A. (LIB)
6 1:00pm NEW LIFE FELLOWSHIP (LIB) 7:00pm NEW LIFE FELLOWSHIP (LIB)	7  Labor Day	8 6:00pm SOLID WASTE (AUDITORIUM) 7:30pm CITY COUNCIL (NEW)	9 8:00am MUNI-COURT(NEW) 4:00pm KGAC (LIB) 7:30pm PLAN. COMM. (LIB)	10	11	12 8:45am A.A. (LIB)
13 1:00pm NEW LIFE FELLOWSHIP (LIB) 7:00pm NEW LIFE FELLOWSHIP (LIB)	14	15 7:30pm PARKS ADV. (LIB)  Levy Vote	16 8:00am MUNI-COURT(NEW)	17 7:00pm PAC (LIB) 7:00pm -10:00 RESERVED HEARING DATE 7:00pm -10:00 PLANNING HEARINGS (NEW)	18 7:30pm OR CHEVY (LIB)	19 8:45am A.A. (LIB)
20 1:00pm NEW LIFE FELLOWSHIP (LIB) 7:00pm NEW LIFE FELLOWSHIP (LIB)	21 7:00pm KEIZER RC (LIB) 7:30pm CITY COUNCIL (NEW)	22	23 8:00am MUNI-COURT(NEW) 6:00pm Volunteer Coord. Committee (LIB)	24	25	26 8:45am A.A. (LIB)
27 1:00pm NEW LIFE FELLOWSHIP (LIB) 7:00pm NEW LIFE FELLOWSHIP (LIB)	28 5:00pm MUNI-COURT(LIB)	29	30 8:00am MUNI-COURT(NEW)			

SUBJECT TO CHANGE (NEW)=COUNCIL CHAMBERS/(LIB)=LIBRARY

CITY OF KEIZER MISSION STATEMENT
KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY
PROVIDING BASIC CITY SERVICES TO THE COMMUNITY IN A
COORDINATED, EFFICIENT AND LEAST COST FASHION

A G E N D A
KEIZER CITY COUNCIL
Tuesday, September 8, 1992
7:30 p.m.
Robert L. Simon Council Chambers
Keizer City Hall
Keizer, Oregon 97303

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC TESTIMONY

This time is provided for citizens to address the Council on matters not on the agenda.

4. COMMITTEE REPORTS

5. PUBLIC HEARINGS

- a. Meadows Phase 5 Street Lighting District
- b. Timberview Phase 3 Street Lighting District

6. DELIBERATION

7. ORDINANCE

- a. ORDINANCE - Meadows Phase 5 Street Lighting District
- b. ORDINANCE - Timberview Phase 3 Street Lighting District
- c. ORDINANCE - Amendment to City of Keizer Master Sewer Plan
(amending Ordinance 87-077)

8. DISCUSSION

- a. Conditional Use - Appeal/91-9 - Status Report (Chandler)
- b. City Manager Recruitment - Adoption of Profile for new City Manager

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- c. City Manager Recruitment - Amend Ceiling for Advertising for New City Manager
- d. Briefing on Housing Report
- e. Keizer Periodic Review Industrial Lands Policy

9. CONSENT CALENDAR

- a. RESOLUTION - Orchard Crest Phase 2 Street Lighting District
- b. Approval of July 27, 1992 Special Session Minutes
- c. Approval of August 10, 1992 Special Session Minutes
- d. Approval of August 17, 1992 Regular Session Minutes

10. OTHER BUSINESS

This time is provided to allow Council members the opportunity to bring matters before the Council which are not on tonight's agenda.

11. WRITTEN COMMUNICATIONS

To inform the Council of significant written communications and petitions.

12. AGENDA INPUT

-September 21, 1992

-The Flamingo Liquor License Application (Public Hearing)

-Personnel Matters

-Bid Award Lockhaven/McLeod Intersection

13. ADJOURN



City of Keizer

Administration

930 Chemawa Rd. N.E. • P.O. Box 21000

Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 390-8295

TO: MAYOR AND CITY COUNCIL

FROM: TRACY DAVIS, CITY RECORDER PRO TEM *td*

DATE: SEPTEMBER 4, 1992

SUBJECT: THE FLAMINGO LIQUOR LICENSE APPLICATION

Vincente Lopez and John Lench submitted an application for a Retail Malt Beverage License on August 3, 1992 for The Flamingo establishment. The application was forwarded to the Keizer Police Department on August 4, 1992 for an investigation. Anticipating a negative report from the Keizer Police Department, a public hearing has been scheduled for the September 21, 1992 Council Meeting, instead of being considered tonight.

If you require any additional information, please do not hesitate to contact me. Thank you!



City of Keizer

Administration

930 Chemawa Rd. N.E. • P.O. Box 21000

Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 390-8295

COUNCIL MEETING: September 8, 1992

AGENDA ITEM NO.: 5a and 7a

TO: MAYOR AND CITY COUNCIL

FROM: DONALD H. OTTERMAN, M.S.PA, CITY MANAGER

SUBJECT: PUBLIC HEARING - To consider remonstrances to an ordinance spreading assessments to The Meadows Phase 5 Street Lighting Local Improvement District

ISSUE

Public hearing to receive remonstrances to The Meadows Phase 5 Street Lighting Local Improvement District and subsequent consideration of an ordinance spreading assessments to the district.

BACKGROUND

In August of 1987, the Keizer City Council adopted Ordinance 87-094 relating to formation of street lighting districts within the City of Keizer.

In June of 1992, the developer of The Meadows Phase 5 subdivision filed a petition for a local improvement district to form a street lighting district. In response to this petition, the City Council adopted Resolution R92-575 on July 20 to initiate a street lighting district and directing the City Engineer to make a survey and file a written report with the City Recorder. On August 3 the City Council approved the City Engineer's report and set a public hearing to consider remonstrances to the project. On August 6 notice of the public hearing and intention to assess for the lighting improvements, as required under Ordinance 87-094, were provided by mail to the property owners and to the Keizertimes newspaper for publication.

ANALYSIS

Included within the agenda packet is the ordinance to spread assessments to the properties benefitted by the lighting district. The ordinance provides for first annual estimated assessments and the method for determining second and future annual assessments. Following the City Council's adoption of the ordinance spreading assessments, the City Manager authorizes the

"Pride, Spirit and Volunteerism"

appropriate utility company to install the poles and lights. Depending on the type of poles requested by the City, it takes the utility company from two to six months to have the lights on site and operational.

FISCAL IMPACT

There will be no direct fiscal impact on the City of Keizer. The cost of the lights will be billed to the property owners on an annual basis, recovering the City's costs in paying the bills throughout the year. In addition, the bills include the cost of the Engineer's report in the first year, and a 10% administrative charge in the first and subsequent years to recover the City's cost for administering the lighting districts. All funds are budgeted through the Utility Fund.

RECOMMENDATION

1. Open the public hearing to consider oral and written remonstrances to formation of The Meadows Phase 5 Street Lighting Local Improvement District.
2. If valid remonstrances of the owners of two-thirds of the land to be specially assessed for the lighting district are presented to the Council at the public hearing, close the hearing and suspend formation of the district for six months.
3. If valid remonstrances of the owners of two-thirds of the land to be specially assessed for the lighting district are not presented to the Council at the public hearing, close the hearing and consider adoption of the ordinance spreading assessments to the district.

1
2
3 BILL NO. _____
4
5

ORDINANCE NO. 92- _____
6

7 A BILL FOR
8

9 AN ORDINANCE SPREADING ASSESSMENTS TO
10 THE MEADOWS PHASE 5 STREET LIGHTING LOCAL IMPROVEMENT DISTRICT
11
12
13

14 SECTION 1.

15 WHEREAS, the City Council did heretofore declare its intention
16 to install street lights to serve an area known as The Meadows
17 Phase 5 Street Lighting District which is described as follows:

18 Lots 169 through 211, The Meadows Phase 5 subdivision, in
19 Section 26, Township 6 S., Range 3 W., W.M., in the city
20 of Keizer, Marion County, Oregon
21

22 which includes the installation of ten (10) 100-watt high pressure
23 sodium luminaries on 8 foot long mast arms, and attached to 25 foot
24 aluminum poles located within the subject local improvement
25 district, all in accordance with the City Engineer's report for The
26 Meadows Phase 5 Street Lighting Local Improvement District and
27 estimates heretofore duly and regularly adopted by the City
28 Council, which are hereby referred to and made a part hereof, and
29 did fix the time and place for hearing protests against the
30 installation of said improvements, and the assessment and the cost
31 thereof, as aforesaid and

32 WHEREAS, notice was duly mailed and published as required by
33 ordinance; and

34 WHEREAS, a meeting of the City Council was held at the time
35 and place fixed by public notice for the purpose of considering any
36 such protest and at that time heard and considered all protests

1 submitted relating to the proposed improvements and assessment
2 thereof, and said Council has considered the matter and deeming
3 that construction of said improvements was and is of material
4 benefit to the City, and all the property to be assessed therefore
5 will be benefited by the improvements to the extent of a per parcel
6 first annual assessment estimated at \$51.34 at the time of the City
7 Engineer's report, did order the construction of said improvements;
8 and

9 WHEREAS, the estimated first annual cost of said improvements
10 has been preliminarily determined to be the sum of \$1960.20.

11 NOW, THEREFORE, the City Council of the City of Keizer ordains
12 as follows:

13 SECTION 2.

14 (a) First Annual Assessment. It is hereby determined that the
15 first annual estimated proportionate share of the cost of said
16 improvements, on each parcel and property benefited thereby, is the
17 amount set opposite the description of each piece or parcel of land
18 as described in The Meadows Phase 5 Lighting District Assessment
19 Roll as set forth in Exhibit "A" attached, and that each piece or
20 parcel of land benefited by the improvements, to the full extent of
21 the amount so set opposite such piece or parcel and that the
22 respective amounts represent the proportionate benefits of said
23 improvements to said respective parcels of property, and the
24 Council does hereby declare that each of the parcels of property
25 described in The Meadows Phase 5 Street Lighting District Roll as
26 set forth in Exhibit "A" attached is hereby assessed the first
27 annual estimated amount set opposite each respective description.

(1) Summary of first annual costs assessed for formation of the lighting district to serve the area known as "The Meadows Phase 5 Street Lighting Local Improvement District":

10 - 100 Watt Luminaries & 10 Aluminum Poles	\$ 1782.00
Annual Operations Costs (10%) **	<u>178.20</u>
Total Annual Costs	\$ 1960.20

** Includes tax roll preparation, audit, tax delinquencies, and miscellaneous.

(2) The Recorder of the City of Keizer is hereby directed to send a notice of first annual assessment to each owner of assessed property by Registered or Certified mail within ten (10) days after the ordinance levying the first annual installments has been passed, and to publish notice of the first annual assessment twice in a newspaper of general circulation in the city. The first publication of notice shall be not later than 20 days after the date of the assessment ordinance pursuant to City of Keizer Ordinance 87-094.

(b) Second and Subsequent Annual Assessments. After a municipal lighting district has been formed in accordance with City of Keizer Ordinance 87-094, the second and subsequent annual assessments shall be spread by resolution which may include changes in the mode of collecting the assessment. The method of assessment and notification for subsequent annual assessments shall be determined in accordance with City of Keizer Ordinance 87-094.

(c) Mode of Collecting Assessments. Assessments for said lighting

district shall be collected pursuant to ORS 223.866.

PASSED this _____ day of _____, 1992

SIGNED this _____ day of _____, 1992

MAYOR

CITY RECORDER

EXHIBIT A
NOTICE OF ASSESSMENT

NOTICE IS HEREBY GIVEN that the City Council of the City of Keizer, Oregon, on September 8, 1992 adopted Ordinance No. 92-____, entitled, AN ORDINANCE SPREADING ASSESSMENTS TO THE MEADOWS PHASE 5 STREET LIGHTING LOCAL IMPROVEMENT DISTRICT.

In accordance with that ordinance, you are hereby given NOTICE of an ASSESSMENT on your property.

The record owners, description of the assessed properties and assessments are:

ASSESSMENT NO. 1

The Meadows Group	Lot 169
5309 River Road N.	The Meadows Phase 5
P.O. Box 21209	First Annual Assessment: \$51.34
Keizer, Oregon 97307	

ASSESSMENT NO. 2

The Meadows Group	Lot 170
5309 River Road N.	The Meadows Phase 5
P.O. Box 21209	First Annual Assessment: \$51.34
Keizer, Oregon 97307	

ASSESSMENT NO. 3

The Meadows Group	Lot 171
5309 River Road N.	The Meadows Phase 5
P.O. Box 21209	First Annual Assessment: \$51.34
Keizer, Oregon 97307	

ASSESSMENT NO. 4

The Meadows Group	Lot 172
5309 River Road N.	The Meadows Phase 5
P.O. Box 21209	First Annual Assessment: \$51.34
Keizer, Oregon 97307	

ASSESSMENT NO. 5

The Meadows Group	Lot 173
5309 River Road N.	The Meadows Phase 5
P.O. Box 21209	First Annual Assessment: \$51.34
Keizer, Oregon 97307	

ASSESSMENT NO. 6

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 174
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 7

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 175
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 8

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 176
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 9

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 177
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 10

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 178
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 11

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 179
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 12

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 180
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 13

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 181
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 14

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 182
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 15

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 183
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 16

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 184
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 17

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 185
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 18

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 186
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 19

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 187
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 20

The Meadows Group	Lot 188	
5309 River Road N.	The Meadows Phase 5	
P.O. Box 21209	First Annual Assessment:	\$51.34
Keizer, Oregon 97307		

ASSESSMENT NO. 21

The Meadows Group	Lot 189	
5309 River Road N.	The Meadows Phase 5	
P.O. Box 21209	First Annual Assessment:	\$51.34
Keizer, Oregon 97307		

ASSESSMENT NO. 22

The Meadows Group	Lot 190	
5309 River Road N.	The Meadows Phase 5	
P.O. Box 21209	First Annual Assessment:	\$51.34
Keizer, Oregon 97307		

ASSESSMENT NO. 23

The Meadows Group	Lot 191	
5309 River Road N.	The Meadows Phase 5	
P.O. Box 21209	First Annual Assessment:	\$51.34
Keizer, Oregon 97307		

ASSESSMENT NO. 24

The Meadows Group	Lot 192	
5309 River Road N.	The Meadows Phase 5	
P.O. Box 21209	First Annual Assessment:	\$51.34
Keizer, Oregon 97307		

ASSESSMENT NO. 25

The Meadows Group	Lot 193	
5309 River Road N.	The Meadows Phase 5	
P.O. Box 21209	First Annual Assessment:	\$51.34
Keizer, Oregon 97307		

ASSESSMENT NO. 26

The Meadows Group	Lot 194	
5309 River Road N.	The Meadows Phase 5	
P.O. Box 21209	First Annual Assessment:	\$51.34
Keizer, Oregon 97307		

ASSESSMENT NO. 27

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 195
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 28

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 196
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 29

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 197
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 30

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 198
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 31

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 199
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 32

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 200
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 33

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 201
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 34

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 202
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 35

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 203
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 36

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 204
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 37

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 205
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 38

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 206
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 39

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 207
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 40

The Meadows Group
5309 River Road N.
P.O. Box 21209
Keizer, Oregon 97307

Lot 208
The Meadows Phase 5
First Annual Assessment: \$51.34

ASSESSMENT NO. 41

The Meadows Group	Lot 209
5309 River Road N.	The Meadows Phase 5
P.O. Box 21209	First Annual Assessment: \$51.34
Keizer, Oregon 97307	

ASSESSMENT NO. 42

The Meadows Group	Lot 210
5309 River Road N.	The Meadows Phase 5
P.O. Box 21209	First Annual Assessment: \$51.34
Keizer, Oregon 97307	

ASSESSMENT NO. 43

The Meadows Group	Lot 211
5309 River Road N.	The Meadows Phase 5
P.O. Box 21209	First Annual Assessment: \$51.34
Keizer, Oregon 97307	

In accordance with City of Keizer Ordinance 87-094, said assessment will be placed on the Assessment Rolls of the Marion County Assessor and collected pursuant to ORS 223.866 by the Marion County Tax Collector at the same time and in the same manner as your annual property taxes. Failure to pay said assessment when due may subject your property to foreclosure proceedings.

Second and subsequent annual assessment amounts against the above described property will be determined annually, based upon electrical consumption and operating costs within The Meadows Phase 5 Street Lighting Local Improvement District.

If you have any questions regarding this Notice of Assessment, please contact the City of Keizer, 390-3700.

Senior citizens age 62 or older, under certain conditions, may file for a property tax deferral on payment of the assessment. If you have questions on the property tax deferral program, please call the Oregon Department of Revenue, 371-2244.



City of Keizer

Administration

930 Chemawa Rd. N.E. • P.O. Box 21000

Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 390-8295

1982

COUNCIL MEETING: September 8, 1992

AGENDA ITEM NO.: 5b and 7b

TO: MAYOR AND CITY COUNCIL

FROM: DONALD H. OTTERMAN, M.S.PA, CITY MANAGER

SUBJECT: PUBLIC HEARING - To consider remonstrances to an ordinance spreading assessments to Timberview Phase 3 Street Lighting Local Improvement District

ISSUE

Public hearing to receive remonstrances to Timberview Phase 3 Street Lighting Local Improvement District and subsequent consideration of an ordinance spreading assessments to the district.

BACKGROUND

In August of 1987, the Keizer City Council adopted Ordinance 87-094 relating to formation of street lighting districts within the City of Keizer.

In June of 1992, the developer of Timberview Phase 3 subdivision filed a petition for a local improvement district to form a street lighting district. In response to this petition, the City Council adopted Resolution R92-576 on July 20 to initiate a street lighting district and directing the City Engineer to make a survey and file a written report with the City Recorder. On August 3 the City Council approved the City Engineer's report and set a public hearing to consider remonstrances to the project. On August 6 notice of the public hearing and intention to assess for the lighting improvements, as required under Ordinance 87-094, were provided by mail to the property owners and to the Keizertimes newspaper for publication.

ANALYSIS

Included within the agenda packet is the ordinance to spread assessments to the properties benefitted by the lighting district. The ordinance provides for first annual estimated assessments and the method for determining second and future annual assessments. Following the City Council's adoption of the ordinance spreading assessments, the City Manager authorizes the

appropriate utility company to install the poles and lights. Depending on the type of poles requested by the City, it takes the utility company from two to six months to have the lights on site and operational.

FISCAL IMPACT

There will be no direct fiscal impact on the City of Kelzer. The cost of the lights will be billed to the property owners on an annual basis, recovering the City's costs in paying the bills throughout the year. In addition, the bills include the cost of the Engineer's report in the first year, and a 10% administrative charge in the first and subsequent years to recover the City's cost for administering the lighting districts. All funds are budgeted through the Utility Fund.

RECOMMENDATION

1. Open the public hearing to consider oral and written remonstrances to formation of Timberview Phase 3 Street Lighting Local Improvement District.
2. If valid remonstrances of the owners of two-thirds of the land to be specially assessed for the lighting district are presented to the Council at the public hearing, close the hearing and suspend formation of the district for six months.
3. If valid remonstrances of the owners of two-thirds of the land to be specially assessed for the lighting district are not presented to the Council at the public hearing, close the hearing and consider adoption of the ordinance spreading assessments to the district.

1
2
3 BILL NO. _____
4
5

ORDINANCE NO. 92- _____

6 A BILL FOR
7
8

9 AN ORDINANCE SPREADING ASSESSMENTS TO
10 TIMBERVIEW PHASE 3 STREET LIGHTING LOCAL IMPROVEMENT DISTRICT
11
12
13

14 SECTION 1. WHEREAS, the City Council did heretofore
15 declare its intention to install street lights to serve an area
16 known as Timberview Phase 3 Street Lighting District which is
17 described as follows:

18 Timberview Phase 3 in Section 26, Township 6 S., Range 3
19 W., W.M., in the city of Keizer, Marion County, Oregon
20
21 which includes the installation of eight (8) 100-watt high pressure
22 sodium luminaries mounted on 8 foot long mast arms, and attached to
23 25 foot aluminum poles located within the subject local improvement
24 district, all in accordance with the City Engineer's report for
25 Timberview Phase 3 Street Lighting Local Improvement District and
26 estimates heretofore duly and regularly adopted by the City
27 Council, which are hereby referred to and made a part hereof, and
28 did fix the time and place for hearing protests against the
29 installation of said improvements, and the assessment and the cost
30 thereof, as aforesaid and

31 WHEREAS, notice was duly mailed and published as required by
32 ordinance; and

33 WHEREAS, a meeting of the City Council was held at the time
34 and place fixed by public notice for the purpose of considering any
35 such protest and at that time heard and considered all protests

1 submitted relating to the proposed improvements and assessment
2 thereof, and said Council has considered the matter and deeming
3 that construction of said improvements was and is of material
4 benefit to the City, and all the property to be assessed therefore
5 will be benefited by the improvements to the extent of a per parcel
6 first annual assessment estimated at \$73.89 at the time of the City
7 Engineer's report, did order the construction of said improvements;
8 and

9 WHEREAS, the estimated first annual cost of said improvements
10 has been preliminarily determined to be the sum of \$1881.79.

11 NOW, THEREFORE, the City Council of the City of Keizer ordains
12 as follows:

13 SECTION 2.

14 (a) First Annual Assessment. It is hereby determined that the
15 first annual estimated proportionate share of the cost of said
16 improvements, on each parcel and property benefited thereby, is the
17 amount set opposite the description of each piece or parcel of land
18 as described in Timberview Phase 3 Lighting District Assessment
19 Roll as set forth in Exhibit "A" attached, and that each piece or
20 parcel of land benefited by the improvements, to the full extent of
21 the amount so set opposite such piece or parcel and that the
22 respective amounts represent the proportionate benefits of said
23 improvements to said respective parcels of property, and the
24 Council does hereby declare that each of the parcels of property
25 described in Timberview Phase 3 Street Lighting District Roll as
26 set forth in Exhibit "A" attached is hereby assessed the first
27 annual estimated amount set opposite each respective description.

(1) Summary of first annual costs assessed for formation of the lighting district to serve the area known as "Timberview Phase 3 Street Lighting Local Improvement District":

8 - 100 Watt Luminaries & 8 Aluminum Poles	\$	1710.72
Annual Operations Costs (10%) **		<u>171.07</u>
Total Annual Costs	\$	1881.79

** Includes tax roll preparation, audit, tax delinquencies, and miscellaneous.

(2) The Recorder of the City of Keizer is hereby directed to send a notice of first annual assessment to each owner of assessed property by Registered or Certified mail within ten (10) days after the ordinance levying the first annual installments has been passed, and to publish notice of the first annual assessment twice in a newspaper of general circulation in the city. The first publication of notice shall be not later than 20 days after the date of the assessment ordinance pursuant to City of Keizer Ordinance 87-094.

(b) Second and Subsequent Annual Assessments. After a municipal lighting district has been formed in accordance with City of Keizer Ordinance 87-094, the second and subsequent annual assessments shall be spread by resolution which may include changes in the mode of collecting the assessment. The method of assessment and notification for subsequent annual assessments shall be determined in accordance with City of Keizer Ordinance 87-094.

1 (c) Mode of Collecting Assessments. Assessments for said lighting
2 district shall be collected pursuant to ORS 223.866.

3 PASSED this _____ day of _____, 1992.

4 SIGNED this _____ day of _____, 1992.

5
6 _____
7 MAYOR
8

9 _____
10 CITY RECORDER

EXHIBIT A
NOTICE OF ASSESSMENT

NOTICE IS HEREBY GIVEN that the City Council of the City of Keizer, Oregon, on September 8, 1992 adopted Ordinance No. 92-_____, entitled, AN ORDINANCE SPREADING ASSESSMENTS TO TIMBERVIEW PHASE 3 STREET LIGHTING LOCAL IMPROVEMENT DISTRICT.

In accordance with that ordinance, you are hereby given NOTICE of an ASSESSMENT on your property.

The record owners, description of the assessed properties and assessments are:

ASSESSMENT NO. 1

Tran Co.	Lot 1
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 2

Tran Co.	Lot 2
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 3

Tran Co.	Lot 3
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 4

Tran Co.	Lot 4
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 5

Tran Co.	Lot 5
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 6

Tran Co.	Lot 6
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 7

Tran Co.	Lot 7
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 8

Tran Co.	Lot 8
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 9

Tran Co.	Lot 9
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 10

Tran Co.	Lot 10
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 11

Tran Co.	Lot 11
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 12

Tran Co.	Lot 12
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 13

Tran Co.	Lot 13
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 14

Tran Co.	Lot 14	
2485 Lancaster Drive N.E.	Timberview Phase 3	
Salem, Oregon 97305	First Annual Assessment:	\$73.89

ASSESSMENT NO. 15

Tran Co.	Lot 15	
2485 Lancaster Drive N.E.	Timberview Phase 3	
Salem, Oregon 97305	First Annual Assessment:	\$73.89

ASSESSMENT NO. 16

Tran Co.	Lot 16	
2485 Lancaster Drive N.E.	Timberview Phase 3	
Salem, Oregon 97305	First Annual Assessment:	\$73.89

ASSESSMENT NO. 17

Tran Co.	Lot 17	
2485 Lancaster Drive N.E.	Timberview Phase 3	
Salem, Oregon 97305	First Annual Assessment:	\$73.89

ASSESSMENT NO. 18

Tran Co.	Lot 18	
2485 Lancaster Drive N.E.	Timberview Phase 3	
Salem, Oregon 97305	First Annual Assessment:	\$73.89

ASSESSMENT NO. 19

Tran Co.	Lot 19	
2485 Lancaster Drive N.E.	Timberview Phase 3	
Salem, Oregon 97305	First Annual Assessment:	\$73.89

ASSESSMENT NO. 20

Tran Co.	Lot 20	
2485 Lancaster Drive N.E.	Timberview Phase 3	
Salem, Oregon 97305	First Annual Assessment:	\$73.89

ASSESSMENT NO. 21

Tran Co.	Lot 21	
2485 Lancaster Drive N.E.	Timberview Phase 3	
Salem, Oregon 97305	First Annual Assessment:	\$73.89

ASSESSMENT NO. 22

Tran Co.	Lot 22
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 23

Tran Co.	Lot 23
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 24

Tran Co.	Lot 24
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 25

Tran Co.	Lot 25
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 26

Tran Co.	Lot 26
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 27

Tran Co.	Lot 27
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

ASSESSMENT NO. 28

Tran Co.	Lot 28
2485 Lancaster Drive N.E.	Timberview Phase 3
Salem, Oregon 97305	First Annual Assessment: \$73.89

In accordance with City of Keizer Ordinance 87-094, said assessment will be placed on the Assessment Rolls of the Marion County Assessor and collected pursuant to ORS 223.866 by the Marion County Tax Collector at the same time and in the same manner as your annual property taxes. Failure to pay said assessment when due may subject your property to foreclosure proceedings.

Second and subsequent annual assessment amounts against the above described property will be determined annually, based upon electrical consumption and operating costs within Timberview Phase 3 Street Lighting Local Improvement District.

If you have any questions regarding this Notice of Assessment, please contact the City of Keizer, 390-3700.

Senior citizens age 62 or older, under certain conditions, may file for a property tax deferral on payment of the assessment. If you have questions on the property tax deferral program, please call the Oregon Department of Revenue, 371-2244.

MEMORANDUM

TO: Mayor Orcutt and Keizer City Council

FROM: E. Shannon Johnson, City Attorney

RE: Ordinance Amending the Master Sewer Plan
(Master Sewer Plan Update)

DATE: September 3, 1992

Attached please find the ordinance which adopts the Master Sewer Plan Update. Because it is a type of facility plan, it is technically a subset of the Keizer Comprehensive Plan. Therefore, findings with regard to the statewide goals and guidelines have been attached as part of the ordinance.

This ordinance does not adopt a system development charge, methodology, or fee. That will be forthcoming when the final methodology has been submitted.

If you have any questions in this regard, I would be glad to answer them. Thank you.

ESJ:clt

1 BILL NO. _____

A BILL

ORDINANCE NO.

2

92-_____

3

FOR

4

AN ORDINANCE

5

AMENDING THE CITY OF KEIZER MASTER SEWER PLAN
(AMENDING ORDINANCE NO. 87-077)

6

7

The City of Keizer ordains as follows:

8

Section 1. FINDINGS. The City of Keizer adopts the findings
set forth in Exhibit "A" attached hereto and by this reference
incorporated herein.

11

Section 2. ADOPTION OF THE MASTER SEWER PLAN UPDATE. The
City of Keizer hereby adopts the Master Sewer Plan Update as set
forth in Exhibit "B" attached and by this reference incorporated
herein, and such Plan Update is hereby made a part of the Keizer
Comprehensive Plan in connection with facilities planning.

16

Section 3. AMENDMENT OF ORDINANCE NO. 87-077. Ordinance
No. 87-077 (Keizer Comprehensive Plan) is hereby amended by the
addition of the Master Sewer Plan Update.

19

Section 4. OFFICIAL RECORD. One copy of the Master Sewer
Plan Update referenced above shall be marked "Official Text" and
kept on file in the office of the City Recorder.

22

Section 5. SEVERABILITY. If any section, subsection,
sentence, clause, phrase, or portion of this Ordinance is for any
reason held invalid or unconstitutional by any court or board of
competent jurisdiction, such portion shall be deemed a separate,
distinct, and independent provision and such holding shall not
affect the validity of the remaining portions hereof.

28

///

1 - ORDINANCE NO. 92-_____

LIEN, HOBSON & JOHNSON

Attorneys at Law
4855 River Rd. N.
Keizer, Oregon 97303
(503) 380-1835

1 Section 6. EFFECTIVE DATE. This Ordinance shall be effective
2 thirty days after its passage.

3 PASSED this _____ day of _____, 1992.

4 SIGNED this _____ day of _____, 1992.

5

6

Mayor

7

8

City Recorder

9 824M.005

2 - ORDINANCE NO. 92-_____

LIEN, HOBSON & JOHNSON

Attorneys at Law
4855 River Rd. N.
Keizer, Oregon 97303
(503) 390-1635

EXHIBIT "A"

Findings Regarding the Adoption of the Master Sewer Plan Update (See criteria set forth at Keizer Zoning Ordinance 4.15)

The City of Keizer finds that:

1. Pursuant to the criteria in Keizer Zoning Ordinance Section 4.15(a), the Master Sewer Plan Update complies with the statewide land use goals and related administrative rules as follows:

GOAL 1: CITIZEN INVOLVEMENT

Public hearings were conducted on this matter and review and adoption proceedings were consistent with local land use regulations.

GOAL 2: LAND USE PLANNING

The Master Sewer Plan Update amends the Keizer Comprehensive Plan. The adoption proceedings were conducted in a manner consistent with the requirements of the Keizer Comprehensive Plan, Keizer Zoning Ordinance, and applicable state law.

GOAL 3: AGRICULTURE LAND

This goal does not apply as the Master Sewer Plan Update does not involve land designated or zoned for agricultural use.

GOAL 4: FOREST LANDS

This goal does not apply as the Master Sewer Plan Update does not involve land designated or zoned for forestry uses.

GOAL 5: OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

This goal does not apply as the Master Sewer Plan Update will not affect any open spaces, scenic and historic areas, or natural resources.

GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

This goal is met as the Master Sewer Plan Update will maintain air, water and land resources quality.

GOAL 7: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

This goal does not apply as the Master Sewer Plan Update will not affect any areas subject to natural disasters or hazards.

GOAL 8: RECREATIONAL NEEDS

This goal does not apply as the Master Sewer Plan Update will neither enhance or detract from recreational needs.

GOAL 9: ECONOMIC DEVELOPMENT

The Master Sewer Plan Update may improve the economy of the Keizer area in that housing, and therefore population will increase thereby drawing businesses to the Keizer area.

GOAL 10: HOUSING

The Master Sewer Plan Update will assist in meeting this goal in that, when completed, the sewer improvements will provide for additional housing development within the urban growth boundary.

GOAL 11: PUBLIC FACILITIES AND SERVICES

This goal is directly addressed by the Master Sewer Plan Update as such Plan Update provides a timely, orderly and efficient arrangement of public sewer facilities and services for both and rural development.

GOAL 12: TRANSPORTATION

This goal does not apply as the Master Sewer Plan Update will not affect the transportation system.

GOAL 13: ENERGY CONSERVATION

This goal does not apply as the Master Sewer Plan Update will not affect energy conservation.

GOAL 14: URBANIZATION

This goal is beneficially affected by the Master Sewer Plan Update in that the nature of the sewer improvements called for in the Plan Update leads to orderly and efficient transition from rural to urban land uses.

GOAL 15: WILLAMETTE GREENWAY

This goal does not apply as none of the provisions of the Master Sewer Plan Update will affect the Willamette Greenway.

GOALS 16, 17, 18 AND 19: ESTUARINE RESOURCES, COASTAL SHORELANDS, BEACHES AND DUNES, AND OCEAN RESOURCES

These goals do not apply as Keizer is not located in an ocean shoreland area.

The following findings relate to the criteria found in Keizer Zoning Ordinance (KZO) Section 4.15:

2. The Master Sewer Plan Update conforms with the Keizer Comprehensive Plan (KCP) goals, policies and intent, particularly with regard to the goals involving public facilities (KCP, page 53). One such policy is the planning and development of a timely, orderly and efficient arrangement of public facilities. In addition, the Master Sewer Plan Update will meet the policy of reducing the amount of public subsidy for public utilities. [KZO 4.15(b)].

3. Public need is best satisfied by the adoption of the Master Sewer Plan Update in that it provides for public facility needs and fits within the goals and policies of the Keizer Comprehensive Plan. [KZO 4.15(c)].

4. The Master Sewer Plan Update will not adversely affect the health, safety and welfare of the community, but rather will enhance such goals. [KZO 4.15(d)].

5. The criteria listed at Keizer Zoning Ordinance 4.15(e) is not applicable. Such criteria involves site-specific development and whether public facilities, services and transportation networks are in place. This Plan Update is not a site-specific one.

Findings with regard to this Ordinance are based on all written and oral testimony received at the City Council hearings on this matter. Such testimony includes, but is not limited to, staff reports, and other written documents submitted in connection with this Ordinance. This evidence is incorporated by this reference as if fully set forth herein.

City of Keizer, Oregon
Master Sewer Plan Update
Clear Lake Sector
(Basin 36)
1992
Proposed Trunk Line Sizing and Routing
and
Cost Estimates

BASIN 36

▪ Basin Characteristics

Basin 36 forms the northern sector of the Keizer Urban Growth area. Ultimately, the service area will encompass 955 acres, part of which is served by existing sewer lines along Wheatland and North River Roads. The design population calculated in this report is approximately 10,970 persons, at full development.

Land uses within the basin are predominantly low density residential. The basin does, however, include some 67 acres of industrially zoned property along North River Road. Smaller areas of commercial and institutional uses are also included.

Land slopes in the basin are generally flat to gently rolling with a few minor exceptions along the Labish Ditch and the steeper slopes west of Wheatland Road below elevation 177.

Soils types are tabulated below. These are of interest in the design of sewers for this area because they affect both the cost of the initial construction and the design allowances for infiltration and inflow (I/I) used to select pipe sizes for the proposed collection system.

<u>Soils Type</u>	<u>Depth to GW</u>	<u>Permeability</u>
Woodburn	> 30 "	0.63 - 2.0 "/hr
Amity	6-12	0.63 - 2.0
Willamette	> 72	0.63 - 2.0
Concord	> 72	0.06 - 2.0
Dayton	> 72	0.06 - 0.63
Cloquato	> 72	0.63 - 2.0
Newberg	> 72	2.0 - 6.3
Chehalis	> 72	0.63 - 2.0

▪ Design Criteria

The proposed collection system is designed based on criteria contained in the City of Salem's letter of May 20, 1992.

Briefly these criteria are:

Average Daily Sanitary Flow	75 gpcd
City of Salem Peaking Factor	3.2 to 1.6 ¹
Infiltration/inflow Allowances:	
Pre 1970 Sewers	6000 gpad
1970-1979 Sewers	3000 gpad
1980 and newer Sewers	1500 gpad
Residential Densities: ³	
Single Family	11.76 persons/Ac.
Multi Family	23.40
Industrial Area Equivalent	55.50 ²

gpcd = gallons per capita per day

gpac = gallons per acre per day

1. Varies, depending on average flow.
2. Industrial flows are calculated based on equivalent population density and a peaking factor of 2.0. 55.5 persons per acre is equivalent to 8,325 gpad peak flow. This is comparable to flow estimates used in other areas of the Salem sewer system.
3. Based on the City of Keizer Comprehensive Plan

• Proposed Collection System

Basin 36 can be served by extending the Lower Labish Trunk sewer easterly along the Labish ditch, and then northerly to the intersection of North River Road and Oneill Road. The proposed system is shown on Map 2.

Those parts of Basin 36 which already have sanitary sewer service depend on two interim pump stations on Wheatland Road and Clear Lake Road. These were built in the late 1980s and can be eliminated by the construction of the collection system proposed here.

This plan also provides capacity to serve the Chemawa Activity Center (CAC) in the future. The CAC area of 150 acres is expected to include a mix commercial and light industrial uses. Conservative estimates of the future sanitary sewer flows from this area have been made and provided for in the Middle Labish Trunk sewer portion of the collection system.

In several areas of the existing system capacity is limited. The most significant of these is the existing 21-inch interceptor extending from the Mc Nary Estates Subdivision to its point of connection to the City of Salem 75-inch interceptor in Lockhaven Dr. To provide the capacity needed to serve the ultimate development of Basin 36, costs to parallel this 21-inch line are included in the estimates below.

▪ Cost Estimates

The collection system illustrated on Map 2 is expected to cost \$ 2,232,784. These costs are detailed in Table on the following page. Costs are estimated for mid-1992 construction, although many of the proposed lines are not expected to be built for several years to come. Recent bid prices from Albany, Salem and other nearby communities were used to arrive at construction costs and these have been reviewed with contractors in the area.

▪ Financing

It is proposed that the collection system improvements described above be financed through the levying of assessments to the properties benefited. This may be done by both general and special assessment procedures.

A summary of these assessments is set forth at the end of the Table. The reasoning behind these calculations is explained below.

The Middle Labish Trunk sewer provides service to all of Basin 36. It will also has capacity for, and is designed to serve, the Chemawa Activity Center (CAC) at some future time. The same is true of the parallel 21-inch interceptor south of Mc Nary Estates. Therefore, it is proposed to finance both these lines through a per acre charge against all properties within Basin 36 and the CAC. The charge necessary to cover the cost is estimated to be \$ 1,222 per acre.

Because the Oneil Road Trunk Sewer, and the lines tributary to it, serve only areas within Basin 36, it is proposed to finance it through a similar per acre charge levied only against properties within that basin. The trunk sewer assessment necessary to defray that cost is estimated to be \$ 1,439 per acre. Property owners within Basin 36 would thus be required to pay a total trunk sewer assessment of \$ 2,661 per acre to pay for part of the Middle Labish Trunk Sewer and the Oneil Rd. subsystem.

Nearly all of the proposed sewers in the Oneill Road, Barrick Road, Clear Lake Road collection system provide "direct benefit" to the properties along them. That is, they may be used to provide service connections to existing dwellings and homes yet to be built in these areas. Properties, or portions of properties, within 200 feet of these sewers are considered to be so benefited. Such properties would be expected to pay the cost of an equivalent 8-inch sewer along their entire frontage. The estimated cost of this "special" assessment is calculated to be some \$20.94 per Front Foot.

Taking these all together, a 100 foot by 100 foot lot in the developing Clear Lake area could expect to pay the following assessments:

Middle Labish Trunk Assessment:

$$\frac{100' \times 100'}{43,560 \text{ sf/Ac}} \times \$ 1222/\text{Ac} = \$ 280.53$$

Oneil Rd. Trunk Assessment:

$$\frac{100' \times 100'}{43,560 \text{ sf/Ac}} \times \$ 1439/\text{Ac} = 330.35$$

Direct Benefit Assessment:

$$\begin{array}{rcl} 100 \text{ FF} \times \$ 20.94/\text{FF} & = & \underline{2,094.00} \\ \text{TOTAL} & & \$ 2,704.88 \end{array}$$

These estimates are subject to refinement and, under State law, final assessments must be calculated based on actual costs at the time of construction.



**CITY
OF SALEM,
OREGON**
City Hall / 555 Liberty St. S.E.
Zip Code 97301-3503

Public Works Department
(503) 588-6211
FAX (503) 588-6025

July 20, 1992

Mr. Wally Mull, Director
Keizer Public Works Department
PO Box 2100
Keizer OR 97307-1000

**SUBJECT: REVIEW OF KEIZER SEWER SECTOR PLAN FOR BASIN 36
(CLEAR LAKE AREA)**

Dear Wally:

Thank you for the staff presentation on the proposed amendment to the Keizer Sewer Master Plan for the Clear Lake Area. Our staff has reviewed the fifth draft, dated July 13, 1992, for basic concepts. We have made suggestions for minor revisions directly to Bill Peterson, and it is our understanding that the revisions will be incorporated in the final draft before it is presented to your City Council for adoption.

We have not reviewed in detail the financial conclusions or pipe size recommendations contained in the documents, nor the cost estimates and assessment methodologies. The purpose of our review was to ensure compatibility between the initial assumptions used by both Keizer and Salem in planning efforts.

We are in agreement with the basin boundaries, flow allowances, and technical criteria contained in the document presented. The schematic plan showing proposed routing of future lines appears to be a logical approach to serving Keizer's long-term needs.

Our examination of the sewer computer model data indicates a need for minor capacity improvements at the lower end of the Wheatland trunk, in the vicinity of McNary Heights Court, to relieve surcharging. We would recommend the addition of that project to the Master Plan, with construction scheduling to be resolved based on development needs in that sub-basin.

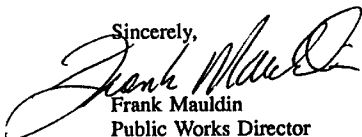
Wally Mull, Director

July 20, 1992

Page 2

We strongly support the gravity sewer approach recommended by your engineer, and the elimination of any need for pump stations. The higher life-cycle costs and maintenance burden posed by a pump station are not acceptable when a gravity option is available which will provide service to this area as well as the other developing basins to the east of North River Road.

Sincerely,

A handwritten signature in dark ink, appearing to read "Frank Mauldin", is written over the typed name.

Frank Mauldin

Public Works Director

In/c15/lkmp.tim

c: Bill Peterson, William I. Peterson Engineering, Inc.
John Morgan, Director, Keizer Community Development
Kenn Battaile, Planning Administrator
Karl Goertzen, City Engineer
Dave Siegel, Transportation/Development Services Manager
Paul Eckley, Civil Engineer IV
Tim Gerling, Chief Planning Services Engineer

COST ESTIMATES

Line	30'	24'	21'	18'	15'	12'	10'	8'	M/H	ASSESSABLE LENGTH	TOTAL ESTIMATED CONSTRUCTION COST
From To	LF	LF	LF	LF	LF	LF	LF	LF		FT.	
Middle Loblott Trunk to River Rd to Clear Rd	Cost 21	Avg. Depth 2.815	Avg. Depth Cost	Avg. Depth 2.715	Avg. Depth Cost	Avg. Depth Cost	Avg. Depth Cost	Avg. Depth Cost	17	2,150	\$328,150
Meadows Trunk to Clear Lake Rd	1,060	1,060	1,060	1,060	1,060	1,060	1,060	1,060	3	4,280	\$289,400
Meadows Trunk to Wetland Rd	22	20	\$74,200	\$98,000	12	2,220	12	3,250	4	0	\$230,652
Meadows Trunk Along Wetland Rd	1,030	1,030	\$50,092	\$150,960	1090	12	400	650	7	2,700	\$66,420
Meadows Trunk Barrick Rd Trunk	1,550	1,550	\$50,200	12	400	650	8'	1,275	5	1,850	\$148,035
East/West Branch Barrick Rd Trunk	1,200	1,200	\$93,060	650	12	8'	\$40,036	1,370	3	1,370	\$93,236
North/South Branch Clear Lake Rd	1,370	1,370	\$51,716	2	660	256,710					
West Branch Clear Lake Rd	1,480	1,480	\$22,110	4	1,480	\$56,780					
East Branch Oppeck Road	750	750	\$25,125	10	2,700	\$28,725					
Parcel 21-inch and Misc. Replacements	1,050	16	\$222,000	1,450	2,715	1,090	4,990	4,870	6,110	18,000	\$201,000
SUBTOTAL - LIN. FT.	400	2,315	1,450	2,715	1,090	4,990	4,870	6,110	18,000	21,170	\$2,910
SUBTOTAL - NEW SAN. SEWER IN BASIN 36											\$1,706,227
Design, Engineering, Survey, Insp. and Testing @ 10%											\$176,623
Admin., Legal and Contingencies @ 15%											\$257,834
TOTAL ESTIMATED PROJECT COST											\$2,232,784

*** Includes 437 acres in Basin 36 plus 150 acres in the CMC.

** Includes only the 437 acres in the Clear Lake sub-basin.

These sewers provide direct service to the areas along their routes.

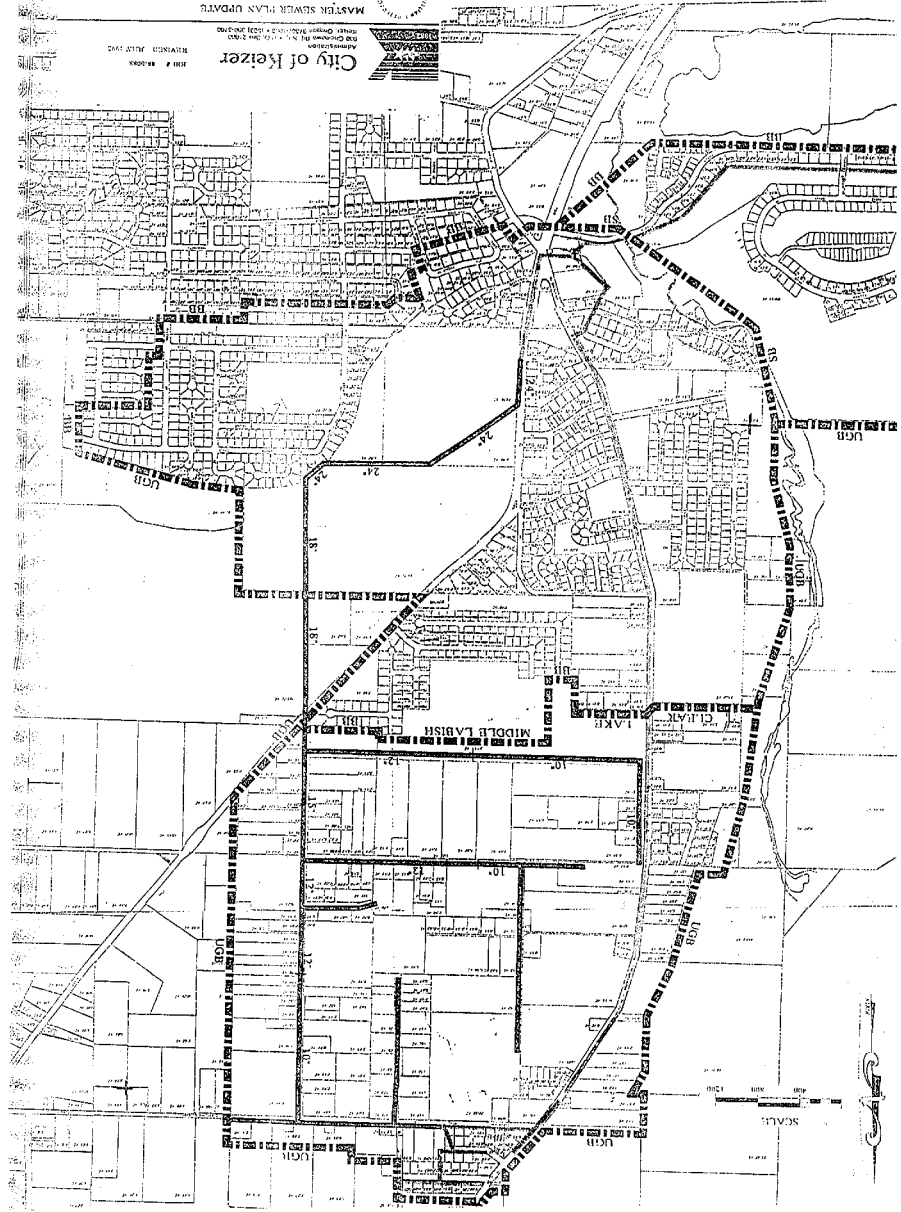
ASSESSMENT SUMMARY		TOTAL COST	COST PER UNIT
MIDDLE LOBLOTT TRUNK SEWER AND PARALLEL 21"	***	\$717,460	\$1,222
CI EARLAK BASIN TRUNK SEWERS	**	\$826,621	\$1,439
DIRECTLY ASSESSABLE COSTS	*	\$696,484	\$20.94
		\$2,232,784	

MAP 2

PROPOSED TRUNK LINE
CLEARLAKES SECTION
MASTER SEWER PLAN UPDATE

City of Keizer

REVISION JULY 2002
SHEET 2 OF 20



SCALE: 1" = 100'



City of Keizer — Community Development

Phone: 390-3700 • Fax # 390-8295
930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, Oregon 97307-1000

CITY COUNCIL MEETING: Sept. 8, 1992

AGENDA ITEM NUMBER: 8a

TO: MAYOR AND CITY COUNCIL

THROUGH: DONALD H. OTTERMAN M.S.P.A.,
CITY MANAGER

FROM: JOHN N. MORGAN, AICP
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE CASE No. 91-9 (DAN CHANDLER); APPEAL TO CITY
COUNCIL - UPDATE

BACKGROUND

This is an appeal of the Hearings Officer's denial of a Conditional Use request to establish a church on property located within the 5400 block of Windsor Island Road. The subject 6.22 acre property is located within the Special Policy Area of the Comprehensive Plan and currently zoned EFU (EXCLUSIVE FARM USE).

On August 17th, the Council authorized the Mayor to send the Salem City Council a letter proposing a specific set on conditions to be placed upon the proposed use. In the Council's opinion, these conditions were enough to assure that the use conformed with the requirements of the Willow Lake Dual Interest Agreement.

The Salem Council considered the letter on August 24th. The Salem Staff recommended approval of Keizer's proposal. However, upon the request of Councilor Dave Moss, the issue was tabled until September 8th to allow the City Attorney to study the adequacy of a "hold-harmless" agreement in protecting the treatment plant's interest.

The Salem City Attorney's report is going on September 8 to the Salem Council indicating that such an agreement would be adequate. Staff is concerned, however, that there is support on the Salem Council to reject the proposal, despite the attorney's opinion.

The matter was held over by the Keizer Council until September 21, plus staff was authorized to set up a SKAPAC meeting if Salem rejected the proposal.

John Morgan will attend the Salem Council meeting the afternoon of September 8th and report to Council that evening on the action taken.





City of Keizer

Administration

930 Chemawa Rd. N.E. • P.O. Box 21000

Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 390-8295

982

CITY COUNCIL MEETING: September 8, 1992

AGENDA ITEM NUMBER: 8b

TO: MAYOR AND CITY COUNCIL
FROM: TRACY DAVIS, CITY RECORDER PRO TEM *td*
DATE: SEPTEMBER 4, 1992
SUBJECT: CITY MANAGER RECRUITMENT - PROFILE

The attached profile of Most Desired Skills and Abilities for the new Keizer City Manager was discussed at the August 17, 1992 Council Meeting. Mr. Alan Hershey has prepared the list in priority order. If the Council intends to use this list to screen the applications for the position, it will need to adopt this profile at the September 8, 1992 Council Meeting.

**Profile of Most Desired Skills & Abilities
Keizer City Manager
September, 1992**

The following list of desired skills was prepared by the City Council on 8-17-92 and adopted 9-8-92. The list is in priority order. The Council intends that this list be used to screen applications for the City Manager job so that finalists for interview will be known to possess many of these skills and abilities.

LEADERSHIP

The City Council desires that the City Manager have the ability to motivate staff and citizens toward accomplishment of established community goals. In the opinion of the Council, broad management experience and skills are necessary to provide effective leadership and an example for other staff.

BUDGETING KNOWLEDGE AND EXPERIENCE

Current trends in municipal finance throughout the state and nation cause the City Council to desire the strongest skills and experience in the development and management of the annual city budget.

COMMUNITY RELATIONS

The City Manager must have the ability to develop effective relationships and carry out complex communications with a broad variety of persons and groups in the Keizer community.

PERSONNEL/LABOR RELATIONS

The City Manager should have a background of experience in development and administration of personnel policies and labor agreements, personnel recruitment, preparation of job descriptions, classification and reclassification, organizational analysis and reorganization.

BROAD MANAGEMENT BACKGROUND

The City Manager should have encountered a broad variety of management issues in his/her experience that will enable him/her to provide effective leadership to the staff and to prepare quality recommendations on policy issues to the City Council.

INTEGRITY

The City Manager should have demonstrated the highest standards of integrity in public decision-making and personal life so that his/her ability to lead in difficult issues is enhanced.

The City Manager's decisions should be known to be guided by sound standards of public conduct and behavior and an interest in the public good rather than that of any individual's gains.

COUNCIL RELATIONS SKILLS

The City Manager should have demonstrated in his/her career that he/she has the ability to gain and hold the confidence of the City Council for straight forward, honest, knowledgeable communications. The City Manager should be a team builder and have demonstrated his/her ability to avoid harmful/destructive characterizations of council members and their purposes and to constantly strive to guide public decisions toward constructive, positive results.

KNOWLEDGE OF OREGON LAWS, ESPECIALLY MEASURE 5

The City Council will find it most helpful to have a manager who can "hit the ground running" in regard to key, unique Oregon laws. Council recognizes that these laws and their intricacies can be learned by capable, experienced city managers, but feels that time is of the essence for Keizer now in the forthcoming second year of the execution of Measure 5.



MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS

105 HIGH STREET S.E.
SALEM, OREGON 97301

Telephone (503) 588-6177
FAX (503) 588-6284

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COMMISSIONER DENNIS COECKS
YAMHILL COUNTY

VICE CHAIR:
DR. CRAIG SMITH
SALEM/KEIZER SCHOOL DISTRICT

DIRECTOR: ALAN H. HERSHEY

MEMORANDUM

TO: Mayor and City Council
City of Keizer

FROM: Alan H. Hershey *AHH/mhp*
Director

SUBJECT: Advertising Expense for City Manager Position

DATE: September 4, 1992

Recommendation

Increase the ceiling for expenditure on ads from \$350 to \$440.

Background

- Estimates were gathered by staff in a hurried process complicated by vacation schedules of some knowledgeable persons at the places we contacted and our own lack of experience in preparing recent ads of this type.
- The following are the end costs as committed:

\$ 7.25	Keizertimes
70.32	Statesman-Journal (\$33.66 x 2)
99.10	Oregonian (\$49.55 x 2)
90.00	Jobs Available, Western Edition
83.30	International City/County Management Association newsletter
70.81	JOBS, a job finder for women and minorities published by ICMA
<u>70.81</u>	
\$425.78	
- Additionally the Personnel Analyst and City Recorder have mailed announcements to almost 200 organizations who provide information to minorities and women. This should encourage an excellent response from qualified persons who may not be reached by other publications.
- If cost is the major consideration, staff may be able to stop the second ads in the Oregonian and Statesman-Journal with a prompt telephone call tomorrow morning. This would save up to \$83.21 and bring the total down under the authorization (if the newspapers accept the cancellations). The second printing is planned for this coming weekend. Its purpose is to catch the attention of those who may have missed the earlier ad due to vacations/summer schedules.



City of Keizer — Community Development

930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, Oregon 97307-1000

Phone: 390-3700 • Fax # 390-8295

CITY COUNCIL MEETING: Sept. 8, 1992

AGENDA ITEM NUMBER: 8d

TO: MAYOR AND CITY COUNCIL

THROUGH: DONALD H. OTTERMAN M.S.P.A.,
CITY MANAGER

FROM: JOHN N. MORGAN, AICP
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: REPORT ON HOUSING IN KEIZER

INTRODUCTION

The condition of Keizer's housing stock and the availability of affordable housing are areas of concern for many people within Keizer. Several different actions over the last year have caused Keizer citizens and staff to become involved in housing issues. At tonight's Council meeting, a major focus is being made on these issues, with oral reports given on several of these processes.

The purpose of tonight's coordinated housing presentation is to report to the Council on research and findings on several housing issues, and ask the Council if and how the government of the City of Keizer should become involved.

BACKGROUND

The City of Keizer does not participate in programs intended to maintain the quality of the housing stock or to help provide assisted housing.

Through administration of the Uniform Building Code, Keizer does assure the quality of new construction. The city does not engage in any process to assure the on-going maintenance of housing. Keizer does not engage in any program to provide for the rehabilitation of substandard housing.

Keizer does not provide or administer any subsidized housing program. Keizer is within the boundaries of operation for the Salem Housing Authority, and therefore individuals receiving housing assistance through "rental voucher" programs can rent housing in Keizer.

Three separate housing issues have been dealt with recently that examine these points. These are 1) the Keizer Tomorrow Community Vision Statement; 2) an urban area study into housing

City Council
September 8, 1992

affordability, conditions, and needs; and 3) an in-house study of the options for creating and administering a Keizer housing code. Each of these will be described below.

Bob French represents the City on the regional Housing Advisory Committee. He will be at Council to provide an overview of that committee's work and to summarize some of the housing issues facing the City.

KEIZER TOMORROW

The adopted Keizer Tomorrow Community Vision Statement includes the following discussion about housing quality in Keizer, including a vision statement defining the Community's goal:

Vision - All housing in Keizer will be in a safe and sanitary condition.

Implementation Strategy - Keizer will begin a housing rehabilitation program. This can take several forms including, but not limited to, urban renewal, community development block grant, regional housing agency, and public/private partnerships. The process will include a detailed housing inventory and needs analysis followed by development of a housing plan and implementation program. Of highest priority is the development and implementation of a multi-family housing code and inspection program.

Cost to Implement - Several thousand dollars in staff time may be necessary for the start-up effort, and up to one-quarter of a staff for on-going administration.

Source of Funds - These types of programs generally receive the majority of their funds from federal and state sources. However, it must be anticipated there will be some local costs, including start-up expenses and a portion of the administration, paid through either General Fund or the Urban Renewal District. The multi-family inspection program should be self supporting through licensing fees.

HOUSING STUDY

Federal regulations require that any spending of money for housing programs within a jurisdiction be based upon an adopted "Comprehensive Housing Affordability Strategy" or CHAS. A CHAS is under development for the urban area, including Keizer. Most of the work

City Council
September 8, 1992

is being done under the auspices of the Salem Department of Community Development with the cooperation and participation of the other local jurisdictions.

As the foundation of the CHAS process, a study was undertaken to determine the condition of the urban area's housing stock, and the needs for improving this stock. Attached to this report is a copy of a staff report from John Russell of Salem to the Housing Advisory Committee summarizing the findings of the study. Also attached for the Council is copy of the study itself.

Sumner Sharpe of Cogan Sharpe Cogan, the project consultant, will be at the Council meeting to present and discuss the findings of the study.

HOUSING CODE

As the result of Council discussion of several situations where there were many problems with substandard multi-family housing, Staff was asked to study the options for creating and administering a housing code. The basic premise of a housing code is to set certain basic physical standards that housing of some or all types must meet, and to provide a program whereby all housing is inspected and required to be kept up to the code standards.

Attached to this report is a memorandum from Skip Wendolowski, City Planner, to John Morgan outlining his research and findings concerning a housing code. In summary, Mr. Wendolowski found that such a code could be implemented in Keizer and would create a significant difference in the overall quality of the housing stock. But, he found the administration of a code was not practical within the current structure of Keizer's government, or that of other local jurisdictions.

If such a program were implemented it could be structured to be fully fee-supported. It would probably require a broader focus to include both Housing and Building Codes in order to be practical and cost effective.

CONCLUSIONS

There is a problem in Keizer with substandard housing stock and a relatively low income population in certain parts of the community.

These problems can be addressed locally, but only with the initiation of new programs directly by the City of Keizer, or under contract with other agencies.

There would be an expense to have such programs, even if they can be generally fee supported. Even if the staff of such programs was supported by internal funds, it is inevitable that the

City Council
September 8, 1992

management staff and the City Council would need to deal with larger policy and decision making issues. This would take resources away from other City projects and issues. Such a move may not be in keeping with the City's Mission Statement calling for Keizer to be a city of "basic services."

RECOMMENDATION:

It is recommended Council receive these reports, and then deliberate on what the City's role should be in dealing with housing issues.

Council should direct staff on particular issues where additional research should be done. This may include Mr. Wendolowski's recommendation to return to Council on October 5th with a report on the feasibility of establishing a housing code and administering it through a housing/building code administration function within City Hall.

TO: HOUSING ADVISORY COMMITTEE
FROM: JOHN R. RUSSELL, SENIOR PLANNER
DATE: JULY 29, 1992
SUBJECT: TRANSMITTAL OF HOUSING STUDY

ISSUE

Information report on "A Report on Housing Affordability, Conditions and Needs Within the Salem-Keizer Urban Growth Boundary."

BACKGROUND

On April 22, 1991, City Council and the Housing Authority Board authorized equal funding amounts to share the cost of preparing a housing market assessment and a housing condition inventory in the Salem Urban Growth Boundary. The City of Keizer also participated financially in the study proportionately to its population. Cogan Sharpe Cogan of Portland and their subcontractors, Inspections Unlimited of Monmouth and Decision Sciences of Portland, were selected and started work on the project on October 1, 1991. The study was complete on June 16, 1992, and is included as Attachment A.

The study collected original data within the growth boundary through two techniques. The housing market assessment was conducted using a telephone survey of 1500 homes, spread throughout the area. The survey information was classified into five subareas, north (City of Keizer), east, central, south and west. The areas were of approximately equal size with the exception of Keizer, which was smaller and kept as an individual unit. A map of the subarea boundaries is included as Attachment B.

The Housing condition inventory consisted of a windshield survey of all housing units within the urban growth boundary. The condition survey was also classified into the same five subareas as the market assessment, in addition to being broken down into census tracts. The condition inventory took longer than expected due to problems with Polk and Marion County's data bases.

FACTS AND FINDINGS

Sumner Sharpe of Cogan Sharpe Cogan will be at the HAC to provide the HAC with an overview of the key results of the study. The study results will provide baseline data for years to come. The results of the condition inventory will be placed on the GLADS system which will enable mapping and integration with other data, such as census data and the land use inventory. The results will also be very valuable in preparing the City's Comprehensive Housing Affordability Strategy in future years, and will provide a useful tool in competing for future Federal funding.

Some key results of the study include:

- Overall, housing conditions in the Salem-Keizer area are quite good, but there are subareas and census tracts with wide variations from the average.

- The largest percent of very low-income homeowners, (37.5%), are in the North subarea (Keizer).
- Central subarea households include more renters, have the most renters with the very lowest incomes (0 - 50% of median), and have the highest level of overcrowding.
- Of low-income (51 - 80% of median) renter households, the East, West and Central subareas each have about 25% of the total. Low-income homeowners are spread fairly evenly throughout the five subareas.
- The external condition of both structures and roof systems is quite good, with roof systems receiving the lowest percent (92.6%) "average or better" rating; external structural conditions for 96.3% of the residential units were rated "average or better"; and the general upkeep level of all Salem-Keizer units was very high -- 99.5% were rated "average or better."
- Almost 98% of the mobile home units on a single-family site were rated "average or better"; on 12 of 525 units rated "fair" or worse. However, on sites with two or more mobile units, 44% rated "fair" or worse -- 232 out of 512. This was the lowest condition rating for any category of units.
- Among renters, small-related households (2-4 persons) are most likely to have housing cost burdens in excess of 30% or 50% of household income.
- Among homeowners, elderly one and two-member households are most likely to have housing cost burdens in excess of 30% or 50% of household income.

The study recommends that a focused investment strategy for public funds may pay the greatest dividends in addressing Salem's housing problems. The following strategies are suggested for evaluation by the City.

1. The possibility of focusing rehabilitation funds in specific geographic areas.
2. Focusing on renter rehabilitation as opposed to homeowner rehabilitation programs.
3. Focusing rehabilitation funds on housing units rated "fair" to provide the most cost-effective use of funds.
4. Focusing efforts on the renter and homeowner households with the greatest needs, as indicated by the revised CHAS tables.

Staff will be evaluating the consultant's recommendations in future months during its work on the CHAS and in working with the CDBG program. Staff will report to the HAC on the results of its evaluations.

RECOMMENDATION

Information Only



City of Keizer — Community Development

Phone: 390-3700 • Fax: 390-8295

930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, Oregon 97307-1000

MEMORANDUM

TO: John N. Morgan, AICP; Community Development Director

FROM: Skip Wendolowski, City Planner 

SUBJECT: Housing Code

DATE: August 31, 1992

Earlier this year, the City Council requested the Community Development Department look into the possibility of adopting a housing code. The purpose of the code would be to establish regulations which continually ensure clean and safe housing, with special emphasis on multi-family residences. Although not specifically stated, I am certain the Council expected the code to contain inspection and enforcement authority. I hope the following is of some help.

BACKGROUND

Based on my investigation, the only city within the state that has adopted a housing code is the City of Salem. The Salem Housing Code has the following features:

- (a) Semi-annual or tri-annual inspection - All multi-family residences, group homes and motels/hotels are inspected on a regular basis. Inspections are also conducted when there is a citizen complaint and at the time of an ownership transfer. Further, while the focus of the program is on multi-family units, the housing code also extends to single-family residences including manufactured homes.
- (b) Comprehensive inspection program - A housing inspection includes the evaluation of structural requirements; fire-resistive separation; occupancy load (number of people per square foot), exits, stairs and doorways; and requirements covering mechanical, electrical, heating, ventilation and sanitation systems.
- (c) Authority to issue citations - While the City of Salem makes every attempt to work with property owners to correct any building code violations, the City has the authority to issue infraction citations.
- (d) Annual licensing fees - The program is entirely self-supporting through an annual licensing fee. Although there are over 17,000 multi-family housing units within the City of Salem, the entire program is staffed by one full-time inspector and one full-time clerk. The inspector has a building code background.

John Elegant, Director, believes the program has been very successful. He believes this success is based on the presence of a full-time inspector, regular inspections, sufficient enforcement authority, and complete support from the Salem City Council. Mr. Elegant also believes the program's success provides secondary benefits to the City by maintaining a safe and healthy living environment. While the style and quality of multi-family housing varies considerably within the City, there are no slums or decrepit housing conditions.

APPLICABILITY TO KEIZER

Obviously, since there is only one adopted housing code in the state, the City cannot compare or contrast various programs. However, it is fair to say the program meets and probably exceeds Keizer's objectives. It establishes authority for the City to re-inspect residences and enforce building codes. The program is comprehensive and covers all aspects of building safety especially issues of fire safety, sanitation and occupancy load. Whether or not the City wants regular inspections is optional, but it would appear the promise (or threat) of a periodic inspection would legitimize code enforcement. The two areas of concern are funding and staffing.

A user fee would be the logical method of funding but there is always the question of selling the fee and its "benefits" to the property owners. Given the City's reluctance to consider business licenses it is doubtful a fee based system centering on the residential property would be acceptable. A surcharge on the building permit is possible, but this will require approval of the County Building Inspection. Another alternative is a systems development charge, but as this fee is a one-time charge, it may not cover on-going enforcement costs.

Staffing presents a particular problem as the individual will be required to have a building inspection background. This type of expertise will cost in the \$30,000 to \$40,000 range, plus benefits. Currently, there is no one on City staff with this capability. Some staffing alternatives follow:

1. Contract with Salem - Contracting with the City of Salem was brought up with John Elegant; Mr. Elegant gave an unequivocally no to this possibility. Salem's program is in balance between income, staffing and time available to perform the inspections. The additional work would require a 0.25 FTE position. This part-time position would be both difficult to recruit for and entirely dependent upon Keizer's willingness to commit to an on-going inspection program. Additional personal time would also be needed for program start-up.
2. Contract with Marion County Building Inspection Division - My initial discussions with Jim Trussel indicate a reluctance on the County's part to become housing inspectors. Apparently their workload prohibits them from taking on new challenges. The County is currently considering a formal contract with the City for existing services leading one to believe the County would charge a premium for a housing code inspector. In addition, as with Salem, we would simply be another client to the County, which raises the question of how committed they would be to our interests.

3. In-house Enforcement Officer - This may be feasible if the City combines nuisance, solid waste, zoning and housing code enforcement under one position. There is the advantage of having a person on-staff looking after the City's interests, although it may be difficult to recruit an individual with experience in all four fields. However, whether we use Salem, Marion County or a City officer we need to provide a funding source for the position.

4. Establish a Building Department - This is probably the most radical, yet the most rational solution to the problem. Currently, the City annually generates \$250,000 in building fees of which not one cent goes to the City coffers. That amount of income is probably sufficient to maintain a separate building inspection office at City Hall and include housing code enforcement as part of the total building inspection program. This addresses the issue of program funding and has the added benefit of equalizing the housing program costs over all types of residential development. A strong argument can be made that an integrated building/housing program not only assures quality construction for an individual dwelling but will also maintain the quality of the adjacent housing stock. Whether we have scheduled inspections or work on a complaint basis can be determined. However, this type of an arrangement is entirely fee based and will not require general fund resources.

One problem in this scenario is timing. By law, the City must inform the State by January 1, of the year the City intends to establish its own building inspection office. The office cannot begin until the start of the fiscal year on July 1. Therefore, the State must be notified by January 1, 1993 if we intend to establish an office July 1, 1993. Otherwise we must wait until 1994.

CONCLUSION

If we are compelled to create, or desire, a "compact urban form" the issue of housing quality becomes as important as housing quantity. The adoption of a housing code represents a commitment by the City to create a livable environment. Housing codes will not automatically create upper income condominiums nor will it discriminate against low-income housing. What it will do is ensure continual minimum levels of safety and sanitation for all housing.

The central issue facing the City is one of funding and staffing. Unless some fee based system is devised the City will be required to use general funds. Even if fee-based funds can be obtained the City may need to provide its own inspector as agencies that can provide staffing are very reluctant to do. The only way the City can generate fee based funding, avoid using generally funds, and provide for an inspector is through the establishment of a Building Inspection office at City Hall.

RECOMMENDATION

It is my suggestion we recommend to City Council that they direct the Community Development Department to provide a budget analysis of establishing a building inspection office in City Hall and present this information on the October 5, 1992 meeting.

A REPORT ON HOUSING AFFORDABILITY, CONDITIONS AND NEEDS WITHIN THE SALEM-KEIZER URBAN GROWTH BOUNDARY

**Prepared by
Cogan Sharpe Cogan
with
Kerry Hampton Planning Services
and
Decision Sciences, Inc.
and
Inspections Unlimited**

June 16, 1992

**COGAN
SHARPE
COGAN**

INTRODUCTION

Public policy setting, public resource allocation decisions, and private investments in housing all depend on up-to-date and reliable information.

Subsequent to completion of its first Comprehensive Housing Affordability Strategy (CHAS) document, the Salem Department of Community Development decided to improve its information base to assist with future planning and strategic housing and community development efforts.

These research efforts provide a more thorough public understanding of affordability and housing conditions throughout the urban area; and the information in these surveys also is useful in developing private marketing plans and investment decisions.

Two major pieces of survey research have been undertaken for the Salem-Keizer urban area as part of this study effort -- a random sample telephone survey of households (Attachment A) and a 100% external condition survey of housing units (Attachment C).

To assist in the analysis and presentation of the results of the survey, the Salem-Keizer urban area was divided into five subareas -- East, North, West, South and Central.

In addition to the results of these two surveys, this report also includes the following attachments:

Attachment B. Updated CHAS Tables

Attachment D. Memo on Integration of Housing Inspection Records with City Computer Services

Attachment E. Evaluation of CHAS Special Needs Information

Attachment F. Housing Data Resources

MAJOR FINDINGS

- ◆ Of the five subareas, Central Subarea households include more renters, have the most renters with the very lowest incomes (0 to 50% of median), and have the highest level of overcrowding.
- ◆ Of the five subareas, the largest percent of very low income homeowners, 37.5%, are in the North Subarea.

- ◆ Among renters, small-related households (2-4 persons), are most likely to have housing cost burdens in excess of 30% or 50% of household income.
- ◆ Among homeowners, elderly one and two-member households are most likely to have housing cost burdens in excess of 30% or 50% of household income.

CONCLUSIONS

Housing condition and housing affordability concerns exist in the Salem-Keizer area. The results of the surveys conducted for this study indicate that, in order to address most of the issues, a focused investment strategy may pay the greatest dividends in resolving housing and community development problems.

There are several types of strategic approaches which would be worth discussing as part of future CHAS and community development planning efforts:

1. The possibility of focusing rehabilitation funds in specific geographic areas;
2. Focusing on renter rehabilitation as opposed to homeowner rehabilitation programs;
3. Focusing rehabilitation funds on housing units rated "fair" to provide the most cost-effective use of funds; and
4. Focusing efforts on the renter and homeowner households with the greatest needs, as indicated by the revised CHAS tables.

Handbook 4
Annual Meeting Report & Quantitative Research Report 1992

SALEM HOUSING REPORT

A QUANTITATIVE RESEARCH REPORT

1992

PREPARED FOR

COGAN, SHARPE, COGAN

DSI

Decision Sciences, Inc.
MARKET, PUBLIC OPINION, AND COMMUNICATIONS RESEARCH

EXECUTIVE SUMMARY

Decision Sciences, Inc. (DSI), in conjunction with Cogan, Sharpe, Cogan, administered a 19 question, 23 variable telephone survey to a randomly selected sample of 1,513 respondents who were screened to live within the Salem Urban Growth Boundary (UGB). Full quality control measures were used throughout the study. However, percents of owners versus renters in the survey sample (66% owner and 34% renter) differed from 1990 Census data (59% owner and 41% renter). Upon request by CSC, the sample was statistically weighted to match the 1990 Census owner and renter percents.

Almost two-thirds (66%) of the sample lived in single family homes, 27% resided in structures with more than one unit, and 7% lived in mobile homes. Among the 27% multiple unit residents, the mean number of dwelling units reported was 22.90.

For all respondents, the mean number of households in one's dwelling unit was 1.04. Almost one-third (32%) reported that the head of household or spouse was elderly (age 62 or older).

The mean number of persons per household was 2.67. Among respondents who reported more than one household in their dwelling unit, the mean number of people living within that dwelling unit was 3.29.

Respondents were asked about five specific problems. There were 5% who reported plumbing problems, 3% reported electrical problems, 5% reported roof problems, 8% reported no attic insulation, and 2% reported heating system problems.

The mean number of rooms per dwelling unit was 5.62. One percent reported no bedrooms in the dwelling, 10% reported 1 bedroom, 33% reported 2 bedrooms, 44% reported 3 bedrooms, 9% reported 4 bedrooms, and 3% reported 5 or more bedrooms.

Median monthly mortgage for owners was \$451.00 (mean=\$533.22), and the median monthly rent for renters was \$395.00 (mean=\$443.36).

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INTRODUCTION AND METHODOLOGY

Decision Sciences, Inc. (DSI) is pleased to provide Cogan Sharpe Cogan (CSC) with survey research for the production of HUD CHAS tables for the City of Salem. The questionnaire consisted of 19 questions and 23 variables. See Appendix A. DSI employed quality control measures in the research including questionnaire pretesting, callbacks, and verification. Data from the questionnaires was processed and the information provided to CSC for the HUD CHAS tables was computed using SPSSPC+.

Survey Sampling, Inc. provided Decision Sciences, Inc. (DSI) with a listing of randomly selected telephone numbers. This enabled DSI to contact persons with unlisted and listed telephone numbers. A total of 1,513 respondents were included in the study. Many more persons were contacted but eliminated by asking a screening question to assure a sample that lived within the Salem area Urban Growth Boundary.

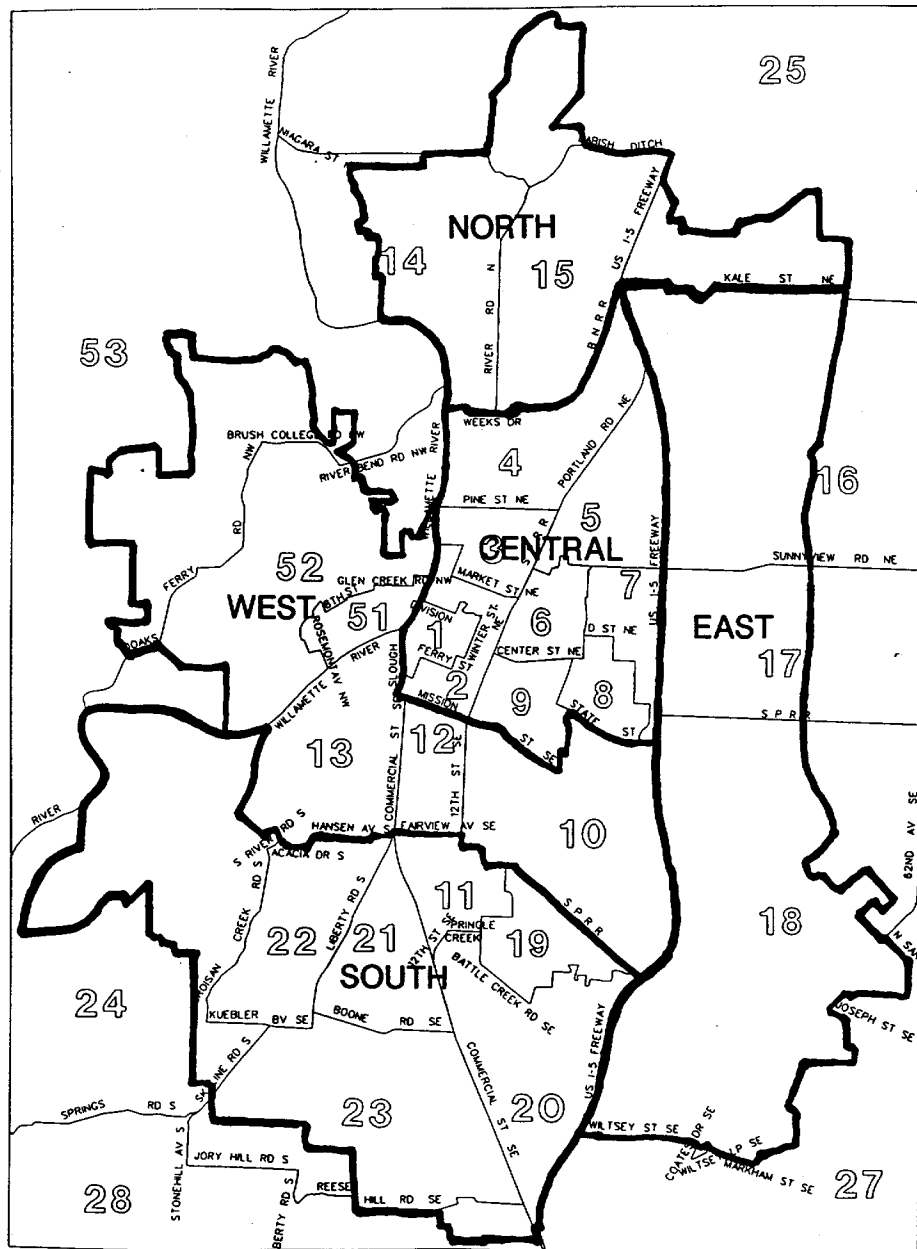
All the questionnaires were geocoded into 5 subareas within the Salem area Urban Growth Boundary and into census tracts. This was an exhaustive effort which utilized information each respondent volunteered about the closest intersection to where they lived. The subareas were defined by the City of Salem. Below are the total sample sizes by subarea:

SAMPLE SIZE BY AREA

Area	Sample Size
East	335
North	228
West	282
South	293
Center	375
Total	1513

The following table lists the census tracts assigned to each area and illustrates that the sample sizes for each geographic area accurately reflect that area's population:

DATA BY CENSUS TRACT



including only respondents who chose own or rent, was 331. So, reading across from 300 to the column for the closest response pattern (60%/40%) the margin of error is $\pm 6\%$. This means that one can be 95% certain that between 65.6% and 53.6% of East area residents own their home.

**APPROXIMATE SAMPLING TOLERANCES
(At 95% Confidence)
TO USE IN EVALUATING RESULTS IN THIS REPORT**

RESPONSE PATTERN

Approximate Sample Size	90%/10%	80%/20%	70%/30%	60%/40%	50%/50%
1,500	$\pm 2\%$	± 2	± 2	± 2	± 3
1,200	$\pm 2\%$	± 2	± 3	± 3	± 3
600	2	3	4	4	4
300	3	5	5	6	6
200	4	6	6	7	7
100	6	8	9	10	10
50	8	11	13	14	14

**SAMPLE
WEIGHTING**

The survey's original data set revealed an owner versus renter split of 66% owner and 34% renter. However, 1990 Census tract information, for all tracts covered in this survey, showed a split of 59% owner and 41% renter.

By request of the client, the sample was weighted by census tract to match the 1990 Census tract information for owner and renter. The sample sizes for subarea and total area did not change with weighting, although due to rounding, totals may be off by 1. The data presented in this report is based on the weighted sample.

RESULTS

In addition to the weighted data provided to CSC for the HUD CHAS tables, DSI provides below a summary of key findings consisting of cross-tabulated tables and noteworthy comments. Due to weighting, sums across cells may not equal row or column totals in some tables.

Reading the Cross-Tab Tables. In each table's cell with at least one respondent, the reader will find three numbers. The first is simply the number of

Tenure

Q10 Ownership Status by Q21 Study Area

	Count Row Pct Col Pct	AREA	NORTH	WEST	SOUTH	CENTRAL	Row Total
		EAST					
		1.00					
OWN	1	197	154	165	196	160	873
		22.6	17.6	18.9	22.5	18.4	58.5
		59.6	68.1	60.3	67.5	43.3	
RENT	2	134	72	108	95	210	619
		21.6	11.6	17.5	15.3	34.0	41.5
		40.4	31.9	39.7	32.5	56.7	
	Column	331	226	273	291	371	1,492
	Total	22.2	15.2	18.3	19.5	24.8	100.0

Significance = .00

Number of Missing Observations: 21

Analysis. Areas grouped themselves into three distinct patterns. North and South respondents were most likely to own their residents. East and West respondents were still likely to own their residents, but significantly less so than were North and South respondents. Central respondents were least likely to own their residents.

Number of Households

Q3 Number of Households by Q21 Study Area

Count Row Pct Col Pct	AREA					Row Total
	EAST 1.00	NORTH 2.00	WEST 3.00	SOUTH 4.00	CENTRAL 5.00	
1	320 22.0 95.5	222 15.3 97.6	267 18.4 95.7	2941 20.0 99.3	355 24.4 95.4	1,455 96.6
2	14 30.0 4.1	6 12.0 2.4	12 25.9 4.3	2 4.6 0.7	13 27.5 3.4	46 3.1
3 or more	1 23.5 0.4				5 76.5 1.2	6 0.4
Column Total	335 22.2	228 15.1	279 18.5	293 19.4	372 24.7	1,507 100.0

Significance = .02

Number of Missing Observations = 5

Analysis. Since only 3.5% of the entire sample reported more than one household in their dwelling unit, cell sizes were too small to reliably report differences by subarea.

Plumbing Problems

Q7a Problems - Plumbing by Q21 Study Area

	Count Row Pct Col Pct	AREA					Row Total
		EAST 1.00	NORTH 2.00	WEST 3.00	SOUTH 4.00	CENTRAL 5.00	
YES	1	9	15	15	7	30	77
		12.1	19.6	19.8	9.0	39.5	5.1
		2.8	6.6	5.4	2.4	8.1	
NO	2	326	213	267	285	344	1,435
		22.7	14.8	18.6	19.9	24.0	94.9
		97.2	93.4	94.6	97.6	91.9	
	Column Total	335	228	282	292	375	1,511
		22.2	15.1	18.7	19.3	24.8	100.0

Significance = .00

Number of Missing Observations: 1

Analysis. Central respondents reported more plumbing problems than did South or East respondents. About 5% of all respondents reported plumbing problems.

Roof Problems

Q7c Problems - Roof by Q21 Study Area

	Count Row Pct Col Pct	AREA					Row Total
		EAST 1.00	NORTH 2.00	WEST 3.00	SOUTH 4.00	CENTRAL 5.00	
YES	1	17 25.1 5.2	5 6.7 2.0	13 19.2 4.7	8 11.5 2.7	26 37.4 6.9	69 4.6
NO	2	312 21.8 94.4	219 15.4 96.6	269 18.8 95.3	282 19.8 97.3	345 24.2 93.1	1,428 95.1
DON'T KNOW	3	1 37.0 0.4	2 63.0 1.0				4 0.2
NO RESPONSE	4		1 100.0 0.4				1 0.1
Column Total		330 22.0	227 15.1	282 18.8	290 19.3	371 24.7	1,501 100.0

Significance = .02

Number of Missing Observations: 12

Analysis: Less than 5% of respondents reported roof problems. Again, Central had the highest percentage.

Heating System Problems

Q7e Problems - Heating by Q21 Study Area

	Count Row Pct Col Pct	AREA					Row Total
		EAST 1.00	NORTH 2.00	WEST 3.00	SOUTH 4.00	CENTRAL 5.00	
YES	1	6 19.9 1.9	4 12.9 1.8	2 7.2 0.9	4 13.5 1.5	15 46.0 4.0	32 2.1
		325 22.1 98.1	222 15.1 97.7	280 19.0 99.1	288 19.6 98.2	356 24.2 95.6	1,470 97.6
NO	2		1 39.8 0.5			2 60.2 0.5	3 0.2
					1 100.0 0.3		1 0.1
DON'T KNOW	3						
NO RESPONSE	4						
Column Total		331 22.0	227 15.1	282 18.7	293 19.5	373 24.7	1,506 100.0

Significance = .15

Number of Missing Observations: 7

Analysis. There were no significant differences by area for reported heating problems. Only 2% of all respondents reported heating problems.

Analysis. Although individual cell sizes were small, collapsing results across cells shows Central reporting lower income.

**Housing
Conditions by
Tenure (by Area)**

Respondents who reported at least one housing condition problem (plumbing or electrical or roof or insulation or heating) were categorized as 'with defects.' Since this is a 3-way cross-tabulation, each area has its own table. The set of tables can be found in Appendix C.

Analysis. For all areas, renters reported more housing condition problems than did owners. However, the only significant differences between renters and owners were in Central, East, and South.

Overcrowding

A variable to estimate overcrowding was created. The number of persons in the household was divided by the number of rooms in the dwelling unit. Households with more than 1.01 persons per room were indicative of overcrowding. Since this was a continuous variable, means and cross-tabs are used. Both provide a more complete picture than either alone. See Appendix E.

Analysis. For all areas, the mean number of persons per room was well under the overcrowding level. However, we can see from the means table that Central had the highest mean, and North had the lowest. Considering the results together, Central had more overcrowding problems than other areas.

APPENDIX A
QUESTIONNAIRE

7. Does your dwelling have any of the following problems?
- A. Plumbing not working or major leaks
15-1. Yes 2. No 3. DK 4. NR
- B. Exposed or cracked wiring or dangerous or broken electrical outlets
16-1. Yes 2. No 3. DK 4. NR
- C. Roof is leaking and causing ceiling or wall damage
17-1. Yes 2. No 3. DK 4. NR
- D. Attic is not insulated
18-1. Yes 2. No 3. DK 4. NR
- E. Furnace or heating system is broken or is unsafe to use
19-1. Yes 2. No 3. DK 4. NR

8. How many rooms do you have in the dwelling in which you live?
Do not count hallways. (ENTER NUMBER OF ROOMS BELOW)

20, 21- _____
DK=88
NR=99

9. How many bedrooms do you have in your dwelling?

- 22-1. No bedroom
2. One bedroom
3. Two bedrooms
4. Three bedrooms
5. Four bedrooms
6. Five or more bedrooms
7. DK
8. NR

10. Do you own, rent or live free at your dwelling?

- 23-1. Own
2. Rent
3. Occupied (w/out payment)
4. DK
5. NR

11. What is your MONTHLY rent or mortgage payment on your dwelling? Your best estimate will do. (ENTER AMOUNT BELOW)

24-27- \$ _____ .00 MONTHLY
DK = 8888
NR = 9999

12. Is this payment for rent or mortgage?

- 28- 1. Rent
2. Mortgage
3. None
4. DK
5. NR

(IF RENT, NONE, DK, OR NR, GO TO Q. 16)

(IF MORTGAGE, ADMINISTER Q. 13 TO Q. 15 and Q. 16)

13. (IF MORTGAGE TO Q. 12) Does this include payment for property taxes or hazard/fire insurance?

- 29- 1. Yes
2. No
3. DK/NS
4. NR

APPENDIX B
INCOME BY TENURE:
EAST, NORTH, WEST, SOUTH, AND CENTRAL

Q19 Income Group by Q10 Ownership Status
Controlling for...
Q21 Study Area Value = 2.00 North

	Count Row Pct Col Pct	OWNERSHIP STATUS		Row Total
		OWN 1.00	RENT 2.00	
UNDER \$3,000	1	3 67.4 2.6	1 32.6 2.1	4 2.4
\$3,000 - \$5,999	2		5 100.0 7.5	5 2.8
\$6,000 - \$10,999	3	3 27.6 2.6	7 72.4 11.5	10 5.8
\$11,000 - \$13,999	4	4 20.2 3.4	15 79.8 22.9	18 10.6
\$14,000 - \$17,999	5	6 50.1 5.9	6 49.9 10.1	13 7.4
\$18,000 - \$20,999	6	8 49.8 7.6	8 50.2 13.2	17 9.7
\$21,000 - \$22,499	7	5 64.7 4.2	2 35.3 3.9	7 4.1
\$22,500 - \$26,499	8	12 66.5 11.1	6 33.5 9.6	18 10.6
\$26,500 - \$29,499	9	10 80.2 9.3	2 19.8 3.9	13 7.3
\$29,500 - \$34,999	10	13 76.8 11.9	4 23.2 6.2	17 9.8
\$35,000 - \$43,999	11	20 81.8 18.6	5 18.2 7.1	25 14.4
\$44,000 - \$49,999	12	7 86.7 6.7	1 13.3 1.8	8 4.9
\$50,000 - \$74,999	13	17 100.0 15.3		17 9.7
\$75,000 AND OVER	14	1 100.0 0.8		1 0.5
Column Total		109 63.2	63 36.8	172 100.0

Significance = .00

Q19 Income Group by Q10 Ownership Status
Controlling for...
Q21 Study Area Value = 4.00 South

Count Row Pct Col Pct		OWNERSHIP STATUS		Row Total
		OWN 1.00	RENT 2.00	
UNDER \$3,000	1	2	1	3
		74.5	25.5	1.2
		1.4	0.9	
\$3,000 - \$5,999	2	1	5	6
		18.0	82.0	2.8
		0.8	6.6	
\$6,000 - \$10,999	3	7	13	20
		35.1	64.9	9.1
		5.0	16.7	
\$11,000 - \$13,999	4	7	4	11
		60.9	39.1	5.0
		4.7	5.5	
\$14,000 - \$17,999	5	10	7	17
		58.7	41.3	7.8
		7.1	9.1	
\$18,000 - \$20,999	6	8	10	18
		44.0	56.0	8.4
		5.7	13.2	
\$21,000 - \$22,499	7	6	5	10
		55.5	44.5	4.8
		4.1	6.0	
\$22,500 - \$26,499	8	7	5	12
		60.2	39.8	5.7
		5.3	6.4	
\$26,500 - \$29,499	9	7	2	9
		77.8	22.2	4.3
		5.2	2.7	
\$29,500 - \$34,999	10	17	4	21
		81.5	18.5	10.0
		12.6	5.2	
\$35,000 - \$43,999	11	24	12	36
		67.1	32.9	17.0
		17.7	15.7	
\$44,000 - \$49,999	12	11	5	16
		68.4	31.6	7.7
		8.2	6.8	
\$50,000 - \$74,999	13	19	3	21
		87.8	12.2	9.9
		13.5	3.4	
\$75,000 AND OVER	14	12	1	13
		90.2	9.8	6.1
		8.6	1.7	
Column Total		138	76	214
		64.5	35.5	100.0

Significance = .01

APPENDIX C**HOUSING CONDITIONS BY TENURE:
EAST, NORTH, WEST, SOUTH, AND CENTRAL**

Housing Conditions by Q10 Ownership Status
Controlling for...
Q21 Study Area Value = 3.00 West

		Count Row Pct Col Pct	OWNERSHIP STATUS		Row Total
			OWN 1.00	RENT 2.00	
WITH DEFECTS	1		20	15	35
			56.3	43.7	14.7
			12.6	18.5	
WITHOUT DEFECTS	2		138	68	206
			66.8	33.2	85.3
			87.4	81.5	
Column Total			157	84	241
			65.3	34.7	100.0

Significance = .22

Housing Conditions by Q10 Ownership Status
Controlling for...
Q21 Study Area Value = 4.00 South

		Count Row Pct Col Pct	OWNERSHIP STATUS		Row Total
			OWN 1.00	RENT 2.00	
WITH DEFECTS	1		20	14	34
			58.5	41.5	13.3
			10.8	20.0	
WITHOUT DEFECTS	2		165	56	221
			74.5	25.5	86.7
			89.2	80.0	
Column Total			185	70	255
			72.4	27.6	100.0

Significance = .05

APPENDIX D
MULTIPLE HOUSING CONDITIONS:
EAST, NORTH, WEST, SOUTH, AND CENTRAL

Multiple Housing Conditions by Q10 Ownership Status
Controlling for...
Q21 Study Area Value = 3.00 West

		Count Row Pct Col Pct	OWNERSHIP STATUS		Row Total
			OWN 1.00	RENT 2.00	
NO CONDITIONS	0		138	68	206
			66.8	33.2	85.3
			87.4	81.5	
ONE CONDITION	1		11	12	24
			47.5	52.5	9.8
			7.2	14.9	
TWO CONDITIONS	2		8	3	11
			72.3	27.7	4.5
			5.0	3.6	
THREE CONDITIONS	3		1		1
			100.0		0.3
			0.5		
Column Total			157	84	241
			65.3	34.7	100.0

Significance = .24

Multiple Housing Conditions by Q10 Ownership Status
Controlling for...
Q21 Study Area Value = 4.00 South

		Count Row Pct Col Pct	OWNERSHIP STATUS		Row Total
			OWN 1.00	RENT 2.00	
NO CONDITIONS	0		165	56	221
			74.5	25.5	86.7
			89.2	80.0	
ONE CONDITION	1		18	11	28
			62.3	37.7	11.1
			9.6	15.2	
TWO CONDITIONS	2		2	2	4
			51.4	48.6	1.7
			1.2	2.9	
FOUR CONDITIONS	4			1	1
				100.0	0.5
				1.9	
Column Total			185	70	255
			72.4	27.6	100.0

Significance = .10

APPENDIX E
OVERCROWDING



MEMORANDUM

DATE: June 8, 1992

TO: John Russell
City of Salem Community Development

FROM: Kerry Hampton
Sumner Sharpe

RE: CHAS Tables Methods

Attached are the CHAS tables for the Salem UGB area. There is one table for the UGB area and one for each of the five subareas.

Also attached are corresponding tables showing, where appropriate, the approximate sampling error for each of the entries on the CHAS tables. (The CHAS estimates are plus or minus this sampling error.)

The following is a review of the methods used to develop the estimates for the CHAS tables.

Methodology

The estimates for the CHAS tables are based on the results of the Decision Sciences, Inc.'s survey of households within the Salem UGB area.

A review of the initial tabulations of the survey information indicated that owner-occupants were over-represented in the sample. To correct this bias, the responses were weighted by a factor based on the percentage of renter and owner occupied households reported by the 1990 Census for that tract. (See Decision Science Incorporated's Salem Housing Survey report for additional information on weighting of the sample response.)

Each respondent household was assigned to a HUD household type category: elderly, small family, large family, and other household. The other household category was used for single person households.

they had a cost burden over 30% or over 50%. Separate tabulations were prepared for the UGB area and for each of the five subareas.

The number of responses in each CHAS category was calculated as a percentage of the appropriate total subgroup response. (The subgroup sample size is based on the total number of respondents that answered each of the series of questions used to calculate the CHAS categories.) The approximate sampling error was calculated using: $1.96\sqrt{(PQ/n)}$.

The percentage response for each of the CHAS categories was used to estimate the actual number of such households within the UGB area and each of the subareas.

Estimates of the actual number of households in each area were prepared based on estimates of the number of housing units within the UGB area provided by the Mid-Willamette Valley Council of Governments, 1990 Census information on occupied housing units, and subarea housing unit estimates provided by the City of Salem.

Estimated Number of Occupied Units	
North	8,180
East	13,902
South	12,002
West	12,596
Central	13,895
UGB	60,575

The estimates of the number of households in each CHAS category was calculated by multiplying the percentage response in each category by the estimated number of occupied housing units in each area.

A similar procedure was used to calculate the estimated sampling error as plus or minus a number of households. (The sampling error shown on the CHAS tables is in terms of numbers of households.)

The sampling error is calculated for a 95% confidence limit. Each of the CHAS category estimates can be interpreted as meaning that we are 95% confident (95 times out of a hundred) that the actual number of households in this category is in the range of this estimate plus or minus the sampling error.

Because the CHAS categories require four nested subgroupings of the survey response for the UGB area and five for the subareas, sampling error is large for the categories with the smallest number of responses.

CHAS Table 1A

Housing Assistance Needs of
Low & Moderate Income HouseholdsU.S. Department of Housing and Urban Development
Office of Community Planning and Development

Comprehensive Housing Affordability Strategy (CHAS)

FY 91 thru FY96

City of Salem, Oregon

Estimated Number of Households
Urban Growth Boundary

All Households

Current Estimate as of: 10/91

Household by Type, Income, & Housing Problems	Renters				Owners					
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 Member Households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	All Owners (J)
1. Very Low Income (0 to 50%)*	2990	5230	910	1490	10610	3630	910	50	370	4960
2. With Housing Problems	2400	5110	800	1390	9890	1320	910	50	190	2450
3. Physical Defects	250	440	310	310	2340	490	310	—	190	990
4. Overcrowded	—	160	270	—	430	—	—	—	—	—
5. Cost Burden > 30%	2400	5000	820	1330	9530	1010	910	50	110	2080
6. Cost Burden > 50%	1330	3670	490	1070	6530	530	590	—	110	1220
7. Other Low-Income (51 to 80%)*	1290	3870	590	1550	7310	330	1760	640	430	6130
8. With Housing Problems	1120	2930	530	1170	5050	320	1120	320	270	2020
9. Physical Defects	60	1120	320	310	1910	250	620	190	120	1170
10. Overcrowded	—	—	220	—	220	—	—	110	—	180
11. Cost Burden > 30%	1010	3500	530	1010	5060	160	750	110	270	1180
12. Cost Burden > 50%	160	210	50	—	430	—	110	—	—	110
13. Total Low-Income	4290	9120	1500	3040	17950	6940	2670	690	800	11090
14. Moderate Income (81 to 95%)*	370	1200	50	430	2560	1230	910	210	220	2610
15. With Housing Problems	110	570	60	50	890	160	290	120	80	570
16. Physical Defects	60	320	60	—	430	40	250	120	60	490
17. Overcrowded	—	—	50	—	50	—	—	—	—	—
18. Cost Burden > 30%	50	320	—	50	430	110	110	—	—	210
19. Cost Burden > 50%	—	—	—	—	—	1760	3470	530	210	5220
20. Middle Income Househlds. (86 to 120%)*	110	1760	270	690	2830	1120	15680	3630	2080	33110
21. All Households	5070	14610	2350	5440	27460	11230	15680	3630	2080	33110

Notes:

- See Methods Appendix
1. All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
 2. All estimates are survey response for the category
 3. N/A: not available
 4. The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
 5. Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UGB and the sub-areas
 - 6.

CHAS Table 1A

Housing Assistance Needs of Low & Moderate Income Households

Comprehensive Housing Affordability Strategy (CHAS)

City of Salem, Oregon

Estimated Number of Households
East Area

FY 91 thru FY96

Current Estimate as of: 10/91 All Households

Household by Type, Income, & Housing Problems	Renters			Total Renters			Owners		
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 Member Households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)
1. Very Low Income (0 to 50%)*	490	1040	440	110	2080	1370	330	60	1860
2. With Housing Problems	380	1040	330	110	1860	550	330	60	940
3. Physical Defects	—	380	190	—	570	250	130	—	440
4. Overcrowded	—	—	—	—	—	—	—	—	—
5. Cost Burden > 30%	380	1040	330	110	1860	380	330	60	820
6. Cost Burden > 50%	330	930	160	110	1530	160	110	—	330
7. Other Low-Income (51 to 80%)*	220	880	330	270	1700	820	710	220	1860
8. With Housing Problems	220	710	330	270	1530	—	490	110	60
9. Physical Defects	—	190	320	190	700	—	250	60	320
10. Overcrowded	—	—	—	—	—	—	—	—	—
11. Cost Burden > 30%	220	550	330	170	1260	—	330	60	440
12. Cost Burden > 50%	—	60	—	—	60	—	—	—	—
13. Total Low-Income	710	1920	770	380	3780	2190	1040	280	3720
14. Moderate Income (81 to 95%)*	—	440	—	—	440	110	220	60	440
15. With Housing Problems	—	40	—	—	40	—	60	—	—
16. Physical Defects	—	—	—	—	—	—	—	—	—
17. Overcrowded	—	—	—	—	—	—	—	—	—
18. Cost Burden > 30%	—	60	—	—	60	—	—	—	—
19. Cost Burden > 50%	—	—	—	—	—	—	—	—	—
20. Middle Income Households (96 to 120%)*	—	440	—	110	550	490	600	60	1200
21. All Households	710	3500	930	820	5970	3170	3450	930	7970

* See Table 2A for listing of Racial/Ethnic Groups

* Or, if appropriate, limits with required statutory adjustments.

Notes:

1. See Methods Appendix
2. All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
3. "—" indicates no survey response for the category
4. NA: not available
5. The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
6. Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UCB and the sub-areas

Comprehensive Housing Affordability Strategy (CHAS)

Estimated Number of Households
West Area

FY 91 thru FY96

CHAS Table 1A
Housing Assistance Needs of
Low & Moderate Income Households

City of Salem, Oregon

Current Estimate as of: 10/91

All Households

Type, Income, & Housing Problems	Renters			Owners		
	1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	1 & 2 Member Households (F)
1. Very Low Income (0 to 50%)*	540	540	60	300	1440	540
2. With Housing Problems:	480	540	60	300	1380	540
3. Physical Defects	—	—	—	—	—	—
4. Overcrowded	—	—	—	—	—	—
5. Cost Burden > 30%	480	540	60	300	1380	120
6. Cost Burden > 50%	780	300	—	780	660	—
7. Other Low-Income (51 to 80%)*	300	600	180	2700	1740	660
8. With Housing Problems:	300	420	180	2700	3300	180
9. Physical Defects	—	240	30	30	400	30
10. Overcrowded	—	—	—	—	—	—
11. Cost Burden > 30%	300	420	180	480	1800	—
12. Cost Burden > 50%	—	60	—	—	120	—
13. Total Low-Income	840	1140	240	1020	3220	1200
14. Moderate Income (81 to 95%)*	120	180	—	120	420	300
15. With Housing Problems:	—	60	—	160	120	120
16. Physical Defects	—	—	—	—	—	—
17. Overcrowded	—	—	—	—	—	—
18. Cost Burden > 30%	—	60	—	60	120	60
19. Cost Burden > 50%	—	—	—	—	—	—
20. Middle Income (96 to 120%)*	—	480	180	360	1020	300
21. All Households	1580	2240	480	1740	5550	2450
						340
						3040

* See T
* Or, if it

Notes:

- See Methods Appendix
- All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
- indicates no survey response for the category
- N/A: not available
- The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
- Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UGB and the sub-areas

CHAS Table 1A

Housing Assistance Needs of
Low & Moderate Income Households

City of Salem, Oregon

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Comprehensive Housing Affordability Strategy (CHAS)

FY 91 thru FY96

Approximate Sample Error
Urban Growth Boundary

Current Estimate as of: 10/91

All Households

Household by Type, Income, & Housing Problems	Renters					Owners				
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 Member Households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	All Owners (J)
1. Very Low Income (0 to 50%)*	260	990	430	530	1340	870	430	100	280	970
2. With Housing Problems	690	580	400	530	1200	520	430	100	690	690
3. Physical Defects	240	580	270	220	730	340	220	-	240	580
4. Overcrowded	-	180	240	-	200	-	-	-	-	-
5. Cost Burden > 30%	690	940	400	540	1280	450	430	100	150	640
6. Cost Burden > 50%	520	940	340	460	1090	330	340	360	150	500
7. Ethnic Isolation (33 to 89%)*	540	560	340	560	1150	800	570	360	290	1060
8. With Housing Problems	470	250	330	480	1030	250	470	360	380	520
9. Physical Defects	120	520	290	220	660	240	380	810	120	150
10. Overcrowded	-	-	290	-	290	-	-	150	230	150
11. Cost Burden > 30%	450	700	330	450	970	780	370	150	230	150
12. Cost Burden > 50%	180	610	100	-	290	-	150	-	-	-
13. Total Low-Income	-	-	-	-	-	-	-	-	-	-
14. Moderate Income (61 to 85%)*	280	580	100	290	700	500	430	280	230	280
15. With Housing Problems	150	340	100	100	400	180	230	150	100	240
16. Physical Defects	120	270	120	-	320	120	240	120	120	240
17. Overcrowded	-	-	110	-	110	-	-	-	-	-
18. Cost Burden > 30%	100	250	-	100	290	150	150	-	-	-
19. Cost Burden > 50%	-	-	-	-	-	-	-	-	-	-
20. Middle Income (86 to 120%)*	130	590	230	370	740	570	810	330	210	1050
21. All Households	975	1570	680	1010	1750	1390	1540	840	640	1750

1. See Table 3A for Definition of Racial/Ethnic Groups

* Or, if appropriate

Notes:

- See Methods Appendix
- All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
- N/A indicates no survey response for the category
- N/A not available
- The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
- Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UGB and the sub-areas

CHAS Table 1A

Housing Assistance Needs of Low & Moderate Income Households

City of Salem, Oregon

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Comprehensive Housing Affordability Strategy (CHAS)

FY 91 thru FY96

Approximate Sample Error
East Area

All Households

Current Estimate as of: 10/91

Household by Type, Income, & Housing Problems	Renters				Owners					
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 Member Households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	All Owners (J)
1. Very Low Income (0 to 50%)*	320	450	300	750	670	570	260	110	150	570
2. With Housing Problems	280	450	260	750	580	330	260	110	110	440
3. Physical Defects	—	300	210	—	370	250	180	—	120	320
4. Overcrowded	—	—	—	—	—	—	—	—	—	—
5. Cost Burden > 30%	280	450	260	750	580	280	260	110	110	400
6. Cost Burden > 50%	240	420	260	750	570	250	260	110	110	380
7. Other Low-Income (51 to 80%)*	210	420	260	750	560	400	380	210	150	570
8. With Housing Problems	210	380	260	750	540	—	250	160	110	360
9. Physical Defects	—	210	280	210	400	—	250	120	—	280
10. Overcrowded	—	—	190	—	190	—	—	110	—	110
11. Cost Burden > 30%	210	330	260	750	490	—	380	110	110	300
12. Cost Burden > 50%	—	110	—	—	110	—	180	—	—	180
13. Total Low-Income	—	—	—	—	—	—	380	—	—	—
14. Moderate Income (81 to 95%)*	—	320	—	—	320	150	210	110	110	300
15. With Housing Problems	—	110	—	—	110	—	110	—	—	110
16. Physical Defects	—	—	—	—	—	—	120	—	—	120
17. Overcrowded	—	—	—	—	—	—	—	—	—	—
18. Cost Burden > 30%	—	110	—	—	110	—	—	—	—	—
19. Cost Burden > 50%	—	—	—	—	—	—	—	—	—	—
20. Middle Income Households (96 to 120%)*	—	300	—	150	330	320	350	110	110	380
21. All Households	380	740	430	400	850	720	740	430	280	850

* See Table

* Or, if appo.

Notes:

1. See Methods Appendix
2. All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
3. NA: not available
4. The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
5. Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UGB and the sub-areas
6. Estimates of the total number of households and units within the UGB and the sub-areas

CHAS Table 1A

Housing Assistance Needs of
Low & Moderate Income Households

City of Salem, Oregon

Comprehensive Housing Affordability Strategy (CHAS)

Approximate Sample Error
West Area

FY 91 thru FY96

Current Estimate as of: 10/91

All Households

Household by Type, Income, & Housing Problems	Renters				Owners					
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 Member Households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	All Owners (J)
1. Very Low Income (0 to 50%)*	340	340	120	260	540	340	160	—	120	390
2. With Housing Problems	330	350	120	260	530	170	170	—	120	260
3. Physical Defects	—	—	—	—	—	130	130	—	130	230
4. Overcrowded	—	—	—	—	—	—	—	—	—	—
5. Cost Burden > 30%	330	350	120	260	530	170	170	—	120	260
6. Cost Burden > 50%	200	260	—	200	580	—	170	—	120	200
7. Other Low-Income (51 to 80%)*	260	360	200	390	590	380	230	120	—	450
8. With Housing Problems	260	310	200	330	530	120	200	120	—	260
9. Physical Defects	—	260	130	130	320	130	130	130	—	230
10. Overcrowded	—	—	—	—	—	—	—	—	—	—
11. Cost Burden > 30%	260	310	200	330	530	—	170	120	—	200
12. Cost Burden > 50%	—	170	—	—	170	—	—	—	—	—
13. Total Low-Income	—	—	—	—	—	—	200	120	—	340
14. Moderate Income (81 to 95%)*	160	200	—	160	300	260	—	—	—	170
15. With Housing Problems	—	170	—	120	170	130	—	—	—	130
16. Physical Defects	—	—	—	—	—	—	—	—	—	—
17. Overcrowded	—	—	—	—	—	—	—	—	—	—
18. Cost Burden > 30%	—	120	—	120	120	120	—	—	—	120
19. Cost Burden > 50%	—	—	—	—	—	—	—	—	—	—
20. Middle Income Hhlds (96 to 120%)*	—	320	200	280	460	260	320	160	—	440
21. All Households	470	650	320	590	840	670	750	440	280	840

* See Table

* Or, if sep

Notes:

1. See Methods Appendix
2. All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
3. "A" indicates no survey response for the category
4. N/A - not available
5. The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
6. Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UGB and the sub-areas

CHAS Table 2B

U.S. Department of Housing and Urban Development
Office of Community Planning and DevelopmentMarket and Inventory Conditions
Housing Stock Inventory

Comprehensive Housing Affordability Strategy (CHAS)

Fiscal Year (enter fiscal yrs.)

City of Salem, Oregon

Urban Growth Boundary

FY 91 thru FY96

through FY:

Current Estimate as of: 10/91

Date as of: (enter date)

Category	Total (A)	0 or 1 bedrooms (B)	2 bedrooms (C)	3 or more bedrooms (D)
1. Total Year-Round Housing	62,870	7,150	21,450	34,270
2. Total Occupied Units	60,580	6,890	20,670	33,020
3. Rehab Occupied Units	25,460	6,170	13,580	7,720
4. Needing Rehab	5,630	850	2,700	2,080
5. Not Rehabbable	NA	NA	NA	NA
6. Owner Occupied Units	33,110	720	7,090	25,300
7. Needing Rehab	5,110	190	1,370	3,550
8. Not Rehabbable	NA	NA	NA	NA
9. Total Vacant Units	22,900	260	780	12,500
10. For Rent	930	NA	NA	NA
11. Needing Rehab	NA	NA	NA	NA
12. Not Rehabbable	NA	NA	NA	NA
13. For Sale	460	NA	NA	NA
14. Needing Rehab	NA	NA	NA	NA
15. Not Rehabbable	NA	NA	NA	NA
16. Awaiting Occupancy or Held	250	NA	NA	NA
17. Other	450	NA	NA	NA

Notes:

- See Methods Appendix
- All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
- "—" indicates no survey response for the category
- NA: not available
- The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
- Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UGB and the sub-areas

CHAS Table 2B

U.S. Department of Housing and Urban Development
Office of Community Planning and DevelopmentMarket and Inventory Conditions
Housing Stock Inventory

Comprehensive Housing Affordability Strategy (CHAS)

City of Salem, Oregon

East Area

FY 91 thru FY96

Year Period: (enter fiscal yrs.)
through FY:

Date as of: (enter date)

Current Estimate as of: 10/91

Category	Total (A)	0 or 1 bedrooms (B)	2 bedrooms (C)	3 or more bedrooms (D)
1. Total Year-Round Housing	NA	→		
2. Total Occupied Units	13,900	780780	4,510	8,620
3. Renter Occupied Units	5,970	540	2,780	2,650
4. Needing Rehab	1,450	100	300	1,050
5. Not Rehabbable	NA	NA	NA	NA
6. Owner Occupied Units	7,940	240	1,730	5,970
7. Needing Rehab	1,050	100	150	800
8. Not Rehabbable	NA	NA	NA	NA
9. Total Vacant Units	NA	→		7NA
10. For Rent	↓			
11. Needing Rehab				
12. Not Rehabbable				
13. For Sale				
14. Needing Rehab				
15. Not Rehabbable				
16. Awaiting Occupancy or Held				→ NA
17. Other	NA			

Notes:

- See Methods Appendix
- All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
- "—" indicates no survey response for the category
- NA: not available
- The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
- Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UCB and the sub-areas

CHAS Table 2B

U.S. Department of Housing and Urban Development
Office of Community Planning and DevelopmentMarket and Inventory Conditions
Housing Stock Inventory

Comprehensive Housing Affordability Strategy (CHAS)

City of Salem, Oregon

Central Area

FY 91 thru FY96

(fiscal yrs.)
Fiscal FY:
is
as of: (enter date)

Current Estimate as of: 10/91

Category	Total (A)	0 or 1 bedrooms (B)	2 bedrooms (C)	3 or more bedrooms (D)
1. Total Year-Round Housing				
2. Total Occupied Units	13,900	2,860	6,250	4,790
3. Renter Occupied Units	8,400	2,650	4,320	1,430
4. Needing Rehab	2,250	500	1,210	540
5. Not Rehabbable	NA	NA	NA	NA
6. Owner Occupied Units	5,490	210	1,930	3,350
7. Needing Rehab	1,120	50	410	660
8. Not Rehabbable	NA	NA	NA	NA
9. Total Vacant Units	NA	→	→	→ NA
10. For Rent				
11. Needing Rehab				
12. Not Rehabbable				
13. For Sale				
14. Needing Rehab				
15. Not Rehabbable				
16. Awaiting Occupancy or Held				
17. Other	NA			NA

Notes:

- See Methods Appendix
- All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
- "—" indicates no survey response for the category
- NA: not available
- The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
- Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UGB and the sub-areas

CHAS Table 2B

U.S. Department of Housing and Urban Development
Office of Community Planning and DevelopmentMarket and Inventory Conditions
Housing Stock Inventory

Comprehensive Housing Affordability Strategy (CHAS)

City of Salem, Oregon

Approximate Sample Error
North Area

FY 91 thru FY96

Fiscal yrs.)

through FY:

US

as of: (enter date)

Current Estimate as of: 10/91

Category	Total (A)	0 or 1 bedrooms (B)	2 bedrooms (C)	3 or more bedrooms (D)
1. Total Year-Round Housing				
2. Total Occupied Units				
3. Renter Occupied Units	500	250	420	270
4. Needing Rehab	260	80	230	80
5. Not Rehabbable	—	—	—	—
6. Owner Occupied Units	500	—	360	530
7. Needing Rehab	360	—	230	290
8. Not Rehabbable	NA	—	—	NA
9. Total Vacant Units				
10. For Rent				
11. Needing Rehab				
12. Not Rehabbable				
13. For Sale				
14. Needing Rehab				
15. Not Rehabbable				
16. Awaiting Occupancy or Held				
17. Other	NA			NA

Notes:

- See Methods Appendix
- All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
- "—" indicates no survey response for the category
- NA: not available
- The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
- Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UGB and the sub-areas

CHAS Table 2B

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

City of Salem, Oregon

Approximate Sample Error
South Area

FY 91 thru FY96

IAS)

scal yrs.)

ugh FY:

as of: (enter date)

Current Estimate as of: 10/91

Category	Total (A)	0 or 1 bedrooms (B)	2 bedrooms (C)	3 or more bedrooms (D)
1. Total Year-Round Housing				
2. Total Occupied Units				
3. Renter Occupied Units	650	330	520	390
4. Needing Rehab	340	90	270	180
5. Not Rehabbable	—	—	—	—
6. Owner Occupied Units	650	80	370	680
7. Needing Rehab	390	—	180	350
8. Not Rehabbable	—	—	—	—
9. Total Vacant Units				
10. For Rent				
11. Needing Rehab				
12. Not Rehabbable				
13. For Sale				
14. Needing Rehab				
15. Not Rehabbable				
16. Awaiting Occupancy or Held				
17. Other				

Notes:

- See Methods Appendix
- All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
- "—" indicates no survey response for the category
- NA: not available
- The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
- Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UCB and the sub-areas

CHAS Table 2B

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Market and Inventory Conditions

City of Salem, Oregon

South Area

FY 91 thru FY96

(CHAS)

for fiscal yrs. 91
through FY 96DATE
date as of (mm/dd/yy)

Current Estimate as of: 10/91

Category	Total (A)	0 or 1 bedrooms (B)	2 bedrooms (C)	3 or more bedrooms (D)
1. Total Year-Round Housing	NA	→		
2. Total Occupied Units	12,000	870 870	3,200	7930
3. Renter Occupied Units	4,330	830	2,300	1,200
4. Needing Rehab	660	50	430	190
5. Not Rehabbable	NA	NA	NA	NA
6. Owner Occupied Units	7,670	40	900	6,730
7. Needing Rehab	900	-	190	710
8. Not Rehabbable	NA	NA	NA	NA
9. Total Vacant Units	NA	→		NA
10. For Rent				
11. Needing Rehab				
12. Not Rehabbable				
13. For Sale				
14. Needing Rehab				
15. Not Rehabbable				
16. Awaiting Occupancy or Held				
17. Other	NA			NA

Notes:

- See Methods Appendix
- All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
- "—" indicates no survey response for the category
- NA: not available
- The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
- Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UGB and the sub-areas



MEMORANDUM

DATE: June 16, 1992
TO: John Russell
FROM: Kerry Hampton and Sumner Sharpe *SHS*
RE: Salem Housing Condition Survey Results

Attached is the report on the results of the windshield survey of housing conditions within the Salem-Keizer Urban Growth Boundary.

This report provides a summary of the inspections of 42,922 parcels with residential uses, resulting in inspections of approximately 60,097 housing units.

The report includes a description of the methods used in the survey, a brief summary of the results, and 68 tables which provide tabulations of the data by different geographic areas and characteristics.

In addition, Appendix A at the end of this report is a Data Dictionary that helps explain how to utilize the base data on the enclosed 3/4 inch discs. These HD MS-DOS discs are provided in a comma-delineated ASCII text format which is usable on a PC system.

We believe this survey provides an excellent and cost-effective assessment of the external conditions of the housing stock within the Salem-Keizer urban area.

Salem-Keizer Housing Condition Survey

Prepared by:

**Cogan Sharpe Cogan
Inspections Unlimited
Kerry Hampton Planning Services**

June 16, 1992

**COGAN
SHARPE
COGAN**

I. INTRODUCTION

The purpose of the survey was to assess the condition of the housing stock within the Salem-Keizer Urban Growth Boundary (UGB).

This windshield survey utilized a drive-by visual assessment of exterior indicators to assess the condition of residential structures. Each property was rated for its overall condition based on three subcomponents: roof system, structure, and general upkeep.

The survey was conducted between January and April of 1992. All residential properties identified on Marion and Polk Counties' real property tax rolls within the Urban Growth Boundary were inspected unless the property was not visible from the street or could not be reasonably located. In a small number of cases, properties were added if the structures were missing or not accurately identified in the assessor's record.

In about 10% of the inspections, inspectors left their cars to view the properties, though this tactic was not as effective as staying in the vehicle, as the perspective from the car often provided a better viewpoint, i.e. at a longer distance it was easier to see the roof and other parts of the structure.

In total, 42,922 residential sites were inspected. An estimated 60,097 housing units on these sites were included in the survey.

This report provides a brief description of survey methodology, a summary of findings, and summary tables. The tables are organized into four sections:

1. The first section provides the estimated number of units and the overall condition ratings for each of five subareas and for the UGB area as a whole.
2. The second section provides a similar summary for each census tract within the UGB.
3. The third section shows the number of sites inspected and the overall condition ratings for each census tract.
4. The fourth section shows, by census tract, the number of sites inspected and the ratings for each of the three external indicators -- roof, structural, and general upkeep.

Cogan Sharpe Cogan was the project manager for the survey. Inspections Unlimited of Monmouth, Oregon, developed the field software and conducted the field inspections, using clipboard computers. Kerry Hampton Planning Services oversaw the data transfer effort from the City-County Data Center to Inspections Unlimited; and, in association with Cogan Sharpe Cogan, developed this summary report.

Roof -- No visible damage to roof system; approximately five or more years of roof material life remain.

Structure -- No repairs needed for 5 or more years; structure appears to be maintained.

Upkeep -- Reasonably maintained; in average condition or above.

◆ **Fair**

Overall -- Current need for some repairs and property and building are in need of upkeep; no structural damage is evident.

Roof -- Some repairs needed currently, though roof may or may not be leaking at present; no structural damage to roof system is evident.

Structure -- One or more structural repairs needed to maintain satisfactory dwelling and prevent severe damage.

Upkeep -- Clean-up and maintenance needed; site appears not to have been maintained for at least one year.

◆ **Poor**

Overall -- Major repairs or renovation needed.

Roof -- Re-roofing is needed; evidence of structural problems or damage is evident due to deteriorated roofing system; leaking is probable.

Structure -- Indications of structural damage or instability; evident rot and deterioration throughout the structure; lack of repair could pose hazard potential.

Upkeep -- Indications of damage to structure or health and safety conditions exist as evidenced by infestation, several years of overgrowth, or excessive trash or debris around structure.

◆ **Boarded up, partially burned or similar distressed conditions**

Overall -- Appears to be dilapidated beyond reasonable repair, i.e. boarded up or burned and apparently unoccupied. (Structures with this overall rating were not rated for the three subcomponents.)

An overall rating was assigned to each structure based on the rating for each of the components and on the experience and judgment of the inspector.

inspector as to which type of unit was the predominant user of the site. Only a small number of sites had these joint uses.

Residential units with accompanying commercial or non-residential uses in the same building or on the same site were coded as mixed residential and commercial uses.

Only mobile homes in Polk County, those in the City of Keizer, and those in Marion County classified as real property were included in the survey. The GLADS system was able to load only the Marion County real property tax account file onto its system. Records for mobile homes on single sites and in parks that are classified as personal property are maintained on a separate file. Marion County was not able to provide a copy of this file suitable for loading onto the GLADS system within this study's timeframe. As a consequence, only mobile homes considered real property (no longer licensed by DMV) could be located and inspected.

The survey data base includes 45,851 property (site) records. These sites were identified by GLADS as real property accounts with residential uses within the UGB area. Of these, 43,061 sites were located, 139 of which were not visible, resulting in 42,922 inspections. The remaining 2,790 sites either had no units on the site (vacant), had units that were assigned to another parcel, or could not be located.

Units were assigned to another parcel when there were a number of records for a complex of units and the inspector was unable to determine, in the field, how to assign part or all of the units to the appropriate parcel. In those cases, the total number of units was assigned either to the first record in the set or to the record with the most easily identified street address. (Also see Appendix A: Data Dictionary, for additional information on coding procedures.)

The estimated number of units and the use identified in the field were used to tabulate the results of the field inspections.

Summary tables were prepared for sites with:

- ◆ One single family unit
- ◆ Two or more units (multi-family)
- ◆ One mobile home unit
- ◆ Two or more mobile homes
- ◆ One residential unit in conjunction with commercial uses
- ◆ Two or more residential units in conjunction with commercial uses

Summary tables of the overall ratings showing the estimated number of units and number of sites inspected were prepared for the UGB area and each of the five subareas utilized in the Decision Sciences, Inc. household survey.

- ◆ The Central Subarea had the lowest percentage of units rated "average or better"; 1,688 units rated below "average or better" and most of these, 1,543 units, were rated "fair."
- ◆ The West Subarea was the only other subarea where the percentage of units rated "fair" exceeded the overall average of 6.77%.
- ◆ The West Subarea had the largest number, 29, of "boarded up" units; the Central Subarea had the largest number, 138, of units rated "poor."
- ◆ This pattern was generally consistent for both single and multi-family units. Notable is that there are 2,698 single-family units rated "fair" with 1,029 of these in Central Subarea, but the number of units rated "fair" in the other four subareas ranges from 288 in North to 577 in the West Subarea.
- ◆ For the 1,129 multi-family units rated fair, 513 were in the Central Subarea, with 319 in the West Subarea. Eighty multi-family units in Central were rated "poor."
- ◆ Almost 98% of the mobile home units on a single-family site were rated "average or better"; only 12 of 525 units rated "fair" or worse. However, on sites with two or more mobile units, 45% rated "fair" or worse -- 232 out of 290. This was the lowest condition rating for any category of units.
- ◆ Only 80 sites with combined single family unit-commercial uses were identified; 85% of these rated "average or better." Of the 38 combined sites with two or more residential units, 93% rated "average or better."

Part IV of the tables provides results for units by type of condition, by census tract. In summary, the major overall findings, in comparing the three condition components, are:

- ◆ The general upkeep level of all Salem-Keizer units is very high -- 99.5% were rated "average or better."
- ◆ The condition of both structures and roof systems is quite high, with roof systems receiving the lowest percent (92.6%) with and "average or better" rating; structural conditions on 96.3% of the residential units were rated "average or better."

However, a quick review of the Part IV Tables show a wide disparity in the distribution of condition problems by category, reflecting the overall condition ratings by subarea, with the worst problems occurring in the Central Subarea.

1992 SALEM HOUSING CONDITION SURVEY

LIST OF TABLES

I. Overall Conditional Ratings

Subareas	Estimated Number of Units
----------	---------------------------

Table 1
ALL Sites
Number of Units

Table 2
All Sites
Percent of Subarea

Table 3
Single Family Sites
Number of Units

Table 4
Single Family Sites
Percent of Subarea

Table 5
Multi-Family Sites
Number of Units

Table 6
Multi-Family Sites
Percent of Subarea

Table 7
Single Family Mobile Home Sites
Number of Units

Table 8
Single Family Mobile Home Sites
Percent of Subarea

Table 9
Sites with Two or More Mobile Homes
Number of Units

Table 10
Sites with Two or More Mobile Homes
Percent of Subarea

Table 11
Commercial/Residential-Single Family Units
Number of Units

SUBAREA-NUMBER OF UNITS-OVERALL RATINGS TABLE 1

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Subarea Overall Condition Ratings
ALL Sites
Estimated Number of Units

Subareas	Estimated Number of Units					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
North	7521	435	63	1	6	8026
East	12990	732	25	2	4	13753
South	11501	455	23	4	94	12077
West	11935	901	36	29	13	12914
Central	11638	1543	138	7	1	13327
UGB Area	55585	4066	285	43	118	60097

Notes: Census Tracts include only the area within the UGB

SUBAREA-NUMBER OF UNITS-OVERALL RATINGS TABLE 3

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Subarea Overall Condition Ratings
Single Family Sites
Estimated Number of Units

Subareas	Number of Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
North	5675	288	23	1	29	6016
East	7918	450	18	2	4	8392
South	8396	354	23	3	86	8862
West	8076	577	29	28	13	8723
Central	6788	1029	56	7	1	7881
UGB Area	36853	2698	149	41	133	39874

Notes: Census Tracts include only the area within the UGB

SUBAREA-NUMBER OF UNITS-OVERALL RATINGS TABLE 5

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Subarea Overall Condition Ratings
Multi-Family Sites
Estimated Number of Units

Subareas	Estimated Number of Units					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
North	1538	49	0	0	4	1591
East	4640	154	6	0	0	4800
South	3019	94	2	0	4	3119
West	3802	319	7	0	0	4128
Central	4737	513	80	0	0	5330
UGB Area	17736	1129	95	0	8	18968

Notes: Census Tracts include only the area within the UGB
Includes sites with two or more units

SUBAREA-NUMBER OF UNITS-OVERALL RATINGS TABLE 7

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Subarea Overall Condition Ratings
Single Family Mobile Home Sites
Estimated Number of Units

Subareas	Number of Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
North	44	1	1	0	0	46
East	393	4	1	0	0	398
South	52	3	0	0	1	56
West	25	1	0	0	0	26
Central	0	0	0	0	0	0
UGB Area	514	9	2	0	1	526

Notes: Census Tracts include only the area within the UGB
Includes sites improved with a single mobile home
Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

SUBAREA-NUMBER OF UNITS-OVERALL RATINGS TABLE 9

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

**Subarea Overall Condition Ratings
Sites with Two or More Mobile Homes
Estimated Number of Units**

Subareas	Estimated Number of Units					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
North	95	96	12	0	0	203
East	24	122	0	0	0	146
South	10	2	0	0	0	12
West	159	0	0	0	0	159
Central	2	0	0	0	0	2
UGB Area	290	220	12	0	0	522

Notes: Census Tracts include only the area within the UGB
Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

SUBAREA-NUMBER OF UNITS-OVERALL RATINGS TABLE 11

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Subarea Overall Condition Ratings
Commercial/Residential-Single Family Units
Estimated Number of Units

Subareas	Number of Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
North	10	1	0	0	0	11
East	12	2	0	0	0	14
South	5	2	0	1	0	8
West	15	1	0	1	0	17
Central	26	1	3	0	0	30
UGB Area	68	7	3	2	0	80

Notes: Census Tracts include only the area within the UGB
Includes sites with single units and a commercial use

SUBAREA-NUMBER OF UNITS-OVERALL RATINGS TABLE 13

1992 Salem Housing Condition Survey
Results of Field Appraisals
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Subarea Overall Condition Ratings
Commercial/Residential-More than One Unit
Estimated Number of Units

Subareas	Estimated Number of Units					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
North	0	0	0	0	0	0
East	2	0	0	0	0	2
South	0	0	0	0	0	0
West	13	3	0	0	0	16
Central	23	0	0	0	0	23
UGB Area	38	3	0	0	0	41

Notes: Census Tracts include only the area within the UGB
Includes sites with multi-units and a commercial use

Only the Overall ratings are reported: one site in tract 53
had a structural rating of Fair. All other ratings were Average
or Better

1992 SALEM HOUSING CONDITION SURVEY

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NUMBER OF UNITS-OVERALL RATINGS TABLE 1

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
ALL Sites
Estimated Number of Units

Census Tract*	Average Or Better	Estimated Number of Units				All Sites
		Fair	Poor	Boarded Up	Not Visible	
1	236	128	61			425
2	585	124				709
3	1543	275	34			1852
4	1456	144	3	1	1	1605
5	2205	217	23	1		2446
6	1738	245	5			1988
7	1549	98	6			1653
9	2326	312	6	5		2649
10	521	210	4	1		736
11	1904	106	9			2019
12	1542	203	4			1749
13	1798	84	10	5		1897
14	2886	147	8			3041
15	3863	262	28	1	6	4160
16	6405	314	20	2	4	6745
17	3244	124	4			3372
18	3341	294	1			3636
20	1191	35	7		1	1234
21	2748	162	3	1	2	2916
22	3575	154	6	1	3	3739
23	3182	81	4	2	29	3298
24	725	20	3		58	806
25	772	26	27			825
28	80	3			1	84
51	1734	172	8	6		1920
52	2882	103	1	2	11	2999
53	1554	23		15	2	1594
UGB Area	55585	4066	285	43	118	60097

Notes: Census Tracts include only the area within the UGB

NUMBER OF UNITS-OVERALL RATINGS TABLE 3

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Single Family Sites
Estimated Number of Units

Census Tract*	Number of Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
1	16	13				29
2	293	66				359
3	990	206	26			1222
4	608	74	3		1	687
5	1322	177	16	1		1516
6	1416	201	3			1620
7	903	68	2			973
9	1240	224	6		5	1475
10	218	118	4	1		341
11	1215	102	5			1322
12	1092	97	4			1193
13	918	59	7	4		988
14	2175	101	7			2283
15	2876	161	16	1	6	3060
16	3830	166	13	2	4	4015
17	1877	101	4			1982
18	2211	183	1			2395
20	895	34	7		1	937
21	1729	123	3		2	1857
22	2413	111	6	1	3	2534
23	2624	68	4	2	25	2723
24	673	16	3		54	746
25	624	26			23	673
28	62	2			1	65
51	900	122	8	6		1036
52	2322	60	1	2	11	2396
53	1411	19		15	2	1447
UGB Area	36853	2698	149	41	133	39874

Notes: Census Tracts include only the area within the UGB

NUMBER OF UNITS-OVERALL RATINGS TABLE 5

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Multi-Family Sites
Estimated Number of Units

Estimated Number of Units						
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	Not Visible	All Sites
1	220	115	60			395
2	228	58				286
3	542	69	8			619
4	846	70				916
5	881	40	6			927
6	317	43	2			362
7	624	30	4			658
9	1079	88				1167
10	303	92				395
11	684	4	4			692
12	449	105				554
13	867	25	3			895
14	548	45				593
15	870	4				874
16	2259	23	6			2288
17	1263	21				1284
18	1118	110				1228
20	280					280
21	998	38				1036
22	1159	42				1201
23	546	10	2			558
24	34	4			4	42
25	120				4	124
28	2					2
51	826	50				876
52	539	43				582
53	134					134
UGB Area	17736	1129	95	0	8	18968

Notes: Census Tracts include only the area within the UGB
Includes sites with two or more units

NUMBER OF UNITS-OVERALL RATINGS TABLE 7

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Single Family Mobile Home Sites
Estimated Number of Units

Census Tract*	Number of Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
12		1				1
14	3	1	1			5
15	16					16
16	294	3	1			298
17	99	1				100
20	11	1				12
22	1					1
23	11	1			1	13
24	13					13
25	25					25
28	16	1				17
52	21					21
53	4					4
UGB Area	514	9	2	0	1	526

Notes: Census Tracts include only the area within the UGB
Includes sites improved with a single mobile home
Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

NUMBER OF UNITS-OVERALL RATINGS TABLE 9

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Sites with Two or More Mobile Homes
Estimated Number of Units

Census Tract*	Average Or Better	Estimated Number of Units				All Sites
		Fair	Poor	Boarded Up	Not Visible	
7	2					2
11	2					2
12	157					157
15	93	96	12			201
16	17	122				139
17	2					2
18	5					5
20	5					5
23		2				2
24	5					5
25	2					2
UGB Area	290	220	12	0	0	522

Notes: Census Tracts include only the area within the UGB
Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

NUMBER OF UNITS-OVERALL RATINGS TABLE 11

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Commercial/Residential-Single Family Units
Estimated Number of Units

Census Tract*	Number of Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
2	4					4
3	10					10
4	2					2
5	2		3			5
6	4	1				5
7	2					2
9	2					2
11	2					2
12	1					1
13	2			1		3
14	1					1
15	8	1				9
16	5					5
17	2	1				3
18	5	1				6
21	4	1		1		6
22	1	1				2
25	1					1
51	8					8
53	2	1				3
UGB Area	68	7	3	2	0	80

Notes: Census Tracts include only the area within the UGB
Includes sites with single units and a commercial use

NUMBER OF UNITS-OVERALL RATINGS TABLE 13

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Commercial/Residential-More than One Unit
Estimated Number of Units

Census Tract*	Average Or Better	Estimated Number of Units				All Sites
		Fair	Poor	Boarded Up	Not Visible	
7	18					18
9	5					5
13	10					10
18	2					2
53	3	3				6
UGB Area	38	3	0	0	0	41

Notes: Census Tracts include only the area within the UGB
Includes sites with multi-units and a commercial use

Only the Overall ratings are reported: one site in tract 53
had a structural rating of Fair. All other ratings were Average
or Better

1992 SALEM HOUSING CONDITION SURVEY

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Overall Condition Ratings Table 1

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Single Family Sites
Number of Sites Inspected

Census Tract*	Average Or Better	Number of Sites Inspected				All Sites
		Fair	Poor	Boarded Up	Not Visible	
1	16	13				29
2	293	66				359
3	990	206	26			1222
4	608	74	3	1	1	687
5	1322	177	16	1		1516
6	1416	201	3			1620
7	903	68	2			973
9	1240	224	6		5	1475
10	218	118	4	1		341
11	1215	102	5			1322
12	1092	97	4			1193
13	918	59	7	4		988
14	2175	101	7			2283
15	2876	161	16	1	6	3060
16	3830	166	13	2	4	4015
17	1877	101	4			1982
18	2211	183	1			2395
20	895	34	7		1	937
21	1729	123	3		2	1857
22	2413	111	6	1	3	2534
23	2624	68	4	2	25	2723
24	673	16	3		54	746
25	624	26			23	673
28	62	2			1	65
51	900	122	8	6		1036
52	2322	60	1	2	11	2396
53	1411	19		15	2	1447
UGB Area	36853	2698	149	41	133	39874

Notes: Census Tracts include only the area within the UGB

Overall Condition Ratings Table 3

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Multi-Family Sites
Number of Sites Inspected

Census Tract*	Number of Sites Inspected					
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	All Sites
1	14	13	1			28
2	46	15				61
3	105	22	4			131
4	66	7				73
5	93	15	3			111
6	73	12	1			86
7	93	6	1			100
9	192	20				212
10	59	17				76
11	91	2	1			94
12	61	12				73
13	43	4	1			48
14	86	5				91
15	133	2				135
16	194	6	1			201
17	111	5				116
18	349	26				375
20	16					16
21	69	9				78
22	58	6				64
23	129	5			1	135
24	9	2			2	13
25	32				2	34
28	1					1
51	112	14				126
52	55	9				64
53	8					8
UGB Area	2298	234	13	0	5	2550

Notes: Census Tracts include only the area within the UGB
Includes sites with two or more units only

Overall Condition Ratings Table 5

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Single Family Mobile Home Sites
Number of Sites Inspected

Census Tract*	Average Or Better	Number of Sites Inspected				All Sites
		Fair	Poor	Boarded Up	Not Visible	
12		1				1
14	3	1	1			5
15	16					16
16	294	3	1			298
17	99	1				100
20	11	1				12
22	1					1
23	11	1			1	13
24	13					13
25	25					25
28	16	1				17
52	21					21
53	4					4
UGB Area	514	9	2	0	1	526

Notes: Census Tracts include only the area within the UGB
Includes sites improved with a single mobile home
Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

Overall Condition Ratings Table 7

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Sites with Two or More Mobile Homes
Number of Sites Inspected

Census Tract*	Average Or Better	Number of Sites Inspected				All Sites
		Fair	Poor	Boarded Up	Not Visible	
7	1					1
11	1					1
14	4					4
15	3	1	1			5
16	4	2				6
17	1					1
18	2					2
20	2					2
23		1				1
24	1					1
25	1					1
UGB Area	20	4	1	0	0	25

Notes: Census Tracts include only the area within the UGB

Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

Overall Condition Ratings Table 9

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Commercial/Residential-Single Family Units
Number of Sites Inspected

Census Tract*	Average Or Better	Number of Sites Inspected				All Sites
		Fair	Poor	Boarded Up	Not Visible	
2	4					4
3	10					10
4	2					2
5	2		3			5
6	4	1				5
7	2					2
9	2					2
11	2					2
12	1					1
13	2			1		3
14	1					1
15	8	1				9
16	5					5
17	2	1				3
18	5	1				6
21	4	1		1		6
22	1	1				2
25	1					1
51	8					8
53	2	1				3
UGB Area	68	7	3	2	0	80

Notes: Census Tracts include only the area within the UGB
Includes sites with single units and a commercial use

Overall Condition Ratings Table 11

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Commercial/Residential-More than One Unit
Number of Sites Inspected

Number of Sites Inspected						
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	Not Visible	All Sites
7	1					1
9	1					1
13	1					1
18	1					1
53	1	1				2
UGB Area	5	1	0	0	0	6

Notes: Census Tracts include only the area within the UGB
Includes sites with multi-units and a commercial use

Only the Overall ratings are reported: one site in tract 53
had a structural rating of Fair. All other ratings were Average
or Better

1992 SALEM HOUSING CONDITION SURVEY

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Commercial/Residential-Single Family Units
Percent of Census Tract

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 1

Results of Field Appraisals
Exterior Indicators

Roof Condition Ratings
Single Family Sites
Number of Sites Inspected

Census Tract*	Number of Sites Inspected				All Sites
	Average Or Better	Fair	Poor	Under Repair	
1	21	7	1		29
2	313	39	6	1	359
3	1100	92	23	7	1222
4	636	39	10	1	686
5	1399	98	14	5	1516
6	1493	106	15	6	1620
7	928	37	7	1	973
9	1332	110	28	5	1475
10	271	50	17	3	341
11	1238	67	17		1322
12	1126	58	7	2	1193
13	934	39	13	2	988
14	2203	67	11	2	2283
15	2932	92	24	6	3054
16	3892	89	25	5	4011
17	1901	65	15	1	1982
18	2257	122	12	4	2395
20	902	28	6		936
21	1744	85	25	1	1855
22	2437	77	17	3	2534
23	2636	47	12	2	2697
24	682	8	2		692
25	634	15	1	23	673
28	63	1			64
51	958	60	18		1036
52	2337	42	4	1	2384
53	1416	11		1	1428
UGB Area	37785	1551	330	82	39748

Notes: Census Tracts include only the area within the UGB

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 3

Results of Field Appraisals
Exterior Indicators

Roof Condition Ratings
Multi-Family Sites
Number of Sites Inspected

Census Tract*	Number of Sites Inspected				All Sites
	Average Or Better	Fair	Poor	Under Repair	
1	18	8	2		28
2	46	14	1		61
3	114	12	4	1	131
4	69	4			73
5	101	10			111
6	77	7	1	1	86
7	93	4	1	2	100
9	199	9	4		212
10	60	11	5		76
11	93				93
12	69	4	1		74
13	45	2	1		48
14	87	3		1	91
15	133	2			135
16	198	3			201
17	112	4			116
18	355	20			375
20	16	0			16
21	71	5	2		78
22	60	4			64
23	132	2			134
24	11	0			11
25	32	0			32
28	1	0			1
51	120	4	2		126
52	58	5	1		64
53	8				8
UGB Area	2378	137	25	5	2545

Notes: Census Tracts include only the area within the UGB
Includes sites with two or more units

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 5

Results of Field Appraisals
Exterior Indicators

Roof Condition Ratings
Single Family Mobile Home Sites
Number of Sites Inspected

Census Tract*	Number of Sites Inspected				All Sites
	Average Or Better	Fair	Poor	Under Repair	
12	1				1
14	4	1			5
15	16				16
16	294	2	2		298
17	99	1			100
20	11	1			12
22	1				1
23	11	1			12
24	13				13
25	25				25
28	16	1			17
52	21				21
53	4				4
UGB Area	516	7	2	0	525

Notes: Census Tracts include only the area within the UGB
Includes sites improved with a single mobile home
Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 7

Results of Field Appraisals
Exterior Indicators

Roof Condition Ratings
Sites with Two or More Mobile Homes
Number of Sites Inspected

Census Tract*	Number of Sites Inspected				All Sites
	Average Or Better	Fair	Poor	Under Repair	
7	1				1
11	1				1
14	4				4
15	4	1			5
16	4	1			5
17	1				1
18	2				2
20	2				2
23		1			1
24	1				1
25	1				1
UGB Area	21	3	0	0	24

Notes: Census Tracts include only the area within the UGB

Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 9

Results of Field Appraisals
Exterior Indicators

Roof Condition Ratings
Commercial/Residential-Single Family Units
Number of Sites Inspected

Census Tract*	Number of Sites Inspected				All Sites
	Average Or Better	Fair	Poor	Under Repair	
2	4				4
3	10				10
4	2				2
5	2		1		3
6	5				5
7	2				2
9	2				2
11	2				2
12	1				1
13	3				3
14	1				1
15	8		1		9
16	5				5
17	2	1			3
18	5	1			6
21	4	1	1		6
22	1	1			2
25	1				1
51	8				8
53	2	1			3
UGB Area	70	5	3	0	78

Notes: Census Tracts include only the area within the UGB
Includes sites with single units and a commercial use

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 11

Results of Field Appraisals
Exterior Indicators

Structural Condition Ratings
Single Family Sites
Number of Sites Inspected

Census Tract*	Number of Sites Inspected				All Sites
	Average Or Better	Fair	Poor	Under Repair	
1	23	6			29
2	325	26	2	6	359
3	1070	100	26	26	1222
4	649	31	4	2	686
5	1404	76	28	8	1516
6	1519	87	9	5	1620
7	938	30	3	2	973
9	1334	97	24	10	1465
10	244	70	21	6	341
11	1285	25	6	6	1322
12	1138	45	5	5	1193
13	957	21	3	7	988
14	2238	28	10	7	2283
15	2967	57	17	13	3054
16	3917	67	15	12	4011
17	1940	33	5	4	1982
18	2337	47	4	7	2395
20	920	6	7	3	936
21	1817	25	4	9	1855
22	2487	30	8	6	2531
23	2664	23	4	7	2698
24	678	10	2	2	692
25	637	11	1	1	650
28	62	2			64
51	956	64	16		1036
52	2363	18	1	2	2384
53	1419	7	1	1	1428
UGB Area	38288	1042	226	157	39713

Notes: Census Tracts include only the area within the UGB

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 13

Results of Field Appraisals
Exterior Indicators

Structural Condition Ratings
Multi-Family Sites
Number of Sites Inspected

Number of Sites Inspected					
Census Tract*	Average Or Better	Fair	Poor	Under Repair	All Sites
1	19	5	3	1	28
2	55	4		2	61
3	116	9	4	2	131
4	69	4			73
5	98	8	5		111
6	79	4	3		86
7	96	4			100
9	204	7	1		212
10	66	10			76
11	93	1			94
12	64	8		1	73
13	46	4		1	51
14	89	2			91
15	134	1			135
16	193	5	1	2	201
17	113	3			116
18	366	7		2	375
20	16				16
21	75	3			78
22	62	2			64
23	129	3		2	134
24	9	2			11
25	32				32
28	1				1
51	114	10	2		126
52	58	6			64
53	8				8
UGB Area	2404	112	19	13	2548

Notes: Census Tracts include only the area within the UGB
Includes sites with two or more units

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 15

Results of Field Appraisals
Exterior Indicators

Structural Condition Ratings
Single Family Mobile Home Sites
Number of Sites Inspected

Census Tract*	Number of Sites Inspected				All Sites
	Average Or Better	Fair	Poor	Under Repair	
12	1				1
14	3	2			5
15	16				16
16	296	2			298
17	100				100
20	12				12
22	1				1
23	11	1			12
24	13				13
25	25				25
28	16		1		17
52	21				21
53	4				4
UGB Area	519	5	1	0	525

Notes: Census Tracts include only the area within the UGB
Includes sites improved with a single mobile home
Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 17

Results of Field Appraisals
Exterior Indicators

Structural Condition Ratings
Sites with Two or More Mobile Homes
Number of Sites Inspected

Census Tract*	Number of Sites Inspected				All Sites
	Average Or Better	Fair	Poor	Under Repair	
7	1				1
11	1				1
14	4				4
15	4	1			5
16	4	1			5
17	1				1
18	2				2
20	2				2
23	1				1
24	1				1
25	1				1
UGB Area	22	2	0	0	24

Notes: Census Tracts include only the area within the UGB

Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 19

Results of Field Appraisals
Exterior Indicators

Structural Condition Ratings Commercial/Residential-Single Family Units Number of Sites Inspected

Census Tract*	Number of Sites Inspected				All Sites
	Average Or Better	Fair	Poor	Under Repair	
2	4				4
3	10				10
4	2				2
5	2		1		3
6	4	1			5
7	2				2
9	2				2
11	2				2
12	1				1
13	3				3
14	1				1
15	9				9
16	5				5
17	3				3
18	5	1			6
21	5	1			6
22	2				2
25	1				1
51	8				8
53	2	1			3
UGB Area	73	4	1	0	78

Notes: Census Tracts include only the area within the UGB
Includes sites with single units and a commercial use

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 21

Results of Field Appraisals
Exterior Indicators

General Upkeep Ratings
Single Family Sites
Number of Sites Inspected

Census Tract*	Number of Sites Inspected				All Sites
	Average Or Better	Fair	Poor	Under Repair	
1	28	1			29
2	358	1			359
3	1208	9	4	1	1222
4	679	4	3		686
5	1499	17			1516
6	1614	3	3		1620
7	968	3	2		973
9	1462	10	3		1475
10	326	11	4		341
11	1317	4	1		1322
12	1189	2	1	1	1193
13	985	2	1		988
14	2276	6	1		2283
15	3034	12	5	3	3054
16	4000	7	4		4011
17	1978	3	1		1982
18	2386	8	1		2395
20	928	2	6		936
21	1847	6	2		1855
22	2527	2	2		2531
23	2691	5	2		2698
24	685	6	1		692
25	649	1			650
28	63	1			64
51	1020	12	4		1036
52	2381	3	12		2396
53	1428				1428

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 23

Results of Field Appraisals
Exterior Indicators

General Upkeep Ratings
Multi-Family Sites
Number of Sites Inspected

Census Tract*	Number of Sites Inspected				All Sites
	Average Or Better	Fair	Poor	Under Repair	
1	26	1	1		28
2	61				61
3	131				131
4	73				73
5	109	1	1		111
6	85	1			86
7	99	1			100
9	211	1			212
10	76				76
11	93		1		94
12	73				73
13	48				48
14	90		1		91
15	135				135
16	199		2		201
17	116				116
18	375				375
20	16				16
21	78				78
22	64				64
23	134				134
24	11				11
25	32				32
28	1				1
51	126				126
52	64				64
53	8				8
UGB Area	2534	5	6	0	2545

Notes: Census Tracts include only the area within the UGB
Includes sites with two or more units

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 25

Results of Field Appraisals
Exterior Indicators

General Upkeep Ratings
Single Family Mobile Home Sites
Number of Sites Inspected

Census Tract*	Number of Sites Inspected				All Sites
	Average Or Better	Fair	Poor	Under Repair	
12	1				1
14	4	1			5
15	16				16
16	298				298
17	100				100
20	12				12
22	1				1
23	11	1			12
24	13				13
25	25				25
28	16		1		17
52	21				21
53	4				4
UGB Area	522	2	1	0	525

Notes: Census Tracts include only the area within the UGB
Includes sites improved with a single mobile home
Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 27

Results of Field Appraisals
Exterior Indicators

General Upkeep Ratings
Sites with Two or More Mobile Homes
Number of Sites Inspected

Census Tract*	Number of Sites Inspected				All Sites
	Average Or Better	Fair	Poor	Under Repair	
7	1				1
11	1				1
14	4				4
15	4		1		5
16	4	1			5
17	1				1
18	2				2
20	2				2
23	1				1
24	1				1
25	1				1
UGB Area	22	1	1	0	24

Notes: Census Tracts include only the area within the UGB

Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 29

Results of Field Appraisals
Exterior Indicators

General Upkeep Ratings
Commercial/Residential-Single Family Units
Number of Sites Inspected

Census Tract*	Number of Sites Inspected				All Sites
	Average Or Better	Fair	Poor	Under Repair	
2	4				4
3	10				10
4	2				2
5	2	1			3
6	5				5
7	2				2
9	2				2
11	2				2
12	1				1
13	2			1	3
14	1				1
15	9				9
16	5				5
17	3				3
18	6				6
21	5		1		6
22	2				2
25	1				1
51	8				8
53	3				3
UGB Area	75	1	1	1	78

Notes: Census Tracts include only the area within the UGB
Includes sites with single units and a commercial use

1992 SALEM HOUSING CONDITION SURVEY

DATA DICTIONARY

The data base for the survey is on the enclosed 3.25 inch High Density (HD) floppy disks. This is the dictionary for their contents.

The disks are formatted for MS-DOS.

The files are ASCII text files with comma delineation of the data fields.

Your data-base software should be used to set up a data base with the same number of fields as shown here. Each of the files on these disks should then be imported to your data base. There are 45,851 records in the combined files. (Most machines will take 10-12 hours to import them all.)

- | | |
|-----------------|--|
| Field 1 | Tax Account Number (Ranges from 251727 to 93508481. This field may be treated as a text field) |
| Field 2 | Street Number (Ranges from 100 to 9909. Best treated as a text field) |
| Field 3 | Suffix (Street address oddities: 1/2, BLK.... Treat as text field) |
| Field 4 | Street Name (Treat as text field) |
| Field 5 | Street Type (Av, Bv CR, Ct, Dr, etc. Treat as text field) |
| Field 6 | Direction Prefix (E, N, NE, W, etc. Treat as Text field) |
| Field 7 | Direction Suffix (E, N, NE etc. Both prefix and suffix field originate on the assessors file. Sometimes the street direction is in one and sometimes in the other, or in both. Treat as text field) |
| Field 8 | Census Tract (1 to 53. Should be treated as a Number field) |
| Field 9 | Parcel Number (Ranges from 100 to 90353. This is the number on the assessors maps. If treated as a number field, you can sort on it in normal numerical order.) |
| Field 10 | Acres (Ranges from 0.00 to 840. This is the parcel size from the assessors file. Treat as a number field.) |

Field 13

Roof Condition (Field inspection code. Treat as number or integer field)

Codes are:

- 1 Average or Better
- 2 Fair
- 3 Poor
- 4 Renovation in process
- 9 Unable to locate parcel/no units on parcel/or units assigned to another parcel

Field 14

Structural Condition (Field inspection code. Treat as number or integer field)

Codes are:

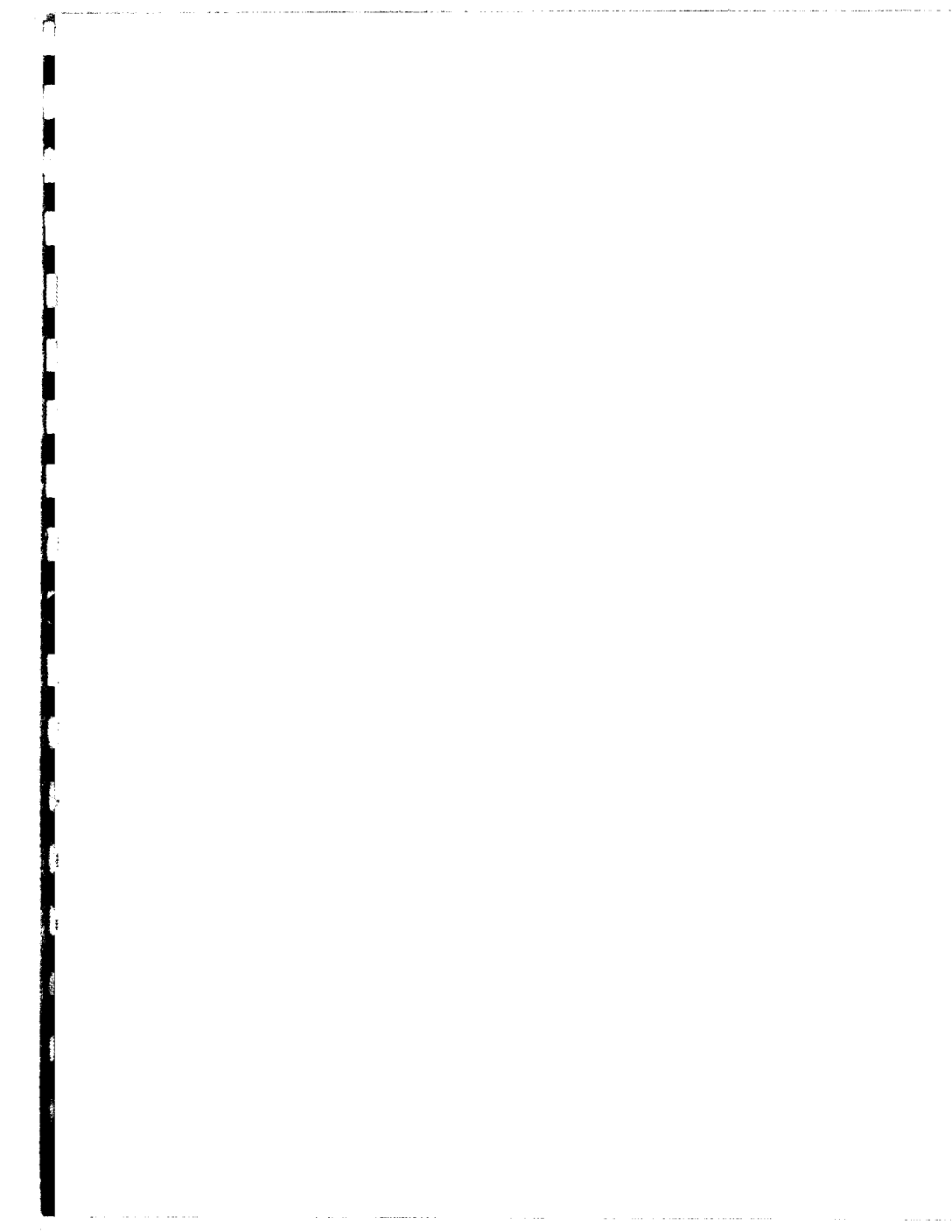
- 1 Average or Better
- 2 Fair
- 3 Poor
- 4 Renovation in process
- 9 Unable to locate parcel/no units on parcel/or units assigned to another parcel

Field 15

General Upkeep Condition (Field inspection code. Treat as number or integer field)

Codes are:

- 1 Average or Better
- 2 Fair
- 3. Poor
- 4 Renovation in process



MEMORANDUM

DATE: June 8, 1992

TO: John Russell
City of Salem Community Development

FROM: Kerry Hampton
Sumner Sharpe

RE: Integration of Housing Condition Inspection Records with City Computer Resources

You have asked us to recommend how to transfer the results of the housing condition survey to city computers and how to use this information base to develop a housing data base.

We recommend two approaches:

Condition survey records should be incorporated into the county GLADS system.

Our preliminary discussion with GLADS staff indicates that the survey results can be relatively easily incorporated into the GLADS system.

The original computer file with the address and other geographic information for residential properties within the UGB was assembled on the GLADS system and electronically transferred to IBM-type and Macintosh computers for use in the survey. A similar process can be used to transfer the results of the survey back to the GLADS system when the survey is complete.

The GLADS system will be able to map the location of all properties for which a visual condition survey was made. The system will also be able to produce maps of those properties with any combination of characteristics within the UGB, providing a visual picture of condition by location.

We will provide documentation of the data-base structure and field codes used in the file containing the inspection records (and the preferred file structure for transfer to the GLADS system) to both your staff and GLADS staff. This will provide the information needed to request selective mapping of the inspection results.

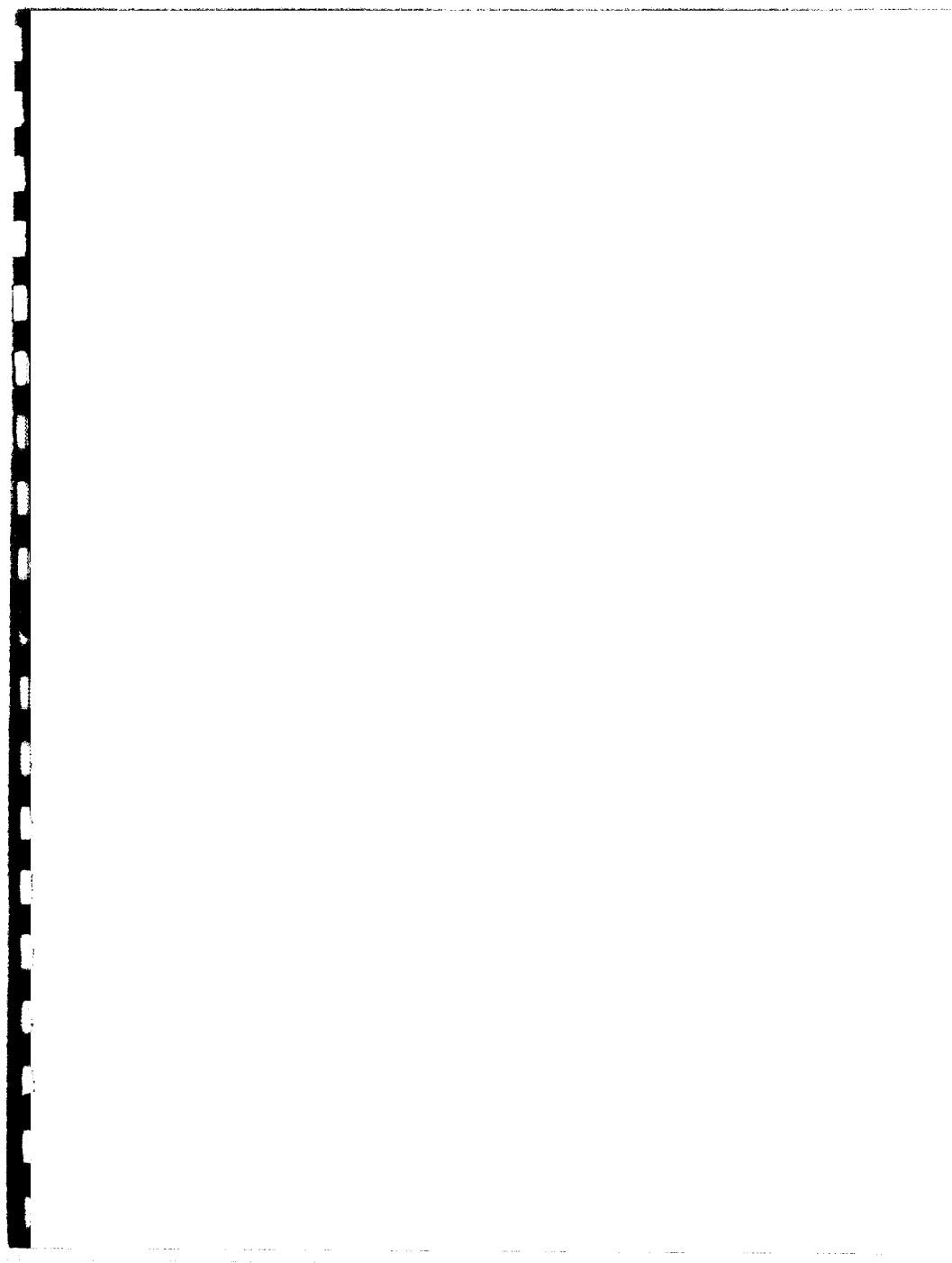
Once additional information such as scheduled or completed rehabilitations has been added to the visual inspection file, it can then be transferred to the GLADS system for mapping.

Basically, the original inspection file has the geographic identifiers that allow its information to be tied to GLADS. Selected records can be sorted and transferred to GLADS via a variety of electronic mediums (for simplicity and for a relatively small number of records, we recommend the use of floppy disks).

We recommend the use of a commercial data base program to work with the inspection file. Because the file will contain approximately 40,000 records, spreadsheet programs may prove to be extremely slow in manipulating a file of this size. Examples of such programs are D-BASE for IBM type computers and File Maker Pro for Macintosh systems.

The final version of the inspection file can be provided in one of a variety of formats. Most major data base programs read DIF, comma or tab delineated ASCII files. Your staff may be familiar with one or more data base programs. Before assembling the final version of the file, we will check for your preferred format.

:aid
9153m68.wp5



MEMORANDUM

DATE: June 8, 1992

TO: John Russell
City of Salem Community Development

FROM: Kerry Hampton
Sumner Sharpe

RE: Evaluation of CHAS Special Housing Needs Information

Special need groups include the homeless, the severely physically disabled, the elderly and the frail elderly, the mentally and emotionally disturbed including the chronically mentally ill, persons with developmental disabilities, AIDS victims, farmworkers (migrant labor households), runaway and homeless youth, and persons with substance abuse problems.

Information and statistics on the housing needs of special groups is not readily available. The Census collects little or no information on these groups.

We have reviewed the material presented in Salem's 1991 Comprehensive Housing Affordability Strategy on the housing needs of special need groups.

Generally, the CHAS shows only estimates of the number of persons who are now clients of various social service programs in the Salem or Marion County area. This is an important first step in developing a more complete assessment.

The objective of the needs assessment should be to develop estimates of the numbers of special need households who would benefit from special residential settings.

To prepare these estimates, we recommend a general approach that first seeks estimates of the overall number of households in a specific group, and then, the number of such households whose needs are currently being met by one or more programs.

This approach provides a basis for a gap analysis of special needs. Estimates of the number of households who could benefit from special settings as well as estimates of the percentage of all such households in need can be prepared.

(1) Homeless Persons

There are three types of resources that address homeless needs. They are emergency shelters, emergency rent assistance programs, and transitional housing. These topics can be used to organize a discussion of homelessness.

The current CHAS discussion notes the Ad Hoc Committee's estimate of 1,800 homeless persons in Salem and a population share estimate of 1,650 persons based on state-wide homeless estimates. Current shelter beds are listed or noted.

We suggest that the demand for shelter-type facilities should be analyzed as a separate component of the resources needed to address homelessness. One technique that has been workable uses the number of bed-nights provided by current shelters and a estimate of the potential demand for additional shelter bed-nights based on reported turn-away statistics.

This approach depends on adequate record keeping by shelter operators. (Data on the number and type of persons sheltered and those turned away can be obtained from the various shelter operators. If records are not being maintained, operators should be encouraged to do so.)

Partial-year data can be annualized and converted into the average number of bed-nights provided; the number of turn-aways can be converted into an average number of additional bed-nights needed and the two statistics compared for an analysis of the need for additional shelter type facilities.

It is important to note that the demand will be somewhat inflated because of the difficulty of eliminating double counts of persons who seek shelter at more than one facility on a given day. However, this will be offset to some degree by the use of average bed-nights as a statistic.

This type of analysis focuses on the demand for shelter facilities. Most service agencies note that many of the homeless do not use shelters. Many shelters have limited facilities for families or children and some homeless persons choose not to seek these accommodations for safety or personal preference reasons.

Our experience has been that the local community action agencies usually have good staff estimates of the numbers and distribution of homeless persons and knowledge of those who have remained outside of the shelter facilities. Mid-Willamette Valley Community Action should be contacted for all available information.

The CHAS provides estimates of the types of problems affecting the homeless population. Additional information on the composition and problems affecting the homeless is available in Kay Sohl, "Analysis of Oregonians Who Are Homeless and Mentally Ill", Mental Health Division, Oregon Department of Human Resources, 1989.

(3) Domestic Violence Victims

The CHAS lists the shelter space provided by the Mid-Valley Women's Crisis Center in its discussion of homeless facilities. Since domestic violence victims as well as homeless youths have special characteristics and needs in addition to the problem of homelessness, we recommend a separate discussion and gap analysis of the need for housing for these populations. Again, turn-away data will help to identify the housing gap.

(4) The Elderly

Limited information on the elderly is available in the CHAS. The CHAS notes the number of elderly households reported in the 1990 Census and describes the number of senior citizen foster homes in Salem.

One approach to an analysis of elderly housing needs is to estimate the number of elderly households that may be defined as "at risk" households. These are persons 65 years of age or older that need assistance with the activities of daily living. Without assistance, they may be forced to leave their homes and seek special residential settings ranging from foster care to nursing care.

The Oregon Vocational Rehabilitation Division has estimates of the proportion of elderly persons state-wide who need aid with daily living activities (ADL) and those who need aid with instrumental activities of daily living (IADL). These percentages can be applied to the number of elderly households reported in the Salem area by the 1990 Census to estimate the overall number of "at risk" elderly households.

These estimates should be compared to the available information from the Area Agency on Aging. The case load of frail elderly persons receiving ADL/IADL services in their home is an excellent estimator of "at risk elderly" who have low incomes and limited resources. Case management staff may be able to estimate, based on their knowledge of their clients, the immediate future need for alternative residential settings for the frail elderly.

(5) Physically Disabled Persons

The CHAS cites the number of persons served by the Vocational Rehabilitation Department. This estimate includes persons with all types of disabilities. An estimate of 1,500 independently living but disabled persons in the area made by the Oregon Disabilities Council is also described.

It is difficult to estimate the housing needs of the physically disabled. There are a wide range of disabilities which may or may not require a special housing arrangement. Disabilities may range from mild to severe with corresponding housing related problems.

(7) Mentally-Emotionally Disturbed (MED) and Chronically Mentally Ill (CMI) Persons

The CHAS cites Office of Mental Health Services statistics indicating that there are 2,311 emotionally disturbed persons now served by Marion County. Of these, 2,089 are considered at risk of hospitalization. The CHAS provides no estimates of the need for alternative residential settings for mentally-emotionally (MED) or chronically mentally ill (CMI) persons in the area who do not need institutional care.

State-wide prevalence rates including estimates of the proportion of the MED/CMI population who could benefit from various types of residential settings are available in the "Report of the M-ED Residential Task Force", Program Office for Mental or Emotional Disturbances, Mental Health Division, Oregon Department of Human Resources, 1988.

These rates can be applied to the Marion County population base to give overall estimates of the MED/CMI population and of the corresponding need for various types of residential settings.

The Marion County Mental Health division should be consulted for information on the number of MED/CMI persons it currently serves or has identified as needing services, and the number and kind of residential settings now available for this population.

Comparison of the Division's information and the prevalence rate estimates can be used as the basis for a gap analysis of the housing needs of the MED/CMI population.

(8) Persons with AIDS

The CHAS cites a Marion County Health Division report of thirty-two Acquired Immunodeficiency Syndrome (AIDS) cases in the county since 1985. It also notes that the statistic is not a current figure nor does it include persons who tested positive for the Human Immunodeficiency Virus (HIV).

The Oregon State Health Division should be contacted for updated reports of reported AIDS cases in Marion County. The Division prepares monthly figures for reported cases in Oregon and its counties. In 1991, the Division estimated that there were approximately 10,000 HIV infected persons in Oregon.

The proportion of reported AIDS cases in the county to those reported for the state as a whole can be used to estimate the number of HIV positive persons that may reside in the county.

We have identified two sources providing information on which to base estimates of the housing needs of AIDS and HIV infected persons: Greg McMillan, P.A., "Housing Issue Paper", HIV-AIDS Program, Portland V.A. Medical Center, 1991; and "Health Care and

(10) Summary

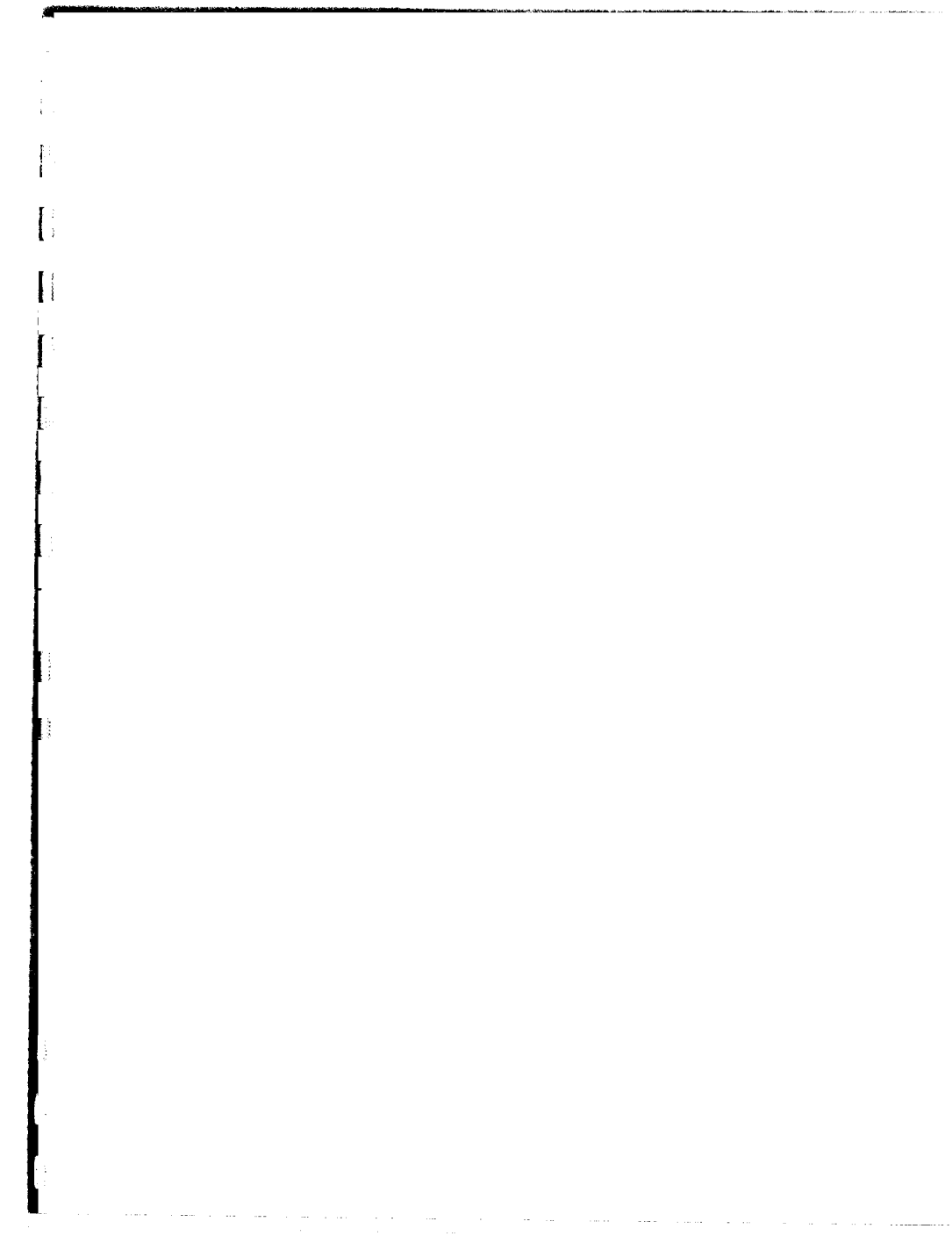
The general technique we recommend for the CHAS special needs analysis is a gap analysis for each of the major special needs groups.

This method depends on the development of reasonable estimates of the number of households needing special residential settings for each group and of accurate information on the number of places in the current inventory of residential settings.

The method provides a means of assessing how well various special needs groups housing requirements are being met. It can be used in conjunction with a similar gap analysis for rental assistance needs based on a comparison of the CHAS estimates of rental assistance housing needs (CHAS Table 1A) to the stock of assisted housing.

Our experience in developing special needs assessment indicates that reasonable estimates of special needs depends on an extensive search for information from, and the use of estimates prepared by, the professional staff dedicated to helping those persons with disabilities and those in other special circumstances.

:aid
9153m430.wp5



MEMORANDUM

DATE: June 8, 1992

TO: John Russell
City of Salem Community Development

FROM: Kerry Hampton
Sumner Sharpe

RE: Housing Data Resources

You have asked us to identify data sources for housing market related information needed to prepare the next Comprehensive Housing Affordability Strategy.

The following source list identifies the agency or firm to be contacted and lists the type of resources that may be available.

Generally available published reports are identified and their contents noted. We have indicated the types of available information that is generally available and that you may want to request. We also have identified selected contact persons.

Information on resources and methods to develop housing data related to special needs information is available in our Memorandum: **Evaluation of CHAS Special Housing Needs Information** (Cogan Sharpe Cogan to John Russell, May 1, 1992).

Resource: Portland HUD Office Area Economist

Materials: Housing Situation Reports (housing market trend information)

Quarterly Economic Reports (market information: employment trends, home sales and rents, vacancy information)

Section 8 Assisted Housing Report (lists of all HUD assisted housing projects)

Directory of Assisted Housing (Salem metro area -- lists projects by program, jurisdiction, and gives phone numbers for each; includes FMHA projects)

Resource: Mid-Willamette Valley Council of Governments

Materials: 1990 Census Information

Building Permit Statistics for census tracts and areas within the Urban Growth Boundary (UGB) (Time series are available)

Estimates of the number of housing units within the UGB area

Comment: Contact Richard Schmidt for information (588-6177). Income and detailed housing characteristics from the 1990 Census tape files scheduled for release in the summer of 1992 should be available from the COG.

Resource: Salem Office-Research Section
Employment Division
State of Oregon
Department of Human Resources

Materials: Employment trends and statistics, wage and earnings information, consumer price indexes

Comment: Contact Earl Fairbanks at the Division (378-2324). Of particular interest is information on average wages in the area. Average wage levels when compared to income needed to afford a home purchase can become part of the affordability analysis. Wage levels by industry and sector are also available.

Resource: Salem Housing Authority
Polk County Housing Authority

Materials: Number of assisted housing units by:

Program (PHA, certificates, vouchers, moderate rehab., Section 202, Section 236, etc.)

Type of occupant (elderly, small family, and large family)

Distribution of units by bedroom size and program type

Number of units occupied by disabled households

Low Income Rental Housing Fund

Comment: Contact Steven Westfall (373-1616) for information on the LIHTC and the Oregon Lenders Credit, Fred Larson or Sharon Dahle (373-1616) on single family and MCC programs, and Lynn Partin (378-5959) on the Low Income Rental fund.

Useful information also may include funding or estimated value of credits or loan write-downs made under these programs. Information on the number of mortgage commitments and their value under the single family programs is also useful for CHAS purposes.

Please also note that Mike Murphy, economist for the OHA, assembles a variety of statistics on the housing market for the State and for various metro areas.

Resource: Marion County Office
Farmers Home Administration (FmHA)
(399-5751, 399-5752)

Polk County Office
Farmers Home Administration (FmHA)
(623-6608)

Materials: Number, type, and location of FmHa assisted housing units within UGB
Number, type, and location of FmHa rural or farmworker housing units

Comment: Our experience has been that not all units in FmHA assisted projects are subsidized units. The current number of subsidized units in each should be checked.

Resource: Community Resources Division
Oregon Housing and Community Development Department
State of Oregon

Materials: Oregon Comprehensive Housing Affordability Strategy (1992-1996)

Comment: The State CHAS has housing projections, estimates of housing needs, and other housing related information for the state and for the Willamette Valley region.

additional special need related references and methods.

The contacts identified above can be used to begin interviews with the service provider network serving the Salem area. These contacts can help you identify other key agencies and facilities, as well as assemble information on special housing needs and resources.

In summary, we note that housing market data and housing related information is limited and, more importantly, fragmented between a number of sources. Little information or no information is collected for the UGB area. Most social service and state statistics will be available only at the county level.

The data and information from a variety of sources will need to be assembled and correlated, critically evaluated, and analyzed in terms of CHAS objectives and requirements.

:aid
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CHAS Table 2B

Market and Inventory Conditions
Housing Stock InventoryU.S. Department of Housing and Urban Development
Office of Community Planning and Development

Comprehensive Housing Affordability Strategy (CHAS)

City of Salem, Oregon

West Area

FY 91 thru FY96

Local FY:
High FY:
Low FY:

OF: (enter date)

Current Estimate as of: 10/91

Category	Total (A)	0 or 1 bedrooms (B)	2 bedrooms (C)	3 or more bedrooms (D)
1. Total Year-Round Housing				
2. Total Occupied Units	12,600	1,740	3,690	7,160
3. Renter Occupied Units	5,550	1,480	2,240	1,830
4. Needing Rehab	790	50	420	320
5. Not Rehabbable	NA	NA	NA	NA
6. Owner Occupied Units	7,040	260	1,450	5,330
7. Needing Rehab	1,050	50	210	790
8. Not Rehabbable	NA	NA	NA	NA
9. Total Vacant Units	NA	→	→	→ NA
10. For Rent				
11. Needing Rehab				
12. Not Rehabbable				
13. For Sale				
14. Needing Rehab				
15. Not Rehabbable				
16. Awaiting Occupancy or Held				
17. Other	NA			NA

Notes:

- See Methods Appendix
- All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
- "-" indicates no survey response for the category
- NA: not available
- The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
- Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UGB and the sub-areas

CHAS Table 2B

Market and Inventory Conditions
Housing Stock InventoryU.S. Department of Housing and Urban Development
Office of Community Planning and Development

Comprehensive Housing Affordability Strategy (CHAS)

City of Salem, Oregon

North Area

FY 91 thru FY96

Current Estimate as of: 10/91

Category	Total (A)	0 or 1 bedrooms (B)	2 bedrooms (C)	3 or more bedrooms (D)
1. Total Year-Round Housing	NA			NA
2. Total Occupied Units	8180	540	2,760	4,890
3. Renter Occupied Units	2,940	540	1,740	660
4. Needing Rehab	430	40	340	40
5. Not Rehabbable	NA	NA	NA	NA
6. Owner Occupied Units	5,250	—	1,020	4,230
7. Needing Rehab	900	—	340	560
8. Not Rehabbable	NA	NA	NA	NA
9. Total Vacant Units	NA	NA	NA	NA
10. For Rent	NA	NA	NA	NA
11. Needing Rehab	NA	NA	NA	NA
12. Not Rehabbable	NA	NA	NA	NA
13. For Sale	NA	NA	NA	NA
14. Needing Rehab	NA	NA	NA	NA
15. Not Rehabbable	NA	NA	NA	NA
16. Awaiting Occupancy or Held	NA	NA	NA	NA
17. Other	NA	NA	NA	NA

Notes:

1. See Methods Appendix
2. All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
3. "—" indicates no survey response for the category
4. NA: not available
5. The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
6. Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UGB and the sub-areas

CHAS Table 1A

Housing Assistance Needs of
Low & Moderate Income Households

City of Salem, Oregon

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Comprehensive Housing Affordability Strategy (CHAS)

Approximate Sample Error
Central Area

FY 91 thru FY96

Current Estimate as of: 10/91

All Households

Household by Type, Income, & Housing Problems	Renters				Owners					
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 Member Households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	All Owners (J)
1. Very Low Income (I to 50%)*	460	590	240	360	750	360	240	—	130	450
2. With Housing Problems	400	590	240	350	730	230	240	—	—	390
3. Physical Defects	220	430	160	190	520	160	110	—	—	190
4. Overcrowded	—	160	240	—	240	—	—	—	—	300
5. Cost Burden > 30%*	400	590	240	340	730	160	240	—	—	240
6. Cost Burden > 50%*	260	590	240	380	630	160	190	—	160	450
7. Other Low-Income (51 to 80%)*	130	420	130	260	510	300	240	190	130	290
8. With Housing Problems	100	360	90	230	440	130	190	130	110	190
9. Physical Defects	—	210	—	116	250	110	110	180	110	280
10. Overcrowded	—	100	100	230	420	—	160	—	130	230
11. Cost Burden > 30%*	90	340	90	—	90	100	—	—	—	—
12. Cost Burden > 50%*	—	—	90	—	90	—	—	—	—	—
13. Total Low-Income	—	—	—	—	—	—	—	—	—	—
14. Moderate Income (81 to 95%)*	100	330	100	130	340	140	160	130	130	300
15. With Housing Problems	100	230	90	—	260	—	130	130	—	190
16. Physical Defects	110	230	110	—	240	—	160	160	—	220
17. Overcrowded	—	130	100	—	230	—	—	—	—	—
18. Cost Burden > 30%*	—	—	—	—	—	—	—	—	—	—
19. Cost Burden > 50%*	—	280	100	160	350	—	280	190	130	440
20. Middle Income HHs (96 to 120%)*	130	280	100	160	350	280	280	190	130	440
21. All Households	500	760	320	510	780	570	580	330	320	780

* See Table 2A for H

* Or, if appropriate, b

Notes:

1. See Methods Appendix

2. All estimates are rounded to nearest 10; rows and columns may not add because of rounding error

3. NA: not available

4. — indicates no survey response for the category

5. The 95% confidence range for each category is the estimated number of households plus and minus

6. the sampling error

Estimates are based on the proportion of responses in the survey sample and on 1990 Census

estimates of the total number of households and units within the UGB and the sub-areas

CHAS Table 1A

Housing Assistance Needs of
Low & Moderate Income HouseholdsU.S. Department of Housing and Urban Development
Office of Community Planning and Development

Comprehensive Housing Affordability Strategy (CHAS)

City of Salem, Oregon

Approximate Sample Error
South Area

FY 91 thru FY96

Current Estimate as of: 10/91

All Households

Household by Type, Income, & Housing Problems	Renters				Owners				All Owners	
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 Member Households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)		All Other Households (I)
1. Very Low Income (0 to 50%)*	270	350	110	190	480	370	190	—	—	410
2. With Housing Problems	270	310	110	160	440	270	190	—	—	310
3. Physical Defects	—	190	—	—	190	130	130	—	—	130
4. Overcrowded	—	—	—	—	—	—	—	—	—	—
5. Cost Burden > 30%	270	310	110	160	440	250	190	—	—	310
6. Cost Burden > 50%	270	290	110	160	430	190	190	—	—	190
7. Other Low-Income (51 to 80%)*	290	420	—	110	570	390	270	160	110	530
8. With Housing Problems	290	390	—	110	490	—	220	110	110	270
9. Physical Defects	130	280	—	—	300	—	220	130	—	250
10. Overcrowded	—	—	—	—	—	—	—	—	—	—
11. Cost Burden > 30%	270	360	—	110	450	—	160	—	110	190
12. Cost Burden > 50%	190	—	—	—	190	—	110	—	—	110
13. Total Low-Income	—	—	—	—	—	—	—	—	—	—
14. Moderate Income (81 to 95%)*	110	230	—	110	270	250	110	110	160	330
15. With Housing Problems	—	110	—	—	110	—	110	—	110	140
16. Physical Defects	—	—	—	—	—	—	—	—	130	130
17. Overcrowded	—	—	—	—	—	—	—	—	—	—
18. Cost Burden > 30%	—	110	—	—	110	—	110	—	—	110
19. Cost Burden > 50%	—	—	—	—	—	—	—	—	—	—
20. Middle Income Households (96 to 120%)*	—	190	110	110	270	220	450	160	110	520
21. All Households	420	680	250	380	780	620	780	420	330	780

1. See Table 2

* Or, if appropriate

Notes:

1. See Methods Appendix
2. All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
3. "—" indicates no survey response for the category
4. NA: not available
5. The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
6. Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UCB and the sub-areas

CHAS Table 1A

Housing Assistance Needs of
Low & Moderate Income Households

City of Salem, Oregon

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Comprehensive Housing Affordability Strategy (CHAS)

Approximate Sample Error
North Area

FY 91 thru FY96

Current Estimate as of: 10/91

All Households

Household by Type, Income, & Housing Problems	Renters					Owners				
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 Member Households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	All Owners (J)
1. Very Low Income (0 to 50%)*	230	310	—	130	400	230	—	—	130	260
2. With Housing Problems	190	310	—	130	380	130	—	—	130	190
3. Physical Deficits	—	180	—	180	180	160	—	—	160	190
4. Overcrowded	—	—	—	—	—	—	—	—	—	—
5. Cost Burden > 30%	190	310	—	130	380	90	—	—	90	130
6. Cost Burden > 50%	150	260	—	150	380	—	—	—	—	—
7. Other Low-Income (51 to 80%)*	230	290	—	160	390	300	160	90	110	320
8. With Housing Problems	190	230	—	130	310	190	90	—	90	230
9. Physical Deficits	—	160	—	—	160	160	180	—	180	—
10. Overcrowded	—	—	—	—	—	—	—	—	—	—
11. Cost Burden > 30%	190	210	—	130	380	150	90	—	—	160
12. Cost Burden > 50%	—	—	—	—	—	—	—	—	—	—
13. Total Low-Income	—	—	—	—	—	—	—	—	—	—
14. Moderate Income (81 to 85%)*	160	190	—	130	290	240	210	—	240	290
15. With Housing Problems	100	90	—	—	190	100	130	—	—	160
16. Physical Deficits	—	110	—	—	110	—	150	—	—	—
17. Overcrowded	—	—	—	—	—	—	—	—	—	—
18. Cost Burden > 30%	90	—	—	—	90	90	90	—	—	130
19. Cost Burden > 50%	—	—	—	—	—	—	—	—	—	—
20. Middle Income (86 to 120%)*	—	210	—	90	230	210	380	130	90	440
21. All Households	360	480	90	310	590	510	580	280	240	590

* See Text

Notes:

1. See Methods Appendix
2. All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
3. — indicates no survey response for the category
4. N/A: not available
5. The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
6. Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UGB and the sub-areas

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

CHAS Table 1A Housing Assistance Needs of Low & Moderate Income Households

Comprehensive Housing Affordability Strategy (CHAS)

FY 91 thru FY96

City of Salem, Oregon
Estimated Number of Households
Central Area

Current Estimate as of: 10/91

All Households

Household by Type, Income, & Housing Problems	Renters					Owners				
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 Member Households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	All Owners (J)
1. Very Low Income (0 to 50%)*	1,240	2,290	330	460	4,630	460	330	—	100	1,190
2. With Housing Problems	950	2,280	330	710	4,280	290	330	—	—	420
3. Physical Defects	230	900	110	170	1,410	110	60	—	—	170
4. Overcrowded	—	150	240	—	390	—	—	—	—	—
5. Cost Burden > 30%	950	2,240	330	670	4,190	190	330	—	—	520
6. Cost Burden > 50%	380	1,620	240	570	2,710	190	190	—	—	380
7. Other Low-Income (51 to 80%)*	100	1,050	100	380	1,620	530	330	190	140	1,190
8. With Housing Problems	50	760	50	290	1,140	100	190	100	100	480
9. Physical Defects	—	230	—	60	280	60	60	—	60	170
10. Overcrowded	—	—	50	—	50	—	—	100	—	100
11. Cost Burden > 30%	50	670	50	290	1,050	50	140	—	100	290
12. Cost Burden > 50%	—	—	50	—	50	—	—	—	—	—
13. Total Low-Income	1,250	3,340	430	1,140	6,250	1,290	660	190	240	2,380
14. Moderate Income (81 to 95%)*	60	620	60	100	820	190	190	190	190	570
15. With Housing Problems	60	290	60	—	390	—	110	110	—	270
16. Physical Defects	60	230	60	—	340	—	110	110	—	240
17. Overcrowded	—	—	50	—	50	—	—	—	—	—
18. Cost Burden > 30%	—	100	—	—	100	—	—	—	—	—
19. Cost Burden > 50%	—	—	—	—	—	—	—	—	—	—
20. Middle Income (96 to 120%)*	100	430	50	140	720	430	430	190	190	1,500
21. All Households	1,530	4,730	570	1,580	8,400	2,100	1,200	620	520	5,590

1. See

* Or, if

Notes:

- See Methods Appendix
- All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
- "—" indicates no survey response for the category
- NA: not available
- The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
- Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UCR and the sub-areas

Form HUD-10000 (08/91)

CHAS Table 1A

Housing Assistance Needs of
Low & Moderate Income Households

City of Salem, Oregon

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Comprehensive Housing Affordability Strategy (CHAS)

FY 91 thru FY96

Estimated Number of Households
South Area

Current Estimate as of: 10/91

All Households

10/51

Current Estimate as of:

Household by Type, Income, & Housing Problems	Renters				Owners					
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 Member Households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	All Owners (J)
1. Very Low Income (0 to 50%)*	350	520	60	170	1150	640	170	—	—	900
2. With Housing Problems	340	460	60	110	970	340	170	—	—	570
3. Physical Defects	—	130	—	—	130	70	70	—	—	130
4. Overcrowded	—	—	—	—	—	—	—	—	—	—
5. Cost Burden > 30%	340	460	60	110	970	290	170	—	—	460
6. Cost Burden > 50%	340	460	60	110	970	—	170	—	—	170
7. Other Low-Income (51 to 80%)*	400	870	—	60	1330	750	350	120	60	1270
8. With Housing Problems	400	740	—	60	1200	—	330	60	60	340
9. Physical Defects	90	320	—	—	390	—	190	60	—	340
10. Overcrowded	—	—	—	—	—	—	—	—	—	—
11. Cost Burden > 30%	340	630	—	60	1030	—	110	—	60	170
12. Cost Burden > 50%	170	—	—	—	170	—	60	—	—	60
13. Total Low-Income	750	1450	60	230	2490	1390	520	120	60	2070
14. Moderate Income (81 to 95%)*	60	230	—	60	350	280	60	60	120	520
15. With Housing Problems	—	60	—	—	60	—	60	—	60	120
16. Physical Defects	—	—	—	—	—	—	—	—	—	—
17. Overcrowded	—	—	—	—	—	—	—	—	—	—
18. Cost Burden > 30%	—	60	—	—	60	—	60	—	—	60
19. Cost Burden > 50%	—	—	—	—	—	—	—	—	—	—
20. Middle Income Households (96 to 120%)*	—	170	60	60	290	230	980	120	60	1390
21. All Households	870	2480	290	690	4330	2470	4160	870	570	7200

1. See Table

* Or, if appropriate

Notes:

See Methods Appendix

1. All estimates are rounded to nearest 10; rows and columns may not add because of rounding error

2. "—" indicates no survey response for the category

3. NA: not available

4. The 95% confidence range for each category is the estimated number of households plus and minus

5. The sampling error

6. Estimates are based on the proportion of responses in the survey sample and on 1990 Census

estimates of the total number of households and units within the UCR and the sub-areas

W - 1404

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

CHAS Table 1A Housing Assistance Needs of Low & Moderate Income Households

Comprehensive Housing Affordability Strategy (CHAS)

FY 91 thru FY96

City of Salem, Oregon

Estimated Number of Households
North Area

Current Estimate as of: 10/91 All Households

Household by Type, Income, & Housing Problems	Renters				Owners					
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly 1 & 2 Member Households (F)	Small Related (2 to 4) (G)	Large Related (5 or more) (H)	All Other Households (I)	All Owners (J)
1. Very Low Income (0 to 50%)*	290	580	—	100	970	290	—	—	100	390
2. With Housing Problems	190	580	—	100	870	190	—	—	100	290
3. Physical Defects	—	100	—	100	110	100	—	—	100	200
4. Overcrowded	—	—	—	—	—	—	—	—	—	—
5. Cost Burden > 30%	190	580	—	100	870	50	—	—	50	100
6. Cost Burden > 50%	100	390	—	100	590	—	—	—	—	—
7. Other Low-Income (51 to 80%)*	290	480	—	100	870	530	140	50	100	820
8. With Housing Problems	190	290	—	100	580	190	60	—	60	300
9. Physical Defects	—	110	—	—	140	140	—	—	—	225
10. Overcrowded	—	—	—	—	—	—	—	—	—	—
11. Cost Burden > 30%	190	240	—	100	530	100	50	—	—	140
12. Cost Burden > 50%	—	—	—	—	—	—	—	—	—	—
13. Total Low-Income	580	1060	—	240	1880	820	140	50	200	1210
14. Moderate Income (81 to 95%)*	190	290	—	100	580	340	140	—	—	580
15. With Housing Problems	50	60	—	—	100	50	100	—	—	140
16. Physical Defects	—	100	—	—	100	—	—	—	—	100
17. Overcrowded	—	—	—	—	—	—	—	—	—	—
18. Cost Burden > 30%	50	—	—	—	50	50	50	—	—	100
19. Cost Burden > 50%	—	—	—	—	—	—	—	—	—	—
20. Middle Income (96 to 120%)*	—	240	—	50	290	290	820	100	50	1250
21. All Households	720	1540	50	580	2940	1780	2700	430	340	5250

1. See I
* Or, II

- Notes:
1. See Methods Appendix
 2. All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
 3. "—" indicates no survey response for the category
 4. N/A: not available
 5. The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
 6. Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UCR applicable sub-areas

Subarea tabulations have the largest sampling error. Cost considerations precluded a survey with a larger sample size for each subarea to reduce sampling error for subarea estimates. When detailed housing and income tabulations from the Census are available, a comparison of the survey's area estimates to those of the Census can be used to evaluate and revise these estimates.

Survey respondents were asked the number of bedrooms in their housing unit. Their response was cross-tabulated with their response to the housing defect question (those identifying one or more physical defect). The tabulation was proportionally adjusted to reflect the owner-to-renter ratio of occupied units reported by the 1990 Census.

The results were used to estimate the number of units in need of rehabilitation (with one or more defects) by bedroom size for the UGB and subareas and complete CHAS Table 2B. The approximate sampling error for the survey estimates was reported on a corresponding table.

1990 Census information was used in Table 2B to estimate the number of for rent, for sale, held, or used for other purposes for the overall UGB area. Information on vacancy status by bedroom size for the UGB or the subareas was not now available.

Because of a low number of responses, rounding error, and differing subsample sizes, a small number of estimates for cells in the CHAS tables appeared to be inconsistent. (An estimate of 100 households with excess rent and an estimate of 90 with housing problems; both estimates were statistically identical.) These cells were adjusted to the estimate based on the subsample with the largest size.

All estimates were rounded to nearest 10. Because of this, rows and columns may not add. Where the tables show "---", it indicates that there was no survey response for this category (cell). Where no information was available an "NA" for not available was entered. The Appendix tables showing approximate sampling error are in terms of number of households: the 95% confidence range for each category is the estimated number of households plus and minus the sampling error.

Note: the cross-tabulations used for developing these CHAS tables are available upon request.

Each was assigned to the appropriate HUD income category based on its household size and its income range: very low, low, moderate, and middle income. (The mid-point of the income ranges used in the survey schedule was used; these ranges were designed to fit the 1991 HUD income guidelines.)

Housing costs were calculated for each respondent household based on their answers to the schedule's housing cost questions.

The housing cost for renters was the sum of their rent and utility payments. The housing cost for owner households was the sum of their mortgage payments, property tax, and hazard insurance payments.

Since utility costs for most households average 18% of housing payments and the tax benefit for homeownership is, at the margin, over 15% of housing payments, utility costs were not included for owner respondents. This provides a more accurate estimate of real housing costs.

To maintain the largest sample size possible, households who answered the income and rent or mortgage cost payment questions but did not know utility, property tax, or insurance costs were assigned, respectively, the average of these costs (identified in the survey) for either renters or owners.

Housing costs were then calculated as a percentage of household income. Each household was classified as paying either 30% or less of its income for housing or more than 30% of its income for housing (excessive cost burden). Similarly, households were classified as paying either 50% or less of their income or 50% or more (severe cost burden).

Based on their responses to the survey's physical condition questions, each respondent household was classified either as one with either one or more identified physical housing defects or one without any identified physical defects.

The number of persons per room was calculated for each respondent household based on its survey response. Those with 1.01 persons per room or more were classified as overcrowded and those with less than 1.01 persons per room as not overcrowded.

Each respondent household was classified as one with or without a housing problem. The household was classed as with a housing problem if it was either paying more than 30% of its income for housing (combined housing costs), or was overcrowded, or had one or more identified physical defect. (This provides a non-duplicate count of households with one or more housing problems.)

Tabulations of the number of respondent households classified according to the CHAS table categories were prepared. Respondent households were sorted by tenure, family type, and income group for those with housing problems, physical defects, overcrowding, and whether

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Summaries of Overcrowding By levels of Q21 Study Area

OVERCROWDING: MEANS

Variable	Value	Label	Mean	Std Dev	Cases
For Entire Population			.4987	.5064	1504
Q21	1.0	East	.4957	.2433	334
Q21	2.0	North	.4403	.2047	226
Q21	3.0	West	.4982	.5024	281
Q21	4.0	South	.4672	.2487	292
Q21	5.0	Central	.5618	.8452	372

Total Cases = 1,513
 Missing Cases = 8 or .6%
 Significance = .04

Overcrowding by Q21 Study Area

OVERCROWDING: CROSS-TABULATION

		AREA					Row Total
		EAST	NORTH	WEST	SOUTH	CENTRAL	
Count	Row Pct	1.00	2.00	3.00	4.00	5.00	
Col Pct							
1.01 OR LESS	1	328 22.3 98.4	226 25.3 100.0	275 18.6 97.8	290 19.6 99.3	356 24.2 95.7	1,475 98.1
MORE THAN 1.01	2	5 18.1 1.6		6 20.8 2.2	2 6.8 0.7	16 54.3 4.3	29 1.9
Column Total		334 22.2	226 15.0	281 18.7	292 19.4	372 24.7	1504 100.0

Significance = .00

Number of Missing Observations: 8

Multiple Housing Conditions by Q10 Ownership Status
Controlling for...
Q21 Study Area Value = 5.00 Central

		OWNERSHIP STATUS		Row Total
Count Row Pct Col Pct		OWN 1.00	RENT 2.00	
NO CONDITIONS	0	126 53.7 82.6	109 46.3 68.0	235 75.1
ONE CONDITION	1	22 44.0 14.5	28 56.0 17.7	50 16.1
TWO CONDITIONS	2	4 38.9 2.9	7 61.1 4.4	11 3.7
THREE CONDITIONS	3		8 100.0 5.3	8 2.7
FOUR CONDITIONS	4		5 100.0 2.9	5 1.5
FIVE CONDITIONS	5		3 100.0 1.8	3 0.9
Column Total		153 48.9	159 51.1	312 100.0

Significance = .00

Number of Missing Observations: 232 (for all five study areas combined)

Multiple Housing Conditions by Q10 Ownership Status
Controlling for...
Q21 Study Area Value = 1.00 East

	Count Row Pct Col Pct	OWNERSHIP STATUS		Row Total
		OWN 1.00	RENT 2.00	
NO CONDITIONS	0	159 69.7 87.8	69 30.3 70.4	229 81.7
ONE CONDITION	1	19 46.6 10.4	22 53.4 22.0	41 14.5
TWO CONDITIONS	2	3 30.0 1.8	8 70.0 7.6	11 3.8
Column Total		181 64.8	99 35.2	280 100.0

Significance = .00

Multiple Housing Conditions by Q10 Ownership Status
Controlling for...
Q21 Study Area Value = 2.00 North

	Count Row Pct Col Pct	OWNERSHIP STATUS		Row Total
		OWN 1.00	RENT 2.00	
NO CONDITIONS	0	121 75.2 85.0	40 24.8 78.6	160 83.3
ONE CONDITION	1	18 70.8 12.3	7 29.2 14.3	25 12.9
TWO CONDITIONS	2	4 62.2 2.6	2 37.8 4.5	6 3.1
THREE CONDITIONS	3		1 100.0 2.7	7 0.7
Column Total		142 73.7	51 26.3	193 100.0

Significance = .21

Housing Conditions by Q10 Ownership Status
Controlling for...
Q21 Study Area Value = 5.00 Central

	Count Row Pct Col Pct	OWNERSHIP STATUS		Row Total
		OWN 1.00	RENT 2.00	
WITH DEFECTS 1		26	50	76
		33.9	66.1	24.4
		16.9	31.5	
WITHOUT DEFECTS 2		126	109	235
		53.7	46.3	75.6
		83.1	68.5	
Column Total		152 48.9	158 51.1	310 100.0

Significance = .00

Number of Missing Observations: 234 (for all five study areas combined)

Housing Conditions by Q10 Ownership Status
Controlling for...
Q21 Study Area Value = 1.00 East

		Count Row Pct Col Pct	OWNERSHIP STATUS		Row Total
			OWN 1.00	RENT 2.00	
WITH DEFECTS	1		22	29	51
			43.1	56.9	18.3
			12.2	29.6	
WITHOUT DEFECTS	2		159	69	229
			69.7	30.3	81.7
			87.8	70.4	
Column Total			181	99	280
			64.8	35.2	100.0

Significance = .00

Housing Conditions by Q10 Ownership Status
Controlling for...
Q21 Study Area Value = 2.00 North

		Count Row Pct Col Pct	OWNERSHIP STATUS		Row Total
			OWN 1.00	RENT 2.00	
WITH DEFECTS	1		21	11	32
			66.2	33.8	16.7
			15.0	21.4	
WITHOUT DEFECTS	2		121	40	160
			75.2	24.8	83.3
			85.0	78.6	
Column Total			142	51	193
			73.7	26.3	100.0

Significance = .29

Q19 Income Group by Q10 Ownership Status
Controlling for...
Q21 Study Area Value = 5.00 Central

		OWNERSHIP STATUS		
	Count Row Pct Col Pct	OWN 1.00	RENT 2.00	Row Total
UNDER \$3,000	1	4	18	22
		16.8	83.2	7.5
		3.2	10.3	
\$3,000 - \$5,999	2	6	12	18
		32.7	67.3	6.3
		5.2	7.0	
\$6,000 - \$10,999	3	10	42	53
		19.8	80.2	18.1
		9.1	23.9	
\$11,000 - \$13,999	4	8	27	35
		23.3	76.7	11.9
		7.0	15.1	
\$14,000 - \$17,999	5	9	13	22
		39.8	60.2	7.6
		7.7	7.6	
\$18,000 - \$20,999	6	7	18	25
		29.3	70.7	8.7
		6.5	10.2	
\$21,000 - \$22,499	7	10	4	14
		68.9	31.1	4.9
		8.5	2.5	
\$22,500 - \$26,499	8	11	15	27
		42.2	57.8	9.1
		9.7	8.7	
\$26,500 - \$29,499	9	5	8	12
		37.7	62.3	4.3
		4.1	4.4	
\$29,500 - \$34,999	10	17	8	25
		66.8	33.2	8.5
		14.4	4.7	
\$35,000 - \$43,999	11	11	6	17
		69.1	36.9	5.9
		9.5	3.6	
\$44,000 - \$49,999	12	7	4	11
		66.0	34.0	3.6
		6.1	2.0	
\$50,000 - \$74,999	13	9		9
		100.0		3.1
		7.7		
\$75,000 AND OVER	14	1		1
		100.0		0.5
		1.2		
Column Total		115	177	292
		39.4	60.6	100.0

Significance = .00

Number of Missing Observations: 368 (for all five study areas combined)

Q19 Income Group by Q10 Ownership Status
Controlling for...
Q21 Study Area Value = 3.00 West

	Count Row Pct Col Pct	OWNERSHIP STATUS		Row Total
		OWN 1.00	RENT 2.00	
UNDER \$3,000	1	1 100.0 0.5		1 0.3
\$3,000 - \$5,999	2	3 26.9 2.8	9 73.1 9.8	12 5.9
\$6,000 - \$10,999	3	6 36.6 5.0	10 63.4 11.1	16 7.7
\$11,000 - \$13,999	4	3 15.7 2.1	14 84.3 14.7	16 7.6
\$14,000 - \$17,999	5	7 41.9 5.8	10 58.1 10.4	17 7.8
\$18,000 - \$20,999	6	8 38.4 6.5	12 61.6 13.4	20 9.5
\$21,000 - \$22,499	7	3 31.9 2.1	5 68.1 5.9	8 3.8
\$22,500 - \$26,499	8	7 52.4 5.8	6 47.6 6.8	13 6.3
\$26,500 - \$29,499	9	7 51.4 6.0	7 48.6 7.3	14 6.6
\$29,500 - \$34,999	10	13 60.0 10.5	8 40.0 9.0	21 9.8
\$35,000 - \$43,999	11	17 87.2 13.9	2 12.8 2.6	19 9.0
\$44,000 - \$49,999	12	10 90.1 8.2	1 9.9 1.2	11 5.1
\$50,000 - \$74,999	13	27 95.1 22.6	1 4.9 1.5	28 13.3
\$75,000 AND OVER	14	10 62.8 8.2	6 37.2 6.2	16 7.3
Column Total		120 56.3	93 43.7	212 100.0

Significance = .00

Q19 Income Group by Q10 Ownership Status
Controlling for...
Q21 Study Area Value = 1.00 East

	Count Row Pct Col Pct	OWNERSHIP STATUS		Row Total
		OWN 1.00	RENT 2.00	
UNDER \$3,000	1	3	7	10
		33.7	66.3	3.9
		2.3	6.1	
\$3,000 - \$5,999	2	9	8	18
		51.9	48.1	6.9
		6.3	7.8	
\$6,000 - \$10,999	3	12	13	26
		48.0	52.0	10.1
		8.5	12.3	
\$11,000 - \$13,999	4	11	14	24
		44.3	55.7	9.6
		7.4	12.5	
\$14,000 - \$17,999	5	12	13	26
		48.7	51.3	10.1
		8.6	12.1	
\$18,000 - \$20,999	6	16	9	24
		64.6	35.4	9.6
		10.9	8.0	
\$21,000 - \$22,499	7	4	3	7
		56.7	43.3	2.9
		2.8	2.9	
\$22,500 - \$26,499	8	8	12	20
		41.3	58.7	7.9
		5.7	10.8	
\$26,500 - \$29,499	9	6	5	10
		55.7	44.3	4.0
		3.9	4.2	
\$29,500 - \$34,999	10	17	10	27
		61.9	38.1	10.5
		11.4	9.4	
\$35,000 - \$43,999	11	24	9	33
		71.8	28.2	13.1
		16.4	8.6	
\$44,000 - \$49,999	12	10		10
		100.0		3.8
		6.7		
\$50,000 - \$74,999	13	10	3	13
		75.6	24.4	5.1
		6.7	2.9	
\$75,000 AND OVER	14	3	3	6
		51.2	48.8	2.5
		2.2	2.8	
Column Total		145	109	254
		57.1	42.9	100.0

Significance = .08

14. (IF NO TO Q. 13) Please estimate your ANNUAL property taxes.
If you don't know, just say so. (ENTER AMOUNT BELOW)

30-33- \$ _____ .** ANNUAL
DK = 8888
NR = 9999

24

15. (IF NO TO Q. 13) Now, please estimate your ANNUAL
hazard/fire insurance. Again, if you don't know, just say so.
(ENTER AMOUNT BELOW)

34-37- \$ _____ .** ANNUAL
DK = 8888
NR = 9999

16. (ADMINISTER TO ALL RESPONDENTS) On the average, how much do
you spend PER MONTH for utilities? Include heat, electricity,
water, garbage service and sewer. Do not include phone or cable
TV. (NOTE: SPECIAL INSTRUCTIONS FOR SOME RESPONDENTS WHO MAY
VOLUNTEER THAT UTILITIES WERE INCLUDED IN RENT. IF SOME
RESPONDENTS VOLUNTEER (DO NOT ASK) THAT UTILITIES WERE INCLUDED
IN RENT, ASK: Are any utilities not included in your rent? THEN
ENTER DOLLAR AMOUNT BELOW. IF RESPONDENT VOLUNTEERS THAT ALL
UTILITIES WERE INCLUDED IN RENT, ENTER 000 (ZERO) BELOW).

38-40- \$ _____ .** MONTHLY
DK = 888
NR = 999

IF ALL UTILITIES INCLUDED IN RENT = 000

17. We don't need your address, but what street do you live on
and what is the name of the closest cross street? (RECORD NAME OF
INTERSECTION BELOW)

18. What is your zip code?

Zip Code: 9 7 _____
41 42 43

19. Finally, what was your last year's (1990) total household
income, before taxes? Please include everyone in YOUR household.
Your best estimate will do. Was it (READ LIST)

44, 45- 01. Under \$3,000
02. \$3,000 - \$5,999
03. \$6,000 - \$10,999
04. \$11,000 - \$13,999
05. \$14,000 - \$17,999
06. \$18,000 - \$20,999
07. \$21,000 - \$22,999
08. \$22,500 - \$26,999
09. \$26,500 - \$29,999
10. \$29,500 - \$34,999
11. \$35,000 - \$43,999
12. \$44,000 - \$49,999
13. \$50,000 - \$74,999
14. \$75,000 and over
15. Refused/NR

20. Census Tract? (DO NOT ASK/RECORD)

Census Tract: _____
46 47 48 49

21. Study area? (DO NOT ASK/RECORD)

Study Area: _____
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SALEM HOUSING SURVEY
NOVEMBER, 1991

Interviewer Name: _____

Date: _____ Questionnaire Number: 1 2 3 4

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Hello, my name is _____ from Decision Sciences, a public opinion research firm. We're conducting a short confidential survey on housing in the Salem area for the City of Salem's Department of Community Development. May I please talk to the head of your household? (IF NOT HEAD OF HOUSEHOLD, WAIT AND ASK THAT INSTEAD) Your opinion is very important to us; we need to find out how housing in the Salem area and housing needs of people like you have changed during this decade so we can plan for the 1990's. Your answers are completely confidential. No one from the city or any other agency will see your answers.

1. Do you live in a single family home, a mobile home, or a structure with more than one dwelling unit?

- 5- 1. Single family home
2. Mobile home
3. Structure with more than one unit
4. Other (Specify: _____)
5. DK/NS
6. NR

2. (IF STRUCTURE WITH MORE THAN ONE UNIT TO Q. 1) Please estimate the number of dwelling units in the structure. (ENTER NUMBER OF UNITS BELOW)

6 7 8

Now, I'd like to ask you some questions about your household. By household, we mean people living together who have some relationship with each other, either by blood, marriage or some other relationship. Sometimes this is a family, sometimes not. For example, it is not people who are simply roommates or boarders who don't share or have another relationship.

3. How many households are there in your dwelling unit? (ENTER NUMBER OF HOUSEHOLDS BELOW)

9- _____
DK=8
NR=9

4. For YOUR household, is the head of household or spouse 62 years of age or older?

- 10- 1. Yes
2. No
3. Refused

5. How many people are there in YOUR household? (ENTER NUMBER OF PEOPLE BELOW)

11, 12- _____
DK=88
NR=99

6. (IF MORE THAN ONE HOUSEHOLD IN Q. 3) What is the total number of people living in your dwelling unit? (ENTER NUMBER OF PEOPLE BELOW)

13, 14- _____
DK=88
NR=99

CONCLUSION

According to the data presented in this report, housing conditions in the Salem area appear to be quite good. The highest percent of problems was 7.5% reporting that the attic was not insulated, and less than 2% of households were categorized as overcrowded.

In a comparative sense, the Central subarea distinguished itself from the other subareas, reporting more housing problems for each type, having a greater percent of renters, having lower income, and having the highest percent of overcrowding.

**Multiple Housing
Conditions by
Tenure (by Area)**

Regardless of what the housing condition problem was, the number of problems reported for each respondent was summed across a possible 5 problems.

This is a 3-way cross-tabulation for each area. See Appendix D.

Analysis. Multiple conditions were only significant between renters and owners for East and Central. In both cases, renters reported more condition problems than did owners.

**Income by
Tenure (by Area)**

See Appendix B. This is a 3-way cross tabulation as are Appendices C and D, meaning that each area has its own cross-tab table in the appendix. Missing observations are only reported for all five study areas combined at the end of each appendix.

Analysis. Renters tended to report lower incomes than did owners. Only East did not reach statistical significance, although a similar trend was noticed. In most cases, renters were more noticeable in the under \$21,000 categories. Owners varied in their beginning of noticeability; \$26,500 and above for North and South, \$29,500 for East and Central, and \$35,000 for West.

Income Distribution Q19 Income Group by Q21 Study Area

Count Row Pct Col Pct		AREA					Row Total
		EAST 1.00	NORTH 2.00	WEST 3.00	SOUTH 4.00	CENTRAL 5.00	
UNDER \$3,000	1	10	4	1	3	22	39
		25.3	10.6	1.6	6.6	55.9	3.4
		3.9	2.4	0.3	1.2	7.4	
\$3,000 - \$5,999	2	18	5	12	6	20	61
		28.6	7.7	20.4	9.9	33.3	5.3
		6.9	2.7	5.8	2.8	6.9	
\$6,000 - \$10,999	3	26	10	17	21	54	127
		20.2	7.9	13.5	16.1	42.3	11.0
		10.1	5.8	8.0	9.5	18.2	
\$11,000 - \$13,999	4	24	20	17	11	35	107
		22.7	18.8	16.0	10.0	32.5	9.3
		9.5	11.6	7.9	5.0	11.7	
\$14,000 - \$17,999	5	26	13	18	17	22	95
		26.9	13.5	18.5	17.6	23.5	8.2
		10.0	7.4	8.1	7.8	7.5	
\$18,000 - \$20,999	6	24	17	20	18	25	105
		23.3	15.9	19.3	17.1	24.3	9.0
		9.6	9.6	9.4	8.3	8.6	
\$21,000 - \$22,499	7	7	7	8	11	14	48
		15.1	14.7	16.8	23.5	29.9	4.1
		2.8	4.1	3.7	5.2	4.8	
\$22,500 - \$26,499	8	20	18	13	12	27	90
		22.1	20.2	14.7	13.5	29.4	7.8
		7.8	10.5	6.1	5.7	9.0	
\$26,500 - \$29,499	9	10	13	14	9	12	59
		17.4	21.4	23.9	15.9	21.3	5.1
		4.0	7.2	6.5	4.3	4.2	
\$29,500 - \$34,999	10	28	17	21	21	25	112
		24.8	15.1	18.7	19.1	22.3	9.6
		10.8	9.7	9.7	9.9	8.4	
\$35,000 - \$43,999	11	33	25	19	36	18	132
		25.1	18.8	14.5	27.6	13.9	11.4
		13.0	14.3	8.8	16.9	6.2	
\$44,000 - \$49,999	12	11	8	12	16	11	58
		18.5	14.6	20.3	28.3	18.3	5.0
		4.2	4.9	5.5	7.6	3.6	
\$50,000 - \$74,999	13	13	17	28	21	9	88
		14.6	18.9	32.2	24.2	10.2	7.6
		5.0	9.5	13.1	9.8	3.0	
\$75,000 AND OVER	14	6	1	16	13	1	37
		16.9	2.4	41.8	35.2	3.8	3.2
		2.5	0.5	7.2	6.1	0.5	
Column Total		256	174	216	216	296	1,158
		22.1	15.0	18.7	18.6	25.6	100.0

Significance = .00

Number of Missing Observations: 354

**Attic Insulation
Needed**

Q7d Problems - Attic Not Insulated by Q21 Study Area

		Count	AREA					Row
		Row Pct	EAST	NORTH	WEST	SOUTH	CENTRAL	Total
		Col Pct	1.00	2.00	3.00	4.00	5.00	
YES	1		21	13	17	19	42	113
			19.0	11.5	15.5	16.4	37.5	7.5
			6.4	5.7	6.2	6.3	11.3	
NO	2		256	182	227	237	261	1,163
			22.0	15.6	19.5	20.4	22.5	77.0
			76.7	79.6	80.6	81.2	69.8	
DON'T KNOW	3		41	23	25	23	55	166
			24.6	13.8	14.9	13.6	33.2	11.0
			12.2	10.0	8.8	7.7	14.7	
NO RESPONSE	4		16	11	12	14	16	68
			23.1	15.6	18.0	20.3	22.9	4.5
			4.7	4.6	4.4	4.7	4.2	
Column Total			334	228	281	292	375	1,510
			22.1	15.1	18.6	19.4	24.8	100.0

Significance = .02

Number of Missing Observations: 2

Analysis. Although cell sizes choosing yes were small, Central respondents were more likely to report attic insulation problems. However, they were also more likely to be unsure (as were East respondents).

Electrical Problems

Q7b Problems - Electrical by Q21 Study Area

		Count Row Pct Col Pct	AREA					Row Total
			EAST 1.00	NORTH 2.00	WEST 3.00	SOUTH 4.00	CENTRAL 5.00	
YES	1	9	5	1	4	21	40	
		21.8	12.4	3.4	11.1	51.3	2.7	
		2.6	2.2	0.5	1.5	5.5		
NO	2	326	223	281	289	353	1,472	
		22.2	15.2	19.1	19.6	24.0	97.3	
		97.4	97.8	99.5	98.5	94.3		
DON'T KNOW	3					1	1	
						100.0	0.0	
						0.2		
Column Total		335	228	282	293	375	1,513	
		22.1	15.1	18.6	19.4	24.8	100.0	

Significance = .01

Number of Missing Observations 0

Analysis. Just under 3% of all respondents reported electrical problems. More Central respondents reported such problems.

Elderly in Household

Q4 Household Head Elderly? by Q21 Study Area

		Count Row Pct Col Pct	AREA					Row Total
			EAST 1.00	NORTH 2.00	WEST 3.00	SOUTH 4.00	CENTRAL 5.00	
YES	1		104	82	92	90	115	484
			21.6	17.0	19.1	18.5	23.9	32.1
			31.2	36.0	32.8	30.9	30.8	
NO	2		231	146	189	199	259	1,023
			22.5	14.3	18.5	19.4	25.3	67.8
			68.8	64.0	67.2	68.5	69.2	
REFUSED	3				2		2	
					100.0		0.1	
					0.7			
Column Total			335	228	281	290	375	1,509
			22.2	15.1	18.6	19.2	24.9	100.0

Significance = .25

Number of Missing Observations: 4

Analysis. There were no significant differences by area. Roughly one-third of all households had an elderly (age 62+) household head.

Housing Type

Q1 Type of Dwelling by Q21 Study Area

	Count Row Pct Col Pct	AREA					Row Total
		EAST	NORTH	WEST	SOUTH	CENTRAL	
		1.00	2.00	3.00	4.00	5.00	
SINGLE FAMILY	1	209	146	203	209	235	1,002 66.2
		20.9	14.6	20.3	20.8	23.4	
		62.4	64.1	72.0	71.21	62.7	
MOBILE HOME	2	46	23	10	11	15	105 6.9
		44.2	22.3	9.3	10.2	14.0	
		13.8	10.2	3.4	3.7	3.9	
MULTIPLE UNITS	3	80	58	67	74	124	402 26.6
		19.8	14.4	16.7	18.3	30.9	
		23.8	25.3	23.7	25.1	33.1	
OTHER	4		1	2		1	4 0.3
			22.4	54.8		22.7	
			0.4	0.8		0.2	
Column Total		335	228	282	293	375	1,513
		22.1	15.1	18.6	19.4	24.8	100.0

Significance = .00

Number of Missing Observations: 0

Analysis. For single family units, West and South had more than other areas. East and North had more mobile homes than the other areas. For multiple units, Central stood above the other areas.

respondents in that cell. The second is the row percentage and the third is the column percentage. Also notice the reminder code in the upper left-most cell, where it says "Count" and below that, "Row Pct" and "Col Pct". Using the first table in the results section as an example, we can say that, with rounding, 60% of East respondents owned their residence, compared to 43% of Central respondents. The use of column percents (where each column adds to 100%) makes possible comparisons of different sized sub-samples.

The Row Total (right-most) column provides sums across each row (59% of all respondents owned their residence), and these percents also add to 100%. The Column Total (bottom-most) row of the table provides sums for each column of the total sample (22% of all respondents lived in the East sample area), and these percents also add to 100%. The right-bottom corner of the table reports total sample for this cross-tab (1492 and 100%). Note that respondents had to give a valid response to both questions, i.e. tenure and sample area. Note the last line of the table reports 21 missing observations, which means 21 respondents had missing data for one or both of the assessed variables.

The line below the bottom of the table indicates the table's significance. Convention states that any number .05 and smaller indicates that reliable differences between subgroups exist in the table.

While this number tells you there is a significant difference, it does not tell you where the significant differences lie. The text following each table presents an interpretation of where significant difference, if any, lie. We can say from this example that Central respondents were significantly least likely to own their residence, while North and South respondents were most likely to own their residents.



**HOUSING CONDITIONS SURVEY
POPULATION VS. SAMPLE DISTRIBUTION**

Area/Census Tracts *	Population - % **	Sample - %
East 16,17,18	32,500 - 21.4%	335 - 22.1%
North 14,15, part of 53	24,000 - 15.8%	228 - 15.1%
West 10-13, 51,52, part of 53	29,665 - 19.5%	282 - 18.6%
South 19-23, part of 24	31,400 - 20.7%	293 - 19.4%
Central 1-9	34,417 - 22.6%	375 - 24.8%
Totals	151,982 - 100.0%	1,513 - 100.0%

* Areas to include population only within urban growth boundary.

** Population figures provided by City of Salem, Community Development & Urban Development.

Margin of Error

Any sampling of behavior and attitudes is subject to a margin-of-error, which represents the difference between a sample of a population and the total population. For the total sample size of 1,513, if the respondents answered a particular question in the proportion of 90% one way and 10% the other way, the margin-of-error would be $\pm 1.51\%$. If they answered 50% each way, the error margin would be $\pm 2.52\%$. These plus-minus figures represent the differences between the sample and the total population at the 95% confidence interval.

Since many subgroup analyses were conducted, margin-of-error would vary depending on the sample size in the subgroup under analysis. Below are the 90%/10% to 50%/50% error margins for different sample sizes. Note the margins-of-error for the 300 sample size which was approximately the sample size of each subarea.

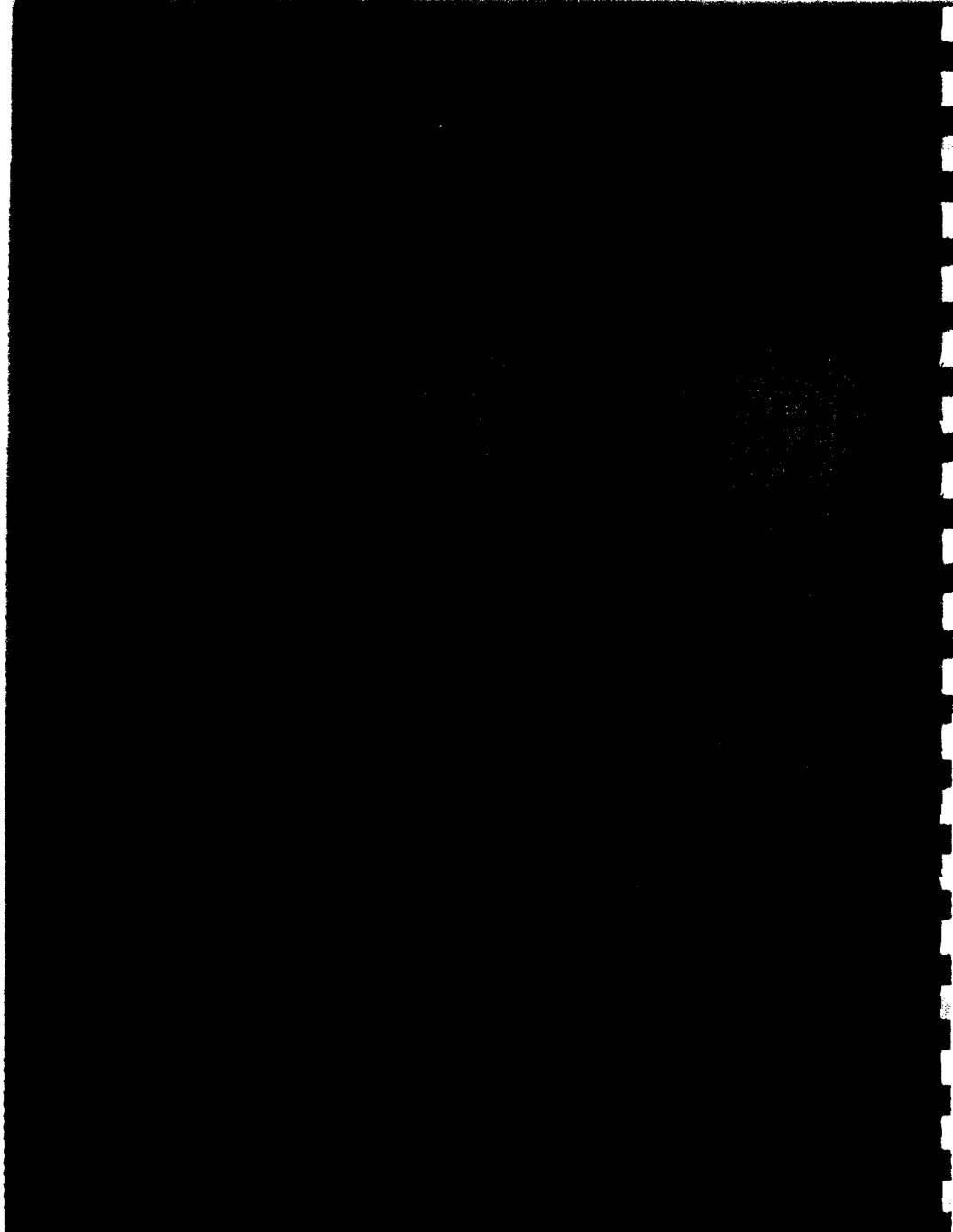
For example, 59.6% of the respondents residing in the East area of Salem said they owned their house and 40.4% said they rent. The full sample for the East area,



Among the 872 owners who reported paying utilities separate from their mortgage payments, the median monthly payment for utilities was \$120.00 (mean=\$120.39). Among the 583 renters who reported paying utilities separate from their rent payments, the median monthly payment for utilities was \$75.00 (mean=\$95.73).

Respondents were classified by sample area into North, South, East, West, and Central. Details of comparisons by sample area follow in this report, but in a comparative sense, the Central subarea distinguished itself from the other subareas, reporting more housing problems for each type, having a greater percent of renters, having lower income, and having the highest percent of overcrowding.







- ◆ Of low-income (51 to 80% of median) renter households, the East, West and Central Subareas each have almost 25% of the total. Low-income homeowners are spread fairly evenly throughout the five subareas.
- ◆ Overall, housing conditions in the Salem-Keizer area are quite good, but there are subareas and census tracts with wide variations from the average.
- ◆ The external condition of both structures and roof systems is quite good, with roof systems receiving the lowest percent (92.6%) "average or better" rating; external structural conditions for 96.3% of the residential units were rated "average or better"; and the general upkeep level of all Salem-Keizer units was very high -- 99.5% were rated "average or better."
- ◆ Central Subarea residences are most likely to have both internal and external housing conditions needing repair or rehabilitation.
- ◆ The Central Subarea had the lowest percentage of units rated "average or better" on external conditions; 1,688 units rated below "average or better" and most of these, 1,543 units were rated "fair."
- ◆ The West Subarea was the only other subarea where the percentage of units rated "fair" exceeded the overall average of 6.77%.
- ◆ The West Subarea had the largest number, 29, of "boarded up" units; the Central Subarea had the largest number, 138, of units rated "poor."
- ◆ This pattern was generally consistent for both single and multi-family units. Notably, there are 2,698 single-family units rated "fair" with 1,029 of these in Central Subarea; the number of units rated "fair" in the other four subareas ranges from 288 in North to 577 in the West Subarea.
- ◆ For the 1,129 multi-family units rated fair, 513 were in the Central Subarea, with 319 in the West Subarea. Eighty multi-family units in Central were rated "poor."
- ◆ Almost 98% of the mobile home units on a single-family site were rated "average or better"; only 12 of 525 units rated "fair" or worse. However, on sites with two or more mobile units, 45% rated "fair" or worse -- 232 out of 290. This was the lowest condition rating for any category of units.
- ◆ Only 80 sites with a combined single family unit-commercial uses were identified; 85% of these rated "average or better." Of the 38 combined sites with two or more residential units, 93% rated "average or better."





Table 9
Roof Condition Ratings
Commercial/Residential-Single Family Units
Number of Sites Inspected

Table 10
Roof Condition Ratings
Commercial/Residential-Single Family Units
Percent of Census Tract

Structural

Table 11
Structural Condition Ratings
Single Family Sites
Number of Sites Inspected

Table 12
Structural Condition Ratings
Single Family Sites
Percent of Census Tract

Table 13
Structural Condition Ratings
Multi-Family Sites
Number of Sites Inspected

Table 14
Structural Condition Ratings
Multi-Family Sites
Percent of Census Tract

Table 15
Structural Condition Ratings
Single Family Mobile Home Sites
Number of Sites Inspected

Table 16
Structural Condition Ratings
Single Family Mobile Home Sites
Percent of Census Tract

Table 17
Structural Condition Ratings
Sites with Two or More Mobile Homes
Number of Sites Inspected

Table 18
Structural Condition Ratings
Sites with Two or More Mobile Homes
Percent of Census Tract

Table 19
Structural Condition Ratings
Commercial/Residential-Single Family Units
Number of Sites Inspected

Overall Condition Ratings Table 12

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Commercial/Residential-More than One Unit
Percent of Census Tract

Census Tract*	Percentage of Census Tract-Sites Inspected					
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	All Sites
7	100.00%					100.00%
9	100.00%					100.00%
13	100.00%					100.00%
18	100.00%					100.00%
53	50.00%	50.00%				100.00%
UGB Area	83.33%	16.67%	0.00%	0.00%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites with multi-units and a commercial use

Only the Overall ratings are reported: one site in tract 53 had a structural rating of Fair. All other ratings were Average or Better

Overall Condition Ratings Table 10

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings Commercial/Residential-Single Family Units Percent of Census Tract

Percentage of Census Tract-Sites Inspected						
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	Not Visible	All Sites
2	100.00%					100.00%
3	100.00%					100.00%
4	100.00%					100.00%
5	40.00%		60.00%			100.00%
6	80.00%	20.00%				100.00%
7	100.00%					100.00%
9	100.00%					100.00%
11	100.00%					100.00%
12	100.00%					100.00%
13	66.67%			33.33%		100.00%
14	100.00%					100.00%
15	88.89%	11.11%				100.00%
16	100.00%					100.00%
17	66.67%	33.33%				100.00%
18	83.33%	16.67%				100.00%
21	66.67%	16.67%		16.67%		100.00%
22	50.00%	50.00%				100.00%
25	100.00%					100.00%
51	100.00%					100.00%
53	66.67%	33.33%				100.00%
UGB Area	85.00%	8.75%	3.75%	2.50%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites with single units and a commercial use

Overall Condition Ratings Table 8

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Sites with Two or More Mobile Homes
Percent of Census Tract

Percentage of Census Tract-Sites Inspected						
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	Not Visible	All Sites
7	100.00%					100.00%
11	100.00%					100.00%
14	100.00%					100.00%
15	60.00%	20.00%	20.00%			100.00%
16	66.67%	33.33%				100.00%
17	100.00%					100.00%
18	100.00%					100.00%
20	100.00%					100.00%
23		100.00%				100.00%
24	100.00%					100.00%
25	100.00%					100.00%
UGB Area	80.00%	16.00%	4.00%	0.00%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites improved more than one with mobile home
Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

Overall Condition Ratings Table 6

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings Single Family Mobile Home Sites Percent of Census Tract

Percentage of Census Tract-Sites Inspected						
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	Not Visible	All Sites
12		100.00%				100.00%
14	60.00%	20.00%	20.00%			100.00%
15	100.00%					100.00%
16	98.66%	1.01%	0.34%			100.00%
17	99.00%	1.00%				100.00%
20	91.67%	8.33%				100.00%
22	100.00%					100.00%
23	84.62%	7.69%			7.69%	100.00%
24	100.00%					100.00%
25	100.00%					100.00%
28	94.12%	5.88%				100.00%
52	100.00%					100.00%
53	100.00%					100.00%
UGB Area	97.72%	1.71%	0.38%	0.00%	0.19%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites improved with a single mobile home
Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

Overall Condition Ratings Table 4

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Multi-Family Sites
Percent of Census Tract

Census Tract*	Percentage of Census Tract-Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
1	50.00%	46.43%	3.57%			100.00%
2	75.41%	24.59%				100.00%
3	80.15%	16.79%	3.05%			100.00%
4	90.41%	9.59%				100.00%
5	83.78%	13.51%	2.70%			100.00%
6	84.88%	13.95%	1.16%			100.00%
7	93.00%	6.00%	1.00%			100.00%
9	90.57%	9.43%				0.00%
10	77.63%	22.37%				100.00%
11	96.81%	2.13%	1.06%			100.00%
12	83.56%	16.44%				100.00%
13	89.58%	8.33%	2.08%			100.00%
14	94.51%	5.49%				100.00%
15	98.52%	1.48%				100.00%
16	96.52%	2.99%	0.50%			100.00%
17	95.69%	4.31%				100.00%
18	93.07%	6.93%				100.00%
20	100.00%					100.00%
21	88.46%	11.54%				100.00%
22	90.63%	9.38%				100.00%
23	95.56%	3.70%			0.74%	100.00%
24	69.23%	15.38%			15.38%	100.00%
25	94.12%				5.88%	100.00%
28	100.00%					100.00%
51	88.89%	11.11%				100.00%
52	85.94%	14.06%				100.00%
53	100.00%					100.00%
UGB Area	90.12%	9.18%	0.51%	0.00%	0.20%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites with two or more units only

Overall Rating Table 2

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Single Family Sites
Percent of Census Tract

Percentage of Census Tract-Sites Inspected						
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	Not Visible	All Sites
1	55.17%	44.83%				100.00%
2	81.62%	18.38%				100.00%
3	81.01%	16.86%	2.13%			100.00%
4	88.50%	10.77%	0.44%	0.15%	0.15%	100.00%
5	87.20%	11.68%	1.06%	0.07%		100.00%
6	87.41%	12.41%	0.19%			100.00%
7	92.81%	6.99%	0.21%			100.00%
9	84.07%	15.19%	0.41%	0.34%		0.00%
10	63.93%	34.60%	1.17%	0.29%		100.00%
11	91.91%	7.72%	0.38%			100.00%
12	91.53%	8.13%	0.34%			100.00%
13	92.91%	5.97%	0.71%	0.40%		100.00%
14	95.27%	4.42%	0.31%			100.00%
15	93.99%	5.26%	0.52%	0.03%	0.20%	100.00%
16	95.39%	4.13%	0.32%	0.05%	0.10%	100.00%
17	94.70%	5.10%	0.20%			100.00%
18	92.32%	7.64%	0.04%			100.00%
20	95.52%	3.63%	0.75%		0.11%	100.00%
21	93.11%	6.62%	0.16%		0.11%	100.00%
22	95.22%	4.38%	0.24%	0.04%	0.12%	100.00%
23	96.36%	2.50%	0.15%	0.07%	0.92%	100.00%
24	90.21%	2.14%	0.40%		7.24%	100.00%
25	92.72%	3.86%			3.42%	100.00%
28	95.38%	3.08%			1.54%	100.00%
51	86.87%	11.78%	0.77%	0.58%		100.00%
52	96.91%	2.50%	0.04%	0.08%	0.46%	100.00%
53	97.51%	1.31%		1.04%	0.14%	100.00%
UGB Area	92.42%	6.77%	0.37%	0.10%	0.33%	100.00%

Notes: Census Tracts include only the area within the UGB



NUMBER OF UNITS-OVERALL RATINGS TABLE 14

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Commercial/Residential-More than One Unit-Estimated Number of Units
Percent of Census Tract

Census Tract*	Percentage of Census Tract-Sites Inspected					
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	All Sites
7	100.00%					100.00%
9	100.00%					100.00%
13	100.00%					100.00%
18	100.00%					100.00%
53	50.00%	50.00%				100.00%
UGB Area	92.68%	7.32%	0.00%	0.00%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites with multi-units and a commercial use

Only the Overall ratings are reported: one site in tract 53
had a structural rating of Fair. All other ratings were Average
or Better

NUMBER OF UNITS-OVERALL RATINGS TABLE 12

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Commercial/Residential-Single Family Units-Estimated Number of Units
Percent of Census Tract

Census Tract*	Percentage of Census Tract-Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
2	100.00%					100.00%
3	100.00%					100.00%
4	100.00%					100.00%
5	40.00%		60.00%			100.00%
6	80.00%	20.00%				100.00%
7	100.00%					100.00%
9	100.00%					100.00%
11	100.00%					100.00%
12	100.00%					100.00%
13	66.67%			33.33%		100.00%
14	100.00%					100.00%
15	88.89%	11.11%				100.00%
16	100.00%					100.00%
17	66.67%	33.33%				100.00%
18	83.33%	16.67%				100.00%
21	66.67%	16.67%		16.67%		100.00%
22	50.00%	50.00%				100.00%
25	100.00%					100.00%
51	100.00%					100.00%
53	66.67%	33.33%				100.00%
UGB Area	85.00%	8.75%	3.75%	2.50%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites with single units and a commercial use

NUMBER OF UNITS-OVERALL RATINGS TABLE 10

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Sites with Two or More Mobile Homes-Estimated Number of Units
Percent of Census Tract

Census Tract*	Percentage of Census Tract-Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
7	100.00%					100.00%
11	100.00%					100.00%
12	100.00%					100.00%
15	46.27%	47.76%	5.97%			100.00%
16	12.23%	87.77%				100.00%
17	100.00%					100.00%
18	100.00%					100.00%
20	100.00%					100.00%
23		100.00%				100.00%
24	100.00%					100.00%
25	100.00%					100.00%
UGB Area	55.56%	42.15%	2.30%	0.00%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

NUMBER OF UNITS-OVERALL RATINGS TABLE 8

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Single Family Mobile Home Sites-Estimated Number of Units
Percent of Census Tract

Census Tract*	Percentage of Census Tract-Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not visible	
12		100.00%				100.00%
14	60.00%	20.00%	20.00%			100.00%
15	100.00%					100.00%
16	98.66%	1.01%	0.34%			100.00%
17	99.00%	1.00%				100.00%
20	91.67%	8.33%				100.00%
22	100.00%					100.00%
23	84.62%	7.69%			7.69%	100.00%
24	100.00%					100.00%
25	100.00%					100.00%
28	94.12%	5.88%				100.00%
52	100.00%					100.00%
53	100.00%					100.00%
UGB Area	97.72%	1.71%	0.38%	0.00%	0.19%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites improved with a single mobile home
Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

NUMBER OF UNITS-OVERALL RATINGS TABLE 6

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Multi-Family Sites-Estimated Number of Units
Percent of Census Tract

Census Tract*	Percentage of Census Tract-Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
1	55.70%	29.11%	15.19%			100.00%
2	79.72%	20.28%				100.00%
3	87.56%	11.15%	1.29%			100.00%
4	92.36%	7.64%				100.00%
5	95.04%	4.31%	0.65%			100.00%
6	87.57%	11.88%	0.55%			100.00%
7	94.83%	4.56%	0.61%			100.00%
7	92.46%	7.54%				100.00%
10	76.71%	23.29%				100.00%
11	98.84%	0.58%	0.58%			100.00%
12	81.05%	18.95%				100.00%
13	96.87%	2.79%	0.34%			100.00%
14	92.41%	7.59%				100.00%
15	99.54%	0.46%				100.00%
16	98.73%	1.01%	0.26%			100.00%
17	98.36%	1.64%				100.00%
18	91.04%	8.96%				100.00%
20	100.00%					100.00%
21	96.33%	3.67%				100.00%
22	96.50%	3.50%				100.00%
23	97.85%	1.79%	0.36%			100.00%
24	80.95%	9.52%			9.52%	100.00%
25	96.77%				3.23%	100.00%
28	100.00%					100.00%
51	94.29%	5.71%				100.00%
52	92.61%	7.39%				100.00%
53	100.00%					100.00%
UGB Area	93.50%	5.95%	0.50%	0.00%	0.04%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites with two or more units

NUMBER OF UNITS-OVERALL RATINGS TABLE 4

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
Single Family Sites-Estimated Number of Units
Percent of Census Tract

Census Tract*	Percentage of Census Tract-Sites Inspected						All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible		
1	55.17%	44.83%					100.00%
2	81.62%	18.38%					100.00%
3	81.01%	16.86%	2.13%				100.00%
4	88.50%	10.77%	0.44%	0.15%	0.15%		100.00%
5	87.20%	11.68%	1.06%	0.07%			100.00%
6	87.41%	12.41%	0.19%				100.00%
7	92.81%	6.99%	0.21%				100.00%
9	84.07%	15.19%	0.41%	0.34%			100.00%
10	63.93%	34.60%	1.17%	0.29%			100.00%
11	91.91%	7.72%	0.38%				100.00%
12	91.53%	8.13%	0.34%				100.00%
13	92.91%	5.97%	0.71%	0.40%			100.00%
14	95.27%	4.42%	0.31%				100.00%
15	93.99%	5.26%	0.52%	0.03%	0.20%		100.00%
16	95.39%	4.13%	0.32%	0.05%	0.10%		100.00%
17	94.70%	5.10%	0.20%				100.00%
18	92.32%	7.64%	0.04%				100.00%
20	95.52%	3.63%	0.75%		0.11%		100.00%
21	93.11%	6.62%	0.16%		0.11%		100.00%
22	95.22%	4.38%	0.24%	0.04%	0.12%		100.00%
23	96.36%	2.50%	0.15%	0.07%	0.92%		100.00%
24	90.21%	2.14%	0.40%		7.24%		100.00%
25	92.72%	3.86%			3.42%		100.00%
28	95.38%	3.08%			1.54%		100.00%
51	86.87%	11.78%	0.77%	0.58%			100.00%
52	96.91%	2.50%	0.04%	0.08%	0.46%		100.00%
53	97.51%	1.31%		1.04%	0.14%		100.00%
UGB Area	92.42%	6.77%	0.37%	0.10%	0.33%		100.00%

Notes: Census Tracts include only the area within the UGB

NUMBER OF UNITS-OVERALL RATINGS TABLE 2

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Overall Condition Ratings
ALL Sites-Estimated Number of Units
Percent of Census Tract

Census Tract*	Percentage of Census Tract-Sites Inspected						All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not visible		
1	55.53%	30.12%	14.35%				100.00%
2	82.51%	17.49%					100.00%
3	83.32%	14.85%	1.84%				100.00%
4	90.72%	8.97%	0.19%	0.06%	0.06%		100.00%
5	90.15%	8.87%	0.94%	0.04%			100.00%
6	87.42%	12.32%	0.25%				100.00%
7	93.71%	5.93%	0.36%				100.00%
9	87.81%	11.78%	0.23%	0.19%			100.00%
10	70.79%	28.53%	0.54%	0.14%			100.00%
11	94.30%	5.25%	0.45%				100.00%
12	88.16%	11.61%	0.23%				100.00%
13	94.78%	4.43%	0.53%	0.26%			100.00%
14	94.90%	4.83%	0.26%				100.00%
15	92.86%	6.30%	0.67%	0.02%	0.14%		100.00%
16	94.96%	4.66%	0.30%	0.03%	0.06%		100.00%
17	96.20%	3.68%	0.12%				100.00%
18	91.89%	8.09%	0.03%				100.00%
20	96.52%	2.84%	0.57%		0.08%		100.00%
21	94.24%	5.56%	0.10%	0.03%	0.07%		100.00%
22	95.61%	4.12%	0.16%	0.03%	0.08%		100.00%
23	96.48%	2.46%	0.12%	0.06%	0.88%		100.00%
24	89.95%	2.48%	0.37%		7.20%		100.00%
25	93.58%	3.15%	3.27%				100.00%
28	95.24%	3.57%			1.19%		100.00%
51	90.31%	8.96%	0.42%	0.31%			100.00%
52	96.10%	3.43%	0.03%	0.07%	0.37%		100.00%
53	97.49%	1.44%		0.94%	0.13%		100.00%
UGB Area	92.49%	6.77%	0.47%	0.07%	0.20%		100.00%

Notes: Census Tracts include only the area within the UGB

Table 12
Commercial/Residential-Single Family Units
Percent of Census Tract

Table 13
Commercial/Residential-More than One Unit
Number of Units

Table 14
Commercial/Residential-More than One Unit
Percent of Census Tract

SUBAREA-NUMBER OF UNITS-OVERALL RATINGS TABLE 14

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Subarea Overall Condition Ratings
Commercial/Residential-More than One Unit-Estimated Number of Units
Percent of Subarea

Subareas	Percentage of Census Tract-Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
North	-	-	-	-	-	-
East	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%
South	-	-	-	-	-	-
West	81.25%	18.75%	0.00%	0.00%	0.00%	100.00%
Central	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%
UGB Area	92.68%	7.32%	0.00%	0.00%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites with multi-units and a commercial use

Only the Overall ratings are reported: one site in tract 53
had a structural rating of Fair. All other ratings were Average
or Better

SUBAREA-NUMBER OF UNITS-OVERALL RATINGS TABLE 12

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Subarea Overall Condition Ratings
Commercial/Residential-Single Family Units-Estimated Number of Units
Percent of Subarea

Subareas	Percentage of Census Tract-Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
North	90.91%	9.09%	0.00%	0.00%	0.00%	100.00%
East	85.71%	14.29%	0.00%	0.00%	0.00%	100.00%
South	62.50%	25.00%	0.00%	12.50%	0.00%	100.00%
West	88.24%	5.88%	0.00%	5.88%	0.00%	100.00%
Central	86.67%	3.33%	10.00%	0.00%	0.00%	100.00%
UGB Area	85.00%	8.75%	3.75%	2.50%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites with single units and a commercial use

SUBAREA-NUMBER OF UNITS-OVERALL RATINGS TABLE 10

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

**Subarea Overall Condition Ratings
Sites with Two or More Mobile Homes-Estimated Number of Units
Percent of Subarea**

Subareas	Percentage of Census Tract-Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
North	46.80%	47.29%	5.91%	0.00%	0.00%	100.00%
East	16.44%	83.56%	0.00%	0.00%	0.00%	100.00%
South	83.33%	16.67%	0.00%	0.00%	0.00%	100.00%
West	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%
Central	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%
UGB Area	55.56%	42.15%	2.30%	0.00%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

SUBAREA-NUMBER OF UNITS-OVERALL RATINGS TABLE 8

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Subarea Overall Condition Ratings
Single Family Mobile Home Sites-Estimated Number of Units
Percent of Subarea

Subareas	Percentage of Census Tract-Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
North	95.65%	2.17%	2.17%	0.00%	0.00%	100.00%
East	98.74%	1.01%	0.25%	0.00%	0.00%	100.00%
South	92.86%	5.36%	0.00%	0.00%	1.79%	100.00%
West	96.15%	3.85%	0.00%	0.00%	0.00%	100.00%
Central	-	-	-	-	-	-
UGB Area	97.72%	1.71%	0.38%	0.00%	0.19%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites improved with a single mobile home
Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

SUBAREA-NUMBER OF UNITS-OVERALL RATINGS TABLE 6

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Subarea Overall Condition Ratings
Multi-Family Sites-Estimated Number of Units
Percent of Subarea

Subareas	Percentage of Census Tract-Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
North	96.67%	3.08%	0.00%	0.00%	0.25%	100.00%
East	96.67%	3.21%	0.13%	0.00%	0.00%	100.00%
South	96.79%	3.01%	0.06%	0.00%	0.13%	100.00%
West	92.10%	7.73%	0.17%	0.00%	0.00%	100.00%
Central	88.87%	9.62%	1.50%	0.00%	0.00%	100.00%
UGB Area	93.50%	5.95%	0.50%	0.00%	0.04%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites with two or more units

SUBAREA-NUMBER OF UNITS-OVERALL RATINGS TABLE 4

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Subarea Overall Condition Ratings
Single Family Sites-Estimated Number of Units
Percent of Subarea

Subareas	Percentage of Census Tract-Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
North	94.33%	4.79%	0.38%	0.02%	0.48%	100.00%
East	94.35%	5.36%	0.21%	0.02%	0.05%	100.00%
South	94.74%	3.99%	0.26%	0.03%	0.97%	100.00%
West	92.58%	6.61%	0.33%	0.32%	0.15%	100.00%
Central	86.13%	13.06%	0.71%	0.09%	0.01%	100.00%
UGB Area	92.42%	6.77%	0.37%	0.10%	0.33%	100.00%

Notes: Census Tracts include only the area within the UGB

SUBAREA-NUMBER OF UNITS-OVERALL RATINGS TABLE 2

1992 Salem Housing Condition Survey
Results of Field Appraisals
Exterior Indicators

Subarea Overall Condition Ratings
ALL Sites-Estimated Number of Units
Percent of Subarea

Subareas	Percentage of Census Tract-Sites Inspected					All Sites
	Average Or Better	Fair	Poor	Boarded Up	Not Visible	
North	93.71%	5.42%	0.78%	0.01%	0.07%	100.00%
East	94.45%	5.32%	0.18%	0.01%	0.03%	100.00%
South	95.23%	3.77%	0.19%	0.03%	0.78%	100.00%
West	92.42%	6.98%	0.28%	0.22%	0.10%	100.00%
Central	87.33%	11.58%	1.04%	0.05%	0.01%	100.00%
UGB Area	92.49%	6.77%	0.47%	0.07%	0.20%	100.00%

Notes: Census Tracts include only the area within the UGB

Table 12
Commercial/Residential-Single Family Units
Percent of Subarea

Table 13
Commercial/Residential-More than One Unit
Number of Units

Table 14
Commercial/Residential-More than One Unit
Percent of Subarea



Subarea information was prepared by aggregating the survey results for census tracts, as follows:

◆ North area:	Census tracts 14, 15, 25
◆ East area:	Census tracts 16-18
◆ South area:	Census tracts 20-23, 24, 28
◆ West area:	Census tracts 10-13, 51-53
◆ Central area:	Census tracts 1-9

A number of properties coded as within the UGB by GLADS were found in locations that appeared to be well outside of the UGB. The majority of these were located in the north and south subareas. Where the site was clearly outside of the UGB, the record was discarded. Based on the experience of the field inspectors, we estimate that approximately 200 to 300 sites in these areas actually may be outside of the UGB, but have been retained and are included in the tabulations.

Summary tables for each of the survey component ratings showing the number of sites inspected also were prepared for all census tracts in the UGB area.

III. Brief Summary of Findings

This windshield survey was designed to assess the extent of residential properties in need of repair or in danger of deterioration.

A rating of "average or better" covers a wide range of building conditions - from newly built to reasonably maintained older buildings.

A rating of "fair" implies a visible indicator of one or more currently needed repairs. A "fair" rating suggests that repairs are likely to be cost-effective in bringing these units up to an acceptable standard.

A "poor" rating indicates that there are highly visible exterior indicators of a need for multiple and/or major repairs. Buildings rated "poor" may need detailed evaluations as to whether the structure can be successfully renovated at a reasonable cost.

Finally, the data has been aggregated for this report at a census tract or subarea level, which may not be sufficient to help provide direction for a targeted residential rehabilitation program. However, the discs and Data Dictionary (Appendix A) provide fields with the tax account numbers and street address, which affords the City an opportunity to reassemble the data by street or block face.

The following are the basic overall condition findings for the five subareas (see tables in Part I). Parts II and III of the attached tables provide overall condition results for sites and units by census tracts.

The overall condition ratings developed for each residential structure on a parcel are:

- ◆ Average or better
- ◆ Fair
- ◆ Poor
- ◆ Boarded up, partially burned or similar distressed conditions
- ◆ Not visible (unable to see it from the street)

The approximate weighting of the components used to determine the overall rating was:

◆ Roof condition	40%
◆ Structural condition	40%
◆ General upkeep	20%

To receive an overall rating of "average or better", the structure(s) must have received an "average or better" rating in all three categories or an "average or better" in roof and structure ratings and no worse than a "fair" in the general upkeep category.

If any of the three components was rated "poor", the best overall rating that the structure could receive was "fair." This weighting system also ensured that no structure would receive an overall "poor" rating, if it rated "poor" only in the general upkeep category.

C. Property Description Guidelines

Valid survey results required that use categories and the number of units be established during the field inspections. The use of each property was identified as one of the following:

- ◆ Single Family
- ◆ Mobile Home
- ◆ Multi-family
- ◆ Mixed Residential and Commercial

The number of units on the site was also estimated in the field. Duplexes, triplexes, and single family residences converted to multiple units, as well as small multi-family buildings without a manager's unit or common laundry were coded in the field as single family type uses, but are coded as multi-family in this report and summary tables.

Larger multi-family sites or those with manager's units or common facilities were coded as multi-family uses.

When both a single family residence and a mobile home were located on a single site, these were coded as either single family or mobile home use based on the judgment of the field

II. METHODS

A. Site Identification

The survey used Marion and Polk Counties' Assessors Office real property tax account computer files to identify residential properties. These computer files were placed on Marion County's GLADS system, a geographic information system (GIS).

GLADS was used to identify those residential properties located within the UGB boundaries and to code each property record for its census tract location. A computer file of residential sites was prepared with each site's tax account number, street address, census tract and other selected information from the assessors files. This file was transferred to a personal computer and lists of properties to be inspected were generated. Using these lists, clipboard computers were used to conduct the field inspections. The field inspection data, in turn, was transferred to PCs for tabulations for this report.

B. Condition Ratings Guidelines

The residential structures on each site were assessed for:

- ♦ Roof: condition of roofing system from the eaves and above, including items such as roofing materials, gutter system, moss or debris, eaves or roofing structure problems;
- ♦ Structure: condition of exterior structure from eaves and below, including items such as foundation system, paint or seal coat, damage to siding, rot and deterioration, crooked windows, and other signs of structural instability; and
- ♦ General upkeep: condition of the property including items such as severe overgrowth, excessive accumulated trash and debris around structure, general care of the property, and other health and safety hazards.

Each component, i.e. roof, structure or upkeep, received one of the following ratings:

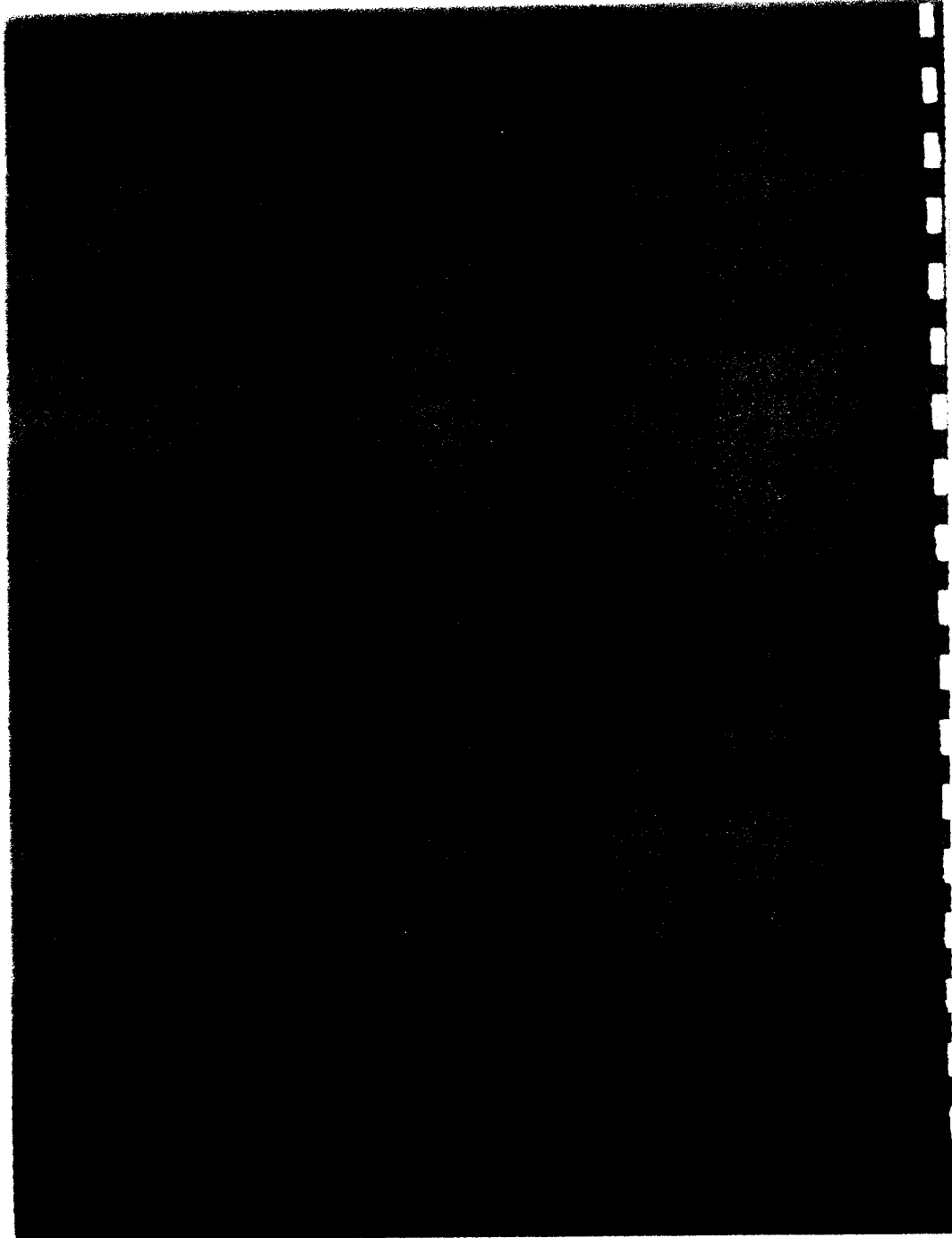
- ♦ Average or better
- ♦ Fair
- ♦ Poor
- ♦ Renovation or repair in process

Guidelines for the ratings for each of the components were:

- ♦ Average or better

Overall -- Maintained in average or better condition for age, style, and intended use.





CHAS Table 2B

Market and Inventory Conditions

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

City of Salem, Oregon

Approximate Sample Error
Central Area

FY 91 thru FY96

Current Estimate as of: 10/91

HAS)

iscal yrs.)

ough FY:

is of: (enter date)

Category	Total (A)	0 or 1 bedrooms (B)	2 bedrooms (C)	3 or more bedrooms (D)
1. Total Year-Round Housing				
2. Total Occupied Units				
3. Renter Occupied Units	700	540	640	420
4. Needing Rehab	570	290	440	300
5. Not Rehabbable	—	—	—	—
6. Owner Occupied Units	700	180	510	620
7. Needing Rehab	420	90	260	330
8. Not Rehabbable	—	—	—	—
9. Total Vacant Units				
10. For Rent				
11. Needing Rehab				
12. Not Rehabbable				
13. For Sale				
14. Needing Rehab				
15. Not Rehabbable				
16. Awaiting Occupancy or Held				
17. Other				

Notes:

- See Methods Appendix
- All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
- indicates no survey response for the category
- NA: not available
- The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
- Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UGB and the sub-areas

CHAS Table 2B

Market and Inventory Conditions

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

City of Salem, Oregon

Approximate Sample Error
West Area

FY 91 thru FY96

Current Estimate as of: 10/91

(CHAS)

per fiscal yrs.)

through FY:

status

date as of: (enter date)

Category	Total (A)	0 or 1 bedrooms (B)	2 bedrooms (C)	3 or more bedrooms (D)
1. Total Year-Round Housing				
2. Total Occupied Units				
3. Renter Occupied Units	730	460	550	500
4. Needing Rehab	390	100	290	250
5. Not Rehabbable	—	—	—	—
6. Owner Occupied Units	730	220	490	740
7. Needing Rehab	440	100	200	390
8. Not Rehabbable	—	—	—	—
9. Total Vacant Units				
10. For Rent				
11. Needing Rehab				
12. Not Rehabbable				
13. For Sale				
14. Needing Rehab				
15. Not Rehabbable				
16. Awaiting Occupancy or Held				
17. Other				

Notes:

1. See Methods Appendix
2. All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
3. "—" indicates no survey response for the category
4. NA: not available
5. The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
6. Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UCB and the sub-areas

CHAS Table 2B Market and Inventory Conditions

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

City of Salem, Oregon

Approximate Sample Error
East Area

FY 91 thru FY96

CHAS

(fiscal yrs.)
through FY:
AS
AS of: (enter date)

Current Estimate as of: 10/91

Category	Total (A)	0 or 1 bedrooms (B)	2 bedrooms (C)	3 or more bedrooms (D)
1. Total Year-Round Housing				
2. Total Occupied Units				
3. Renter Occupied Units	740	280	590	520
4. Needing Rehab	500	140	240	430
5. Not Rehabbable	—	—	—	—
6. Owner Occupied Units	740	200	500	250
7. Needing Rehab	430	140	170	380
8. Not Rehabbable	NA			740
9. Total Vacant Units				
10. For Rent				
11. Needing Rehab				
12. Not Rehabbable				
13. For Sale				
14. Needing Rehab				
15. Not Rehabbable				
16. Awaiting Occupancy or Held				
17. Other	NA			NA

Notes:

- See Methods Appendix
- All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
- indicates no survey response for the category
- NA: not available
- The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
- Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UGB and the sub-areas

CHAS Table 2B

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

City of Salem, Oregon

Approximate Sample Error
Urban Growth Boundary

FY 91 thru FY96

Current Estimate as of: 10/91

HAS)
(fiscal yrs.)
Fiscal Year:
as of: (enter date)

Category	Total (A)	0 or 1 bedrooms (B)	2 bedrooms (C)	3 or more bedrooms (D)
1. Total Year-Round Housing				
2. Total Occupied Units				
3. Renter Occupied Units	1,510	890	1,240	990
4. Needing Rehab	960	390	680	600
5. Not Rehabbable	-	-	-	-
6. Owner Occupied Units	1,510	340	1,020	1,530
7. Needing Rehab	920	190	490	780
8. Not Rehabbable	NA			NA
9. Total Vacant Units				
10. For Rent				
11. Needing Rehab				
12. Not Rehabbable				
13. For Sale				
14. Needing Rehab				
15. Not Rehabbable				
16. Awaiting Occupancy or Held				NA
17. Other	NA			

Notes:

- See Methods Appendix
- All estimates are rounded to nearest 10; rows and columns may not add because of rounding error
- "—" indicates no survey response for the category
- NA: not available
- The 95% confidence range for each category is the estimated number of households plus and minus the sampling error
- Estimates are based on the proportion of responses in the survey sample and on 1990 Census estimates of the total number of households and units within the UGB and the sub-areas

Resource: Portland State University for Population Research and Census

Materials: Population estimates and projections for Oregon MSA's, cities, and counties
Demographic projections and information
Census materials

Comment: CPRC can be reached at 725-3922.

Resource: Selected Contact persons-Social Service and Homeless Facilities

Materials: Women's Crisis Center (Vietta Helmle -- domestic violence victims/homeless)
YWCA (Sue Nebrija -- homeless)
Union Gospel Mission (Tom Zobell -- homeless)
Northwest Human Services (Mary Beth Thompson -- homeless CMI and youth groups)
Oregon Department of Labor (Maria Cazares -- homeless families)
Oregon Department of Community Resources (Alan Cramer -- homeless estimates)
Disabilities Services Office (Loxey Hart -- disabled persons other than Marion county services clients/in-home services)
Oregon Vocational Rehabilitation Division (Ed Heikes)
Marion County Mental Health Division (Margaret Nallia -- MED/CMI groups and Eleanor Miller -- MRDD groups)
Mid-Willamette Valley Senior Service Agency (Elise Lunas at 371-1313 -- senior foster homes, senior in-home services, sample survey of senior citizen disability issues)
Marion County Health Department (AIDS-related information)

Comment: Please see Memorandum: Evaluation of CHAS Special Housing Needs Information (Cogan Sharpe Cogan to John Russell, May 1, 1992) for

Geographical distribution of units by program type (A census tract distribution for PHA units and one for certificate and vouchers)

Waiting list information by:

Size of unit

Family type (elderly, small and large family)

Disabled or other special need category

Number of specially modified or modifiable units for the disabled (Planned adaptation information is also of interest)

"Analysis of 1991 Annual Adjustment Factors" (rent survey and analysis)

Emergency Rent Assistance (FEMA) program statistics

Special programs or use of PHA resources in conjunction with other agencies or sponsors including self-sufficiency programs and housing for special need populations

Comment: Information from the Polk County HA should be for units within the UGB area.

Most of this information can be used to analyze what proportion of the rental housing assistance needs for different family types are now being met by assisted housing programs. The information will also be used to help complete various CHAS tables. The information on waiting units and disabled units is useful for the CHAS special needs evaluation.

Resource: Oregon Housing Agency

Materials: Number of units, type, and location for:

Low Income Housing Tax Credit Program (LIHTC)

Mortgage Credit Certificate Program (MCC)

Oregon Farmworker Housing Tax Credit

Oregon Lenders Tax Credit

Salem MSA Median Income Estimates by Family Size

Salem MSA Low and Very Income Guidelines by Family Size

(Printout): Concentrations of low income persons by census tract and block group

Comment: Tom Aston is the Area Economist (326-2556). Ask for the latest edition of the above reports. The census tract level printout of low income concentrations based on the 1990 Census may be available in the summer of 1992.

Resource: Salem Multiple Listing Bureau, Inc.

Materials: Average sales prices of new and used homes and related sales volume information

Comment: Multiple listings is the primary source for home sales information. SMLB also can provide sales information for various subareas of the metro area. Jay Gordon may be able to answer questions.

Resource: Doug Nelson
Commercial Real Estate
The Apartment Specialists

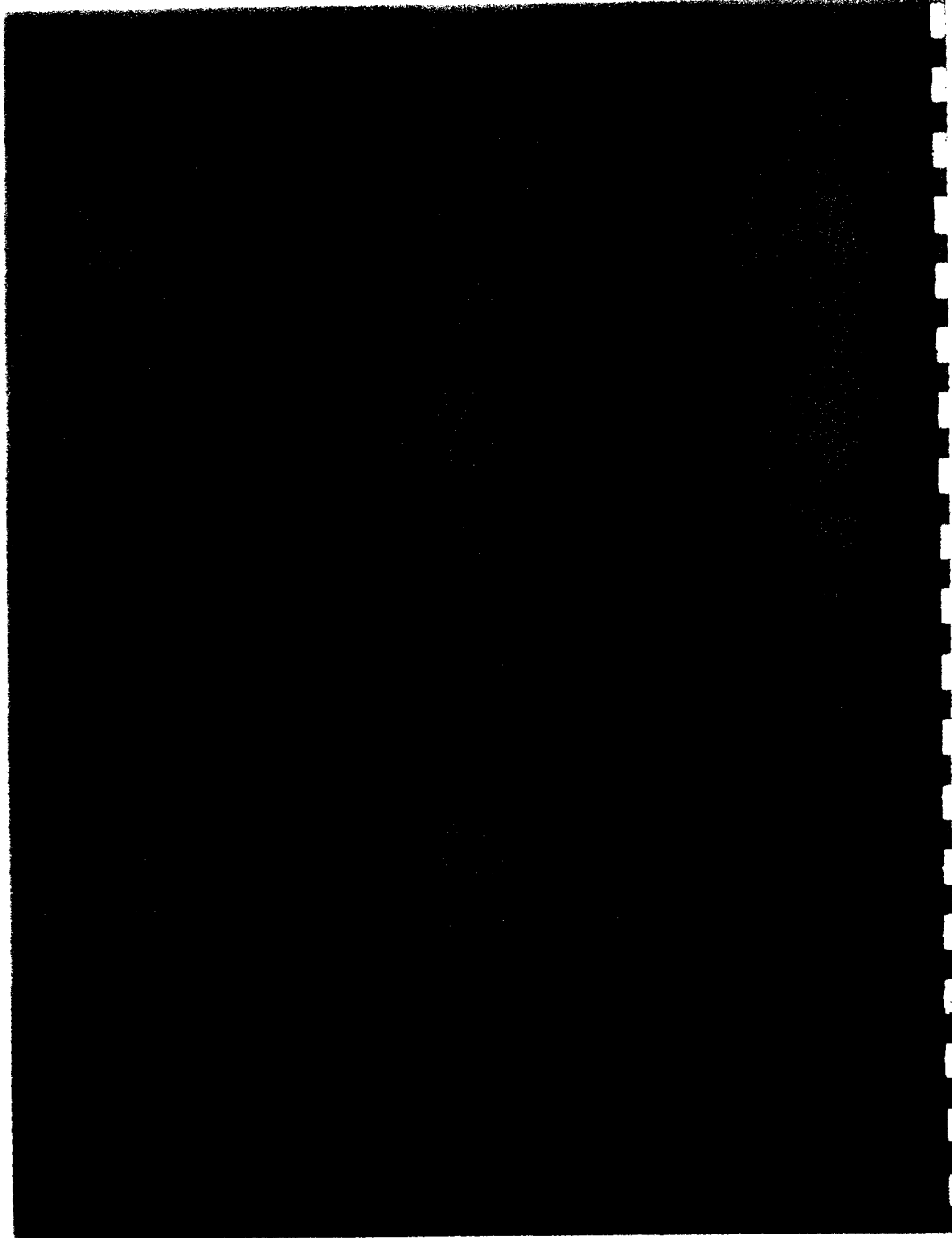
Materials: Rent Surveys (rent and vacancy information for the Salem area and subareas)

Comment: The Doug Nelson firm conducts quarterly rent surveys. The latest was taken in January of 1992. Their new phone number is 588-3508. To look at rent trends, you will need to get the current survey and the surveys for the same quarter in preceding years. (We recommend the last six years if available.)

Resource: Dave Lau & Associates

Materials: Annual rent and vacancy surveys

Comment: This firm assembles annual rent surveys. Contact Kenna Gillespie (585-1906).



Social Services for People with HIV Disease in Oregon: A Plan for Services", HIV Program, Oregon Health Division, 1991.

The survey cited in McMillan indicates that over a ten-year period approximately 3% of the HIV infected persons will need hospice care, 2% a residential care facility, and 2% temporary housing. These percentages can be used in conjunction with the estimated number of HIV cases to estimate the need for residential settings for persons with AIDS.

There is no information on hospice and related facilities available to AIDS victims in the CHAS. Local AIDS advocates and similar organizations as well as county health organizations should be contacted to identify any hospices or other AIDS dedicated residential facilities in the area.

(9) Farmworkers

The CHAS uses information from a study by the Farmworker Housing Development Corporation (FHDC) to estimate the number of farmworker households in Marion county. Information on the average household size and their residency status is also included.

Additional information from CASA of Oregon may also be available for Marion County. CASA has prepared a survey of farmworkers that indicates an average household income of \$7,200 a year. CASA may also have information on the number of dedicated farmworker housing available in the county as well as estimates of the percentage of farmworkers who consider themselves permanent residents (seasonal workers versus migrant workers) of the county.

The CHAS reports that the Salud Medical Center in Woodburn estimates that approximately 11% of its clients were without housing. This statistic provides at least one estimator of the need for additional housing for farmworker households.

The CHAS notes that it is difficult to estimate the need for farmworker housing in the Salem urban area. We know of no accurate technique to apportion this need between the rural and urban areas.

For CHAS purposes, we suggest that a comparison of the amount of rental housing in the urban and rural parts of the county be made based on 1990 Census data. This analysis may suggest the proportion of farmworker households that must seek housing in the urban areas where sufficient rental stock may be available for their needs. This proportion could then be used to estimate the need for farmworker housing in the Salem urban area for those households now without housing.

One approach to this problem is to use an "at risk" technique. The potential "at-risk" population are those non-elderly physically disabled persons who have ADL or IADL problems.

The advantage of this technique is that it provides an estimate of the number of persons who may require a special residential setting because of their disability rather than an estimate of the number of low income disabled persons or of those in need of vocational rehabilitation.

The Vocational Rehabilitation Division has prevalence rates for non-elderly persons with ADL or IADL problems that may be used to estimate the overall number of such persons in Salem. The Area Agency on Aging also provides case management services to non-elderly ADL/IADL persons.

Case staff may be able to provide informed estimates of the potential need for alternative residential settings for their clients. Our information from agencies in other communities indicates that other severely disabled persons not receiving in-home services usually have sufficient resources to make other residential care arrangements.

The number of disabled persons on the Housing Authority waiting list is one generally available estimator of the need for housing on the part of lower income persons who are disabled to some degree, but do not require extensive supportive services. It can also be used to estimate the need for specially modified housing for the disabled, if the waiting list includes information on the number of requests for these kinds of units.

(6) Persons With Mental Retardation/Developmental Disabilities

The CHAS cites Marion County Mental Health Division statistics on the number of mentally retarded developmentally disabled (MRDD) clients it serves.

The Mental Health Division is usually the sole source for estimates of this population and their needs. The Division should be consulted for additional information. The Division may have in-house estimates of the overall number of MRDD persons in the county and estimates of the number of these persons whose disabilities are so severe as to prevent their normal functioning as well as the estimated percentage of these they serve.

The Division may also maintain waiting lists for MRDD residential facilities. In addition, they may have estimates of the number of their clients or other MRDD persons who go into crisis each year -- those who lose their current living arrangement.

This information can be compared and used to estimate the potential need for residential settings for the MRDD population.

Transitional housing for the homeless is usually housing that is available on a longer term basis than shelter facilities (one to six months). It may be reserved for families with children or persons with other special problems. The CHAS notes that the St. Francis Conference provides 12 apartments for single parent families. There is no other discussion of transitional housing.

Additional information on any available transitional housing in the Salem area is needed. Whether any of the listed shelters reserve space for families or others for extended periods should be determined. Women's crisis shelters sometimes offer extended stays and counseling services that qualify as transitional rather than emergency housing. Housing Authority resources in other jurisdictions have transitional housing programs for disabled and other special groups. (These programs operate under a variety of program names or assign certificates to other service agencies for use in their programs.)

The prevention of homelessness should also be discussed. Salem now uses CD and FEMA funds to operate an emergency rent assistance program. Community Action agencies and other providers may also use a variety of funds to help clients with emergency rent payments. Statistics on these programs, the number of requests, their type and the number that were served should be reported. They can provide a basis for a gap analysis of the need for emergency rent assistance.

Many communities are focusing on transitional housing as a means to get people out of homelessness and on interim rent assistance as a means to prevent an increase in the numbers of homeless.

(2) Homeless Youth

This is a special category of the homeless population. These persons are unaccompanied minors. They are the runaway youths in the community.

There are state-wide estimates of the number of such youth and the problems they face in "Developing Mental Health Services in Oregon 1990-1995, Document III" Mental Health and Developmental Disabilities Services Division, Oregon Department of Human Resources.

Another source for estimates of homeless youth in the Salem area is "Runaway and Homeless Youth in Oregon", Juvenile Justice Advisory Committee, Juvenile Service Commission, Oregon State Executive Department, 1988.

Most foster homes and residential care facilities for youths are reserved for wards of the court. An analysis of this component of homelessness should focus on those youths not in the court system.

In general, extensive research is required to develop estimates of the housing needs of these groups.

The primary source of information on special needs populations are the case management persons in the various state and local social services agencies as well as representatives of local advocacy groups. Special effort must be made to explore and interview the professional network in these fields.

The interviews should focus on agency caseload statistics and their estimates of the need for additional housing resources. Information on the number of persons in these groups, on the type of housing problems they face, and on the number of persons in special residential or housing-related programs should be collected at the same time.

Many agencies have estimates of special need persons known to them but not in residential or special programs. Many prepare or use estimates of the need for their services and related needs of their clients as part of their regular program planning activities.

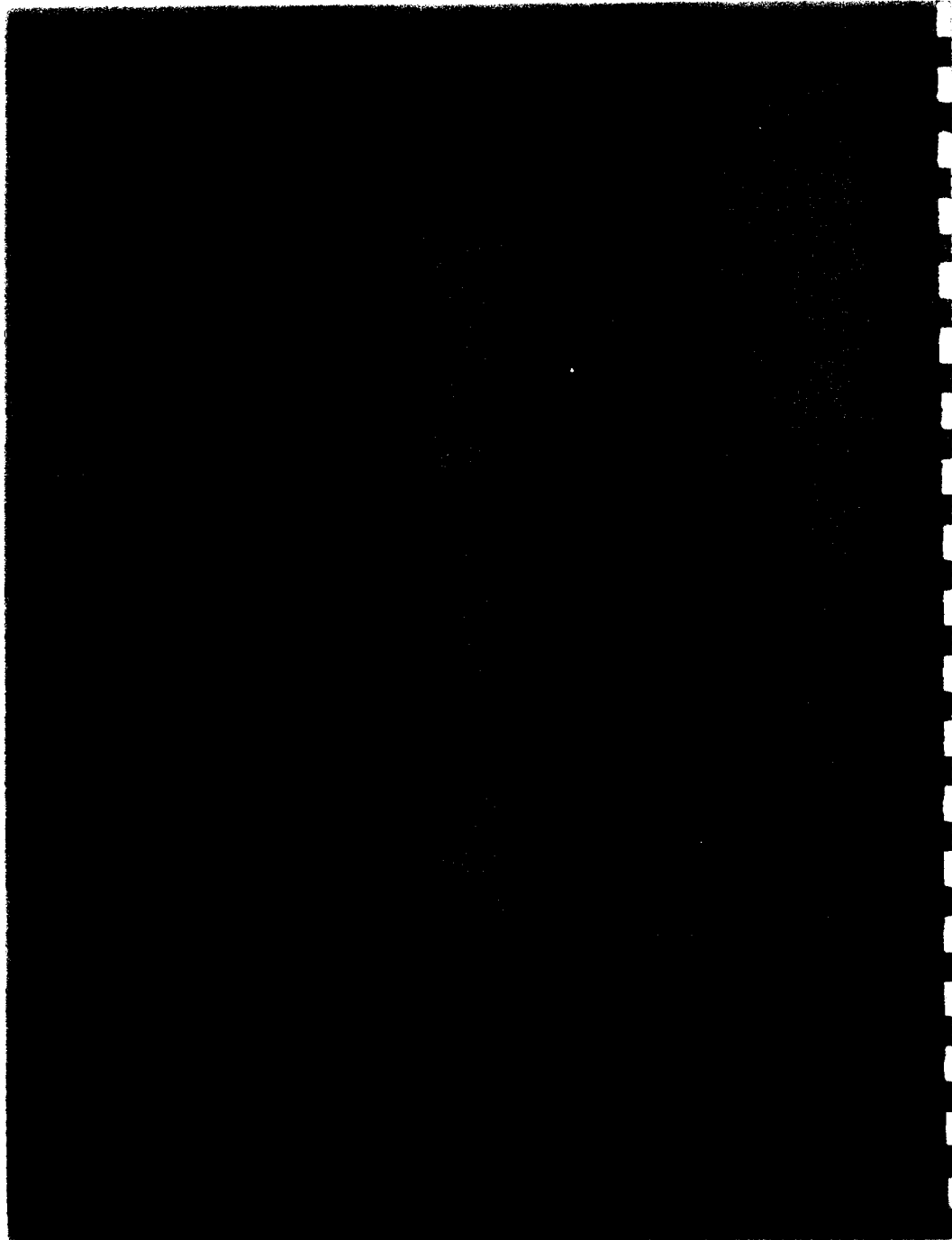
Where available, these documents or in-house projections are usually the best and most practical estimates of the need for special services for disabled persons with low incomes or limited resources.

These estimates are usually made on a county-wide basis as the service area for most of these agencies is the county. State-wide or regional estimates may be the only information available for some groups. Some information may be available for the mid-Willamette Valley area.

Our review of the CHAS materials suggests that no information is available on a geographical basis that corresponds to the area within the Urban Growth Boundary. Because Marion County is the area that most closely corresponds to the UGB area, we recommend the use of county information as the basis for estimates of special needs within the UGB.

Many special needs population, most notably the homeless, are known to cluster within urban areas where the majority of service agencies and available rental housing are located. A service agency may also have information on the geographic distribution of specific populations within their service area which can be used to further refine estimates based on the county as a whole.

For the following major special need groups, we have made suggestions and comments on techniques and resources that can be used to develop a gap analysis.



The inspection results can be combined with any other specific information currently available on the GLADS system. For example, City of Salem boundaries are included on the system. The City could request a GLADS mapping of all properties with a condition rating of poor within the City of Salem. Maps of housing condition ratings within specific planning areas could also be produced.

Make condition survey results available for use by staff on PC type computers

This is the most effective way to use the survey records as a base for developing a more general housing data base.

There will be one survey record for each residential property within the UGB area at the time of the survey. Each record will have fields containing the property address, the property tax account number, its census tract location, and the results of the field inspection.

Additional information can be tied to any record or combination of records. This will provide the means to build a housing data base tied the parcel level.

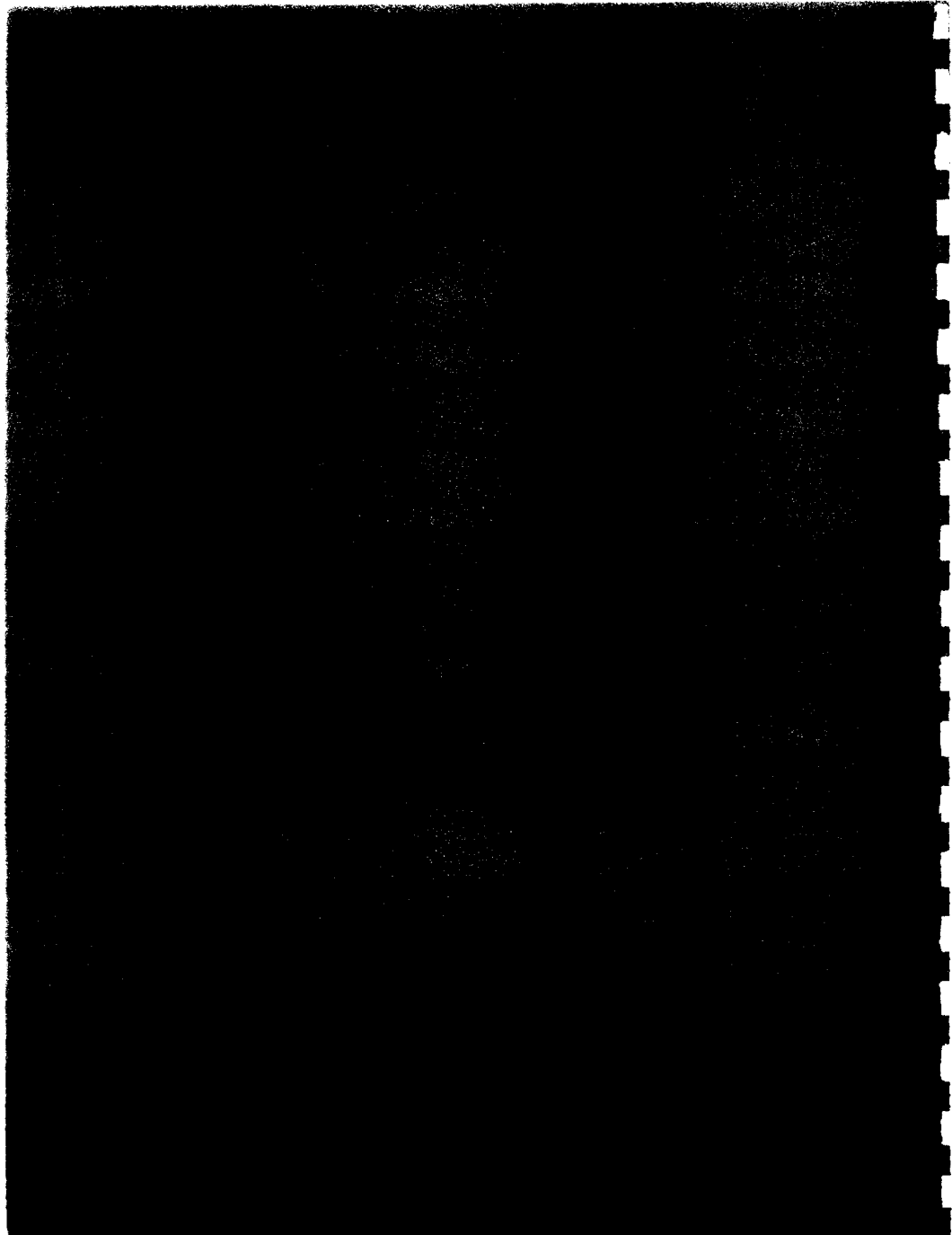
Because the survey records contain a unique parcel identifier (the property tax number), separate data bases for different kinds of information using the survey file as a base can be assembled and tied together at a later time or merged on the GLADS system. Any housing information whose records are identified by a property tax number can be tied to the survey file.

(By tied, we mean that the information can be merged with the information on the survey file by adding additional fields to its structure for the new information or using a relational data base that will allow the two files to be linked by their common identifier, the account number.)

Staff can sort or select records according to the codes or information in any of these fields or combination of fields.

For example, rehabilitation loan staff can use the inspections file to target the marketing of loan programs. They can use the file to select the census tracts or smaller areas with the highest concentration of properties with a visual inspection rating of "in poor condition" and to prepare a mailing list for marketing efforts.

Rehabilitation loan information can be added to the file. Additional fields for a loan number, loan amount, scheduled repairs, and completion date can be attached to each property record.



9 Unable to locate parcel/no units on parcel/or units
assigned to another parcel

Field 16 **Number of Units** (Visual inspection code-inspectors estimate of
units on site. Ranges from 0 to 840. If 0, fields 12 thru 15 get 9
codes. Treat as a number or integer field.)

Field 17 **Number of Structures** (Visual inspection code-inspector's count
of buildings on site. Ranges from 0 to 96. Treat as a number or
integer field.)

ERRATA In the Use field, a zero code (0) was also used in place of a 9 code
on 1052 records. There are 1617 records with a 9 code in the Use
field.

Also there are 121 records with a use code of 1, 2, 3, 4, or 5 that
have 0 units coded in the Number of Units field. (There is also
one record with a use code of 0 and an number of units code or
1.)

**These records should not be used in analysis, i.e. they should be
considered the same as those coded 9 in the use field.**

June 3, 1992

Field 11 **Use** (field inspection code. Treat as a number or integer field)

Codes are:

- 1 Single family type use (includes duplexes, triplexes, converted single family residences and small multi-family buildings without manager units or common facilities. Use in conjunction with Number of Units Field.)
- 2 Mobile Home use
- 3 Multi-family use (includes larger multi-family buildings and those with manager units or common facilities)
- 4 Residential use in conjunction with commercial use (identified nursing homes are also included)
- 5 Not visible from street (no inspection was made) (Fields 12 thru 15 get code 9)
- 9 Unable to locate parcel/no units on parcel/or units assigned to another parcel (Fields 12 thru 15 get code 9)

Field 12 **Overall Condition** (Field inspection code. Treat as number or integer field)

Codes are:

- 1 Average or Better
- 2 Fair
- 3 Poor
- 4 Boarded up/burned/may not be renovatable (Fields 13 thru 15 get code 9)
- 5 Not visible from street (Fields 13 thru 15 get code 9)
- 9 Unable to locate parcel/no units on parcel/or units assigned to another parcel (Fields 13 thru 15 get code 9)

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 30

Results of Field Appraisals
Exterior Indicators

General Upkeep Ratings
Commercial/Residential-Single Family Units
Percent of Census Tract

Percentage of Census Tract-Sites Inspected

Census Tract*	Average Or Better	Fair	Poor	Boarded Up	All Sites
2	100.00%				100.00%
3	100.00%				100.00%
4	100.00%				100.00%
5	66.67%	33.33%			100.00%
6	100.00%				100.00%
7	100.00%				100.00%
9	100.00%				100.00%
11	100.00%				100.00%
12	100.00%				100.00%
13	66.67%			33.33%	100.00%
14	100.00%				100.00%
15	100.00%				100.00%
16	100.00%				100.00%
17	100.00%				100.00%
18	100.00%				100.00%
21	83.33%		16.67%		100.00%
22	100.00%				100.00%
25	100.00%				100.00%
51	100.00%				100.00%
53	100.00%				100.00%
UGB Area	96.15%	1.28%	1.28%	1.28%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites with single units and a commercial use

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 28

Results of Field Appraisals
Exterior Indicators

General Upkeep Ratings
Sites with Two or More Mobile Homes
Percent of Census Tract

Percentage of Census Tract-Sites Inspected					
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	All Sites
7	100.00%				100.00%
11	100.00%				100.00%
14	100.00%				100.00%
15	80.00%		20.00%		100.00%
16	80.00%	20.00%			100.00%
17	100.00%				100.00%
18	100.00%				100.00%
20	100.00%				100.00%
23	100.00%				100.00%
24	100.00%				100.00%
25	100.00%				100.00%
UGB Area	91.67%	4.17%	4.17%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB

Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 26

Results of Field Appraisals
Exterior Indicators

General Upkeep Ratings
Single Family Mobile Home Sites
Percent of Census Tract

Percentage of Census Tract-Sites Inspected					
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	All Sites
12	100.00%				100.00%
14	80.00%	20.00%			100.00%
15	100.00%				100.00%
16	100.00%				100.00%
17	100.00%				100.00%
20	100.00%				100.00%
22	100.00%				100.00%
23	91.67%	8.33%			100.00%
24	100.00%				100.00%
25	100.00%				100.00%
28	94.12%		5.88%		100.00%
52	100.00%				100.00%
53	100.00%				100.00%
UGB Area	99.43%	0.38%	0.19%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites improved with a single mobile home
Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 24

Results of Field Appraisals
Exterior Indicators

General Upkeep Ratings
Multi-Family Sites
Percent of Census Tract

Percentage of Census Tract-Sites Inspected					
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	All Sites
1	92.86%	3.57%	3.57%		100.00%
2	100.00%				100.00%
3	100.00%				100.00%
4	100.00%				100.00%
5	98.20%	0.90%	0.90%		100.00%
6	98.84%	1.16%			100.00%
7	99.00%	1.00%			100.00%
9	99.53%	0.47%			100.00%
10	100.00%				100.00%
11	98.94%		1.06%		100.00%
12	100.00%				100.00%
13	100.00%				100.00%
14	98.90%		1.10%		100.00%
15	100.00%				100.00%
16	99.00%		1.00%		100.00%
17	100.00%				100.00%
18	100.00%				100.00%
20	100.00%				100.00%
21	100.00%				100.00%
22	100.00%				100.00%
23	100.00%				100.00%
24	100.00%				100.00%
25	100.00%				100.00%
28	100.00%				100.00%
51	100.00%				100.00%
52	100.00%				100.00%
53	100.00%				100.00%
UGB Area	99.57%	0.20%	0.24%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites with two or more units

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 22

Results of Field Appraisals
Exterior Indicators

General Upkeep Ratings
Single Family Sites
Percent of Census Tract

Percentage of Census Tract-Sites Inspected					
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	All Sites
1	96.55%	3.45%			100.00%
2	99.72%	0.28%			100.00%
3	98.85%	0.74%	0.33%	0.08%	100.00%
4	98.98%	0.58%	0.44%		100.00%
5	98.88%	1.12%			100.00%
6	99.63%	0.19%	0.19%		100.00%
7	99.49%	0.31%	0.21%		100.00%
9	99.12%	0.68%	0.20%		100.00%
10	95.60%	3.23%	1.17%		100.00%
11	99.62%	0.30%	0.08%		100.00%
12	99.66%	0.17%	0.08%	0.08%	100.00%
13	99.70%	0.20%	0.10%		100.00%
14	99.69%	0.26%	0.04%		100.00%
15	99.35%	0.39%	0.16%	0.10%	100.00%
16	99.73%	0.17%	0.10%		100.00%
17	99.80%	0.15%	0.05%		100.00%
18	99.62%	0.33%	0.04%		100.00%
20	99.15%	0.21%	0.64%		100.00%
21	99.57%	0.32%	0.11%		100.00%
22	99.84%	0.08%	0.08%		100.00%
23	99.74%	0.19%	0.07%		100.00%
24	98.99%	0.87%	0.14%		100.00%
25	99.85%	0.15%			100.00%
28	98.44%	1.56%			100.00%
51	98.46%	1.16%	0.39%		100.00%
52	99.37%	0.13%	0.50%		100.00%
53	100.00%				100.00%
UGB Area	99.47%	0.35%	0.16%	0.01%	100.00%

Notes: Census Tracts include only the area within the UGB

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 20

Results of Field Appraisals
Exterior Indicators

Structural Condition Ratings Commercial/Residential-Single Family Units Percent of Census Tract

Percentage of Census Tract-Sites Inspected					
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	All Sites
2	100.00%				100.00%
3	100.00%				100.00%
4	100.00%				100.00%
5	66.67%		33.33%		100.00%
6	80.00%	20.00%			100.00%
7	100.00%				100.00%
9	100.00%				100.00%
11	100.00%				100.00%
12	100.00%				100.00%
13	100.00%				100.00%
14	100.00%				100.00%
15	100.00%				100.00%
16	100.00%				100.00%
17	100.00%				100.00%
18	83.33%	16.67%			100.00%
21	83.33%	16.67%			100.00%
22	100.00%				100.00%
25	100.00%				100.00%
51	100.00%				100.00%
53	66.67%	33.33%			100.00%
UGB Area	93.59%	5.13%	1.28%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites with single units and a commercial use

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 18

Results of Field Appraisals
Exterior Indicators

Structural Condition Ratings
Sites with Two or More Mobile Homes
Percent of Census Tract

Percentage of Census Tract-Sites Inspected					
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	All Sites
7	100.00%				100.00%
11	100.00%				100.00%
14	100.00%				100.00%
15	80.00%	20.00%			100.00%
16	80.00%	20.00%			100.00%
17	100.00%				100.00%
18	100.00%				100.00%
20	100.00%				100.00%
23	100.00%				100.00%
24	100.00%				100.00%
25	100.00%				100.00%
UGB Area	91.67%	8.33%	0.00%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB

Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 16

Results of Field Appraisals
Exterior Indicators

Structural Condition Ratings
Single Family Mobile Home Sites
Percent of Census Tract

Percentage of Census Tract-Sites Inspected					
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	All Sites
12	100.00%				100.00%
14	60.00%	40.00%			100.00%
15	100.00%				100.00%
16	99.33%	0.67%			100.00%
17	100.00%				100.00%
20	100.00%				100.00%
22	100.00%				100.00%
23	91.67%	8.33%			100.00%
24	100.00%				100.00%
25	100.00%				100.00%
28	94.12%		5.88%		100.00%
52	100.00%				100.00%
53	100.00%				100.00%
UGB Area	98.86%	0.95%	0.19%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites improved with a single mobile home
Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 14

Results of Field Appraisals
Exterior Indicators

Structural Condition Ratings
Multi-Family Sites
Percent of Census Tract

Percentage of Census Tract-Sites Inspected					
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	All Sites
1	67.86%	17.86%	10.71%	3.57%	100.00%
2	90.16%	6.56%		3.28%	100.00%
3	88.55%	6.87%	3.05%	1.53%	100.00%
4	94.52%	5.48%			100.00%
5	88.29%	7.21%	4.50%		100.00%
6	91.86%	4.65%	3.49%		100.00%
7	96.00%	4.00%			100.00%
9	96.23%	3.30%	0.47%		100.00%
10	86.84%	13.16%			100.00%
11	98.94%	1.06%			100.00%
12	87.67%	10.96%		1.37%	100.00%
13	90.20%	7.84%		1.96%	100.00%
14	97.80%	2.20%			100.00%
15	99.26%	0.74%			100.00%
16	96.02%	2.49%	0.50%	1.00%	100.00%
17	97.41%	2.59%			100.00%
18	97.60%	1.87%		0.53%	100.00%
20	100.00%	0.00%			100.00%
21	96.15%	3.85%			100.00%
22	96.88%	3.13%			100.00%
23	96.27%	2.24%		1.49%	100.00%
24	81.82%	18.18%			100.00%
25	100.00%	0.00%			100.00%
28	100.00%	0.00%			100.00%
51	90.48%	7.94%	1.59%		100.00%
52	90.63%	9.38%			100.00%
53	100.00%	0.00%			100.00%
UGB Area	94.35%	4.40%	0.75%	0.51%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites with two or more units

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 12

Results of Field Appraisals
Exterior Indicators

Structural Condition Ratings
Single Family Sites
Percent of Census Tract

Percentage of Census Tract-Sites Inspected					
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	All Sites
1	79.31%	20.69%			100.00%
2	90.53%	7.24%	0.56%	1.67%	100.00%
3	87.56%	8.18%	2.13%	2.13%	100.00%
4	94.61%	4.52%	0.58%	0.29%	100.00%
5	92.61%	5.01%	1.85%	0.53%	100.00%
6	93.77%	5.37%	0.56%	0.31%	100.00%
7	96.40%	3.08%	0.31%	0.21%	100.00%
9	91.06%	6.62%	1.64%	0.68%	100.00%
10	71.55%	20.53%	6.16%	1.76%	100.00%
11	97.20%	1.89%	0.45%	0.45%	100.00%
12	95.39%	3.77%	0.42%	0.42%	100.00%
13	96.86%	2.13%	0.30%	0.71%	100.00%
14	98.03%	1.23%	0.44%	0.31%	100.00%
15	97.15%	1.87%	0.56%	0.43%	100.00%
16	97.66%	1.67%	0.37%	0.30%	100.00%
17	97.88%	1.66%	0.25%	0.20%	100.00%
18	97.58%	1.96%	0.17%	0.29%	100.00%
20	98.29%	0.64%	0.75%	0.32%	100.00%
21	97.95%	1.35%	0.22%	0.49%	100.00%
22	98.26%	1.19%	0.32%	0.24%	100.00%
23	98.74%	0.85%	0.15%	0.26%	100.00%
24	97.98%	1.45%	0.29%	0.29%	100.00%
25	98.00%	1.69%	0.15%	0.15%	100.00%
28	96.88%	3.13%			100.00%
51	92.28%	6.18%	1.54%		100.00%
52	99.12%	0.76%	0.04%	0.08%	100.00%
53	99.37%	0.49%	0.07%	0.07%	100.00%
UGB Area	96.41%	2.62%	0.57%	0.40%	100.00%

Notes: Census Tracts include only the area within the UGB

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 10

Results of Field Appraisals
Exterior Indicators

Roof Condition Ratings Commercial/Residential-Single Family Units Percent of Census Tract

Percentage of Census Tract-Sites Inspected					
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	All Sites
2	100.00%				100.00%
3	100.00%				100.00%
4	100.00%				100.00%
5	66.67%		33.33%		100.00%
6	100.00%				100.00%
7	100.00%				100.00%
9	100.00%				100.00%
11	100.00%				100.00%
12	100.00%				100.00%
13	100.00%				100.00%
14	100.00%				100.00%
15	88.89%		11.11%		100.00%
16	100.00%				100.00%
17	66.67%	33.33%			100.00%
18	83.33%	16.67%			100.00%
21	66.67%	16.67%	16.67%		100.00%
22	50.00%	50.00%			100.00%
25	100.00%				100.00%
51	100.00%				100.00%
53	66.67%	33.33%			100.00%
UGB Area	89.74%	6.41%	3.85%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites with single units and a commercial use

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 8

Results of Field Appraisals
Exterior Indicators

Roof Condition Ratings
Sites with Two or More Mobile Homes
Percent of Census Tract

Percentage of Census Tract-Sites Inspected					
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	All Sites
7	100.00%				100.00%
11	100.00%				100.00%
14	100.00%				100.00%
15	80.00%	20.00%			100.00%
16	80.00%	20.00%			100.00%
17	100.00%				100.00%
18	100.00%				100.00%
20	100.00%				100.00%
23		100.00%			100.00%
24	100.00%				100.00%
25	100.00%				100.00%
UGB Area	87.50%	12.50%	0.00%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB

Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 6

Results of Field Appraisals Exterior Indicators

Roof Condition Ratings Single Family Mobile Home Sites Percent of Census Tract

Percentage of Census Tract-Sites Inspected					
Census Tract*	Average Or Better	Fair	Poor	Boarded Up	All Sites
12	100.00%				100.00%
14	80.00%	20.00%			100.00%
15	100.00%				100.00%
16	98.66%	0.67%	0.67%		100.00%
17	99.00%	1.00%			100.00%
20	91.67%	8.33%			100.00%
22	100.00%				100.00%
23	91.67%	8.33%			100.00%
24	100.00%				100.00%
25	100.00%				100.00%
28	94.12%	5.88%			100.00%
52	100.00%				100.00%
53	100.00%				100.00%
UGB Area	98.29%	1.33%	0.38%	0.00%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites improved with a single mobile home
Includes mobile homes only in the Polk County area,
in the City of Keizer, and those considered real property
in the remainder of Marion County

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 4

Results of Field Appraisals
Exterior Indicators

Roof Condition Ratings
Multi-Family Sites
Percent of Census Tract

Percentage of Census Tract-Sites Inspected

Census Tract*	Average Or Better	Fair	Poor	Boarded Up	All Sites
1	64.29%	28.57%	7.14%		100.00%
2	75.41%	22.95%	1.64%		100.00%
3	87.02%	9.16%	3.05%	0.76%	100.00%
4	94.52%	5.48%			100.00%
5	90.99%	9.01%			100.00%
6	89.53%	8.14%	1.16%	1.16%	100.00%
7	93.00%	4.00%	1.00%	2.00%	100.00%
9	93.87%	4.25%	1.89%		100.00%
10	78.95%	14.47%	6.58%		100.00%
11	100.00%				100.00%
12	93.24%	5.41%	1.35%		100.00%
13	93.75%	4.17%	2.08%		100.00%
14	95.60%	3.30%		1.10%	100.00%
15	98.52%	1.48%			100.00%
16	98.51%	1.49%			100.00%
17	96.55%	3.45%			100.00%
18	94.67%	5.33%			100.00%
20	100.00%				100.00%
21	91.03%	6.41%	2.56%		100.00%
22	93.75%	6.25%			100.00%
23	98.51%	1.49%			100.00%
24	100.00%				100.00%
25	100.00%				100.00%
28	100.00%				100.00%
51	95.24%	3.17%	1.59%		100.00%
52	90.63%	7.81%	1.56%		100.00%
53	100.00%				100.00%
UGB Area	93.44%	5.38%	0.98%	0.20%	100.00%

Notes: Census Tracts include only the area within the UGB
Includes sites with two or more units

ROOF, STRUCTURAL, AND GENERAL UPKEEP RATINGS TABLE 2

Results of Field Appraisals
Exterior Indicators

Roof Condition Ratings
Single Family Sites
Percent of Census Tract

Percentage of Census Tract-Sites Inspected

Census Tract*	Average Or Better	Fair	Poor	Boarded Up	All Sites
1	72.41%	24.14%	3.45%		100.00%
2	87.19%	10.86%	1.67%	0.28%	100.00%
3	90.02%	7.53%	1.88%	0.57%	100.00%
4	92.71%	5.69%	1.46%	0.15%	100.00%
5	92.28%	6.46%	0.92%	0.33%	100.00%
6	92.16%	6.54%	0.93%	0.37%	100.00%
7	95.38%	3.80%	0.72%	0.10%	100.00%
9	90.31%	7.46%	1.90%	0.34%	100.00%
10	79.47%	14.66%	4.99%	0.88%	100.00%
11	93.65%	5.07%	1.29%		100.00%
12	94.38%	4.86%	0.59%	0.17%	100.00%
13	94.53%	3.95%	1.32%	0.20%	100.00%
14	96.50%	2.93%	0.48%	0.09%	100.00%
15	96.01%	3.01%	0.79%	0.20%	100.00%
16	97.03%	2.22%	0.62%	0.12%	100.00%
17	95.91%	3.28%	0.76%	0.05%	100.00%
18	94.24%	5.09%	0.50%	0.17%	100.00%
20	96.37%	2.99%	0.64%		100.00%
21	94.02%	4.58%	1.35%	0.05%	100.00%
22	96.17%	3.04%	0.67%	0.12%	100.00%
23	97.74%	1.74%	0.44%	0.07%	100.00%
24	98.55%	1.16%	0.29%		100.00%
25	94.21%	2.23%	0.15%	3.42%	100.00%
28	98.44%	1.56%			100.00%
51	92.47%	5.79%	1.74%		100.00%
52	98.03%	1.76%	0.17%	0.04%	100.00%
53	99.16%	0.77%		0.07%	100.00%
UGB Area	95.06%	3.90%	0.83%	0.21%	100.00%

Notes: Census Tracts include only the area within the UGB



City of Keizer — Community Development

Phone: 390-3700 • Fax # 390-8295
930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, Oregon 97307-1000

CITY COUNCIL MEETING: Sept. 8, 1992

AGENDA ITEM NUMBER: 8e

TO: MAYOR AND CITY COUNCIL

THROUGH: DONALD H. OTTERMAN M.S.P.A,
CITY MANAGER

FROM: JOHN N. MORGAN, AICP
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PERIODIC REVIEW - INDUSTRIAL LANDS POLICY

DISCUSSION:

The Council and the Marion County Board of Commissioners met to discuss the County's position that Keizer needs to include a restrictive policy on division of industrial lands within its Periodic Review Order. Salem has agreed to adopt such a policy. A copy of Salem's text is attached.

The County's position is based on two issues. First, the County does not want to see larger parcels of industrial land that were included in the Urban Growth Boundary to provide sites for large, labor intensive uses divided, thereby creating pressure to expand the UGB if such a use proposed to locate in the area. Second, the County believes such a policy should be consistent between both cities.

The following points summarize a response to these concerns.

1. There is only one large industrial parcel in Keizer, the Keizer Industrial Park on River Road. Therefore, this policy impacts the only site in Keizer where significant industrial uses can occur.
2. Keizer Industrial Park has been undeveloped since it was designated for industrial use. According to Larry Epping, the property owner, the primary objection is the lack of good access to Interstate 5.
3. Creation of a large, labor intensive industry on this site may not be in the City's best interest, especially given the poor access. Its location on the City's fringe means that traffic patterns could severely impact the surrounding streets and neighborhoods.



City Council
September 8, 1992

4. An industrial park, or an industrial subdivision, that attracts uses on parcels of 1 to 20 acres may be more in keeping with the City's vision and needs for this property.
5. The property is within the River Road Redevelopment District. Its development will bring a great deal of tax increment to the District. Further restrictions on its marketability may postpone the capability to capture this value in the near term.
6. There are several areas in Salem with more than 40 acres in single parcels. Since Salem is adopting the 40 acre restriction, these may provide an ample supply.
7. Salem may not object to Keizer having a different policy. Discussions between the two city's planning staffs have shown there is no apparent objection to a less restrictive policy in Keizer.

An alternative policy is suggested below. It provides some limitation on industrial land division while not being as restrictive as the County proposal.

The division of industrial designated parcels of 40 or more acres shall be subject to a special review and approval process. The parcels may be divided after a public hearing process and recommendation by the Hearings Officer and final public hearing and approval by the City Council. Notice will be given to all urban area governments. Parcels will only be divided so that there is at least one lot remaining of 20 or more acres.

RECOMMENDATION:

It is recommended:

1. Council review the proposed policy and reasons for its adoption, revising them if necessary; and
2. Authorize staff to forward the policy proposals to the other urban area planning staffs for comment; and
3. Return with a report on the comments when the public hearings is reopened on September 21.

INDUSTRIAL DEVELOPMENT POLICY 12 (page 1-56, Volume 1 and page 42, Volume 2)

- a. The division of industrially designated parcels of 40 acres or more which were included in the urban growth boundary in 1982 or were unincorporated at that time shall be subject to a special review and approval process. The parcels may be divided after a public hearings process and recommendation by the Salem Planning Commission and final concurrence by the City of Salem and Marion County as the final decision. The purpose of this provision is to maintain two or more sites suitable for large labor intensive industries. [The subject parcels are generally located: 1) at the SE corner of Boone Road and 36th Avenue, 2) between Gaffin Road and Culver Drive, and 3) between Kale Road and Hazelgreen Road.]
- b. The division of other industrial designated parcels of 40 acres or more planned shall be the subject of a public hearing and decision making process before the Salem Planning Commission provided: 1) the proposed industrial use is verified by the applicant, and 2) Marion County is afforded an opportunity to review and comment, as an interested party, on the proposed division prior to the initial land use decision.

May 27, 1992

Resolved D12

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R92-_____

ORCHARD CREST PHASE 2 STREET LIGHTING DISTRICT

BE IT RESOLVED by the City Council of the City of Keizer, Oregon:

Section 1. That the City Council hereby finds the preliminary plans, an estimate of probable costs contained in the City Engineer's report for Orchard Crest Phase 2 Street Lighting District which was filed with the City Recorder on August 24, 1992 to be satisfactory, and the same are hereby approved and adopted.

Section 2. That the City Council hereby declares its intention to make the lighting district improvements to serve Orchard Crest Phase 2 Street Lighting District and hereby declares that the improvements to be made shall consist of eleven (11) 100 watt high pressure sodium luminaries and mounted on 8 foot long mast arms at a height of 25 feet, on gray Fiberglas poles within the district, all in accordance with the aforesaid preliminary plans with the initial cost of installation to be borne by Portland General Electric and the operational and electrical power costs estimated at \$2,238.65 the first year and \$2,035.14 in subsequent years to be assessed against the properties benefitting from the improvements.

Section 3. That the City Council hereby directs the City Recorder to give notice of intention to make the improvements by publication once each week for two (2) successive weeks in a newspaper of general circulation in the City of Keizer stating a public hearing will be held on October 5, 1992, said notice to also provide that information required under City of Keizer Ordinance 87-094, an ordinance providing for procedures for municipal lighting districts

1 and special assessments.

2 Section 4. That the City Council hereby directs the City
3 Recorder to mail notice of the proposed assessments to each owner in
4 the local improvement district with notice that any objections to the
5 Engineer's Report and the proposed assessment will be considered by
6 the City Council at the aforesaid October 5, 1992 public hearing.

7 Section 5. That the City Council may abandon the proceedings for
8 the lighting district improvements if sufficient property owner
9 support for the local improvement district does not materialize.

10 Section 6. If any section, subsection, sentence, clause or
11 phrase of this resolution is for any reason held to be invalid or
12 unconstitutional by the decision of any court of competent
13 jurisdiction, such decision shall not affect the validity of the
14 remaining portions of the resolution. The City Council hereby
15 declares that it would have passed this resolution and each section,
16 subsection, sentence, clause or phrase thereof irrespective of the
17 fact that any one or more sections, subsections, sentences, clauses or
18 phrases be declared invalid or unconstitutional.

19 PASSED this ____ day of _____, 1992.

20 SIGNED this ____ day of _____, 1992.

21 _____
22 Mayor

23 _____
24 City Recorder



City of Keizer

P.O. BOX 21000 KEIZER, OR. 97303

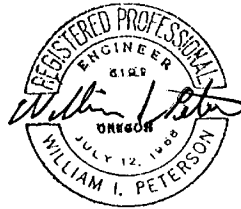
ENGINEER'S REPORT

FOR

ORCHARD CREST - PHASE 2

STREET LIGHTING DISTRICT

For City Council Action September 8, 1992



Date: August 24, 1992

Project File 92-0201

3853 RIVER RD. N. KEIZER, OR. 97303
(503) 390-7402 FAX # (503) 390-7461

August 24, 1992

TO: The Hon. Mayor and City Council

FROM: William I. Peterson, PE

SUBJECT: Street Lighting District for Orchard Crest - Phase 2

Authority and Purpose: This report is submitted in accordance with the requirements of City of Keizer Ordinance No. 87-094 for the purpose of creating the subject Street Lighting District.

District Boundaries and Map: A Map of the District is attached showing the areas benefited by the street lights proposed to be installed. Street lights have already been installed in Phase 1 of the subdivision. It is now proposed to install lights in Phase 2. The Street Lighting District boundary was drawn to include future phases of this subdivision. As each phase is built and lights installed, they may be added to the assessment rolls simply by amendment to the Ordinance (Ord.91-216).

Lighting Plan Alternatives: The lighting improvements within Phase 2 will consist of 11, 100 Watt, High Pressure Sodium luminaires. The lights will be mounted on 8 foot long mast arms at a height of 25 feet, on gray Fiberglas poles. A Typical Pole and Light Detail is attached.

Installation may be accomplished by either of the following methods.

METHOD A - Portland General Electric (PGE) would supply, install and maintain the luminaires, poles and underground or overhead wiring. PGE would also supply the electrical power to the District.

METHOD B - The City of Keizer would buy the poles and luminaires and contract with PGE for the installation, maintenance and power for the District.

Estimated Costs:

METHOD A:

Annual costs -

11 Poles & 100 W luminaires @ \$11.95 x 12 mos.	\$1,577.40
Annual operating costs @ 10 %	457.74
Total Annual Cost	\$2,035.14

Total Assessable Costs = \$2,035.14

METHOD B:

Purchase 11 Poles & luminaires @ \$ 875.00 each = \$ 9,625.00

Annual Costs -

11 Poles & 100 W luminaires @ \$11.95 x 12 mos.	\$1,577.40
Annual operating costs @ 10 % ¹	<u>457.74</u>
Total Annual Cost	\$2,035.14

Total Assessable Costs = \$11,660.14

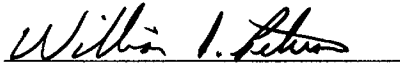
¹ Includes tax roll preparation, audit, delinquencies engineering and miscellaneous administrative costs to the City. These costs may be expected to be reduced to approximately \$158.00 per year in subsequent years.

We recommend the City adopt Method A. By doing so, the City avoids the initial cost of the poles and the higher costs associated with District formation.

Method of Assessment: It is recommended that the costs be assessed equally to each lot or parcel in the district. The first year assessment would include the one time costs for District formation and engineering.

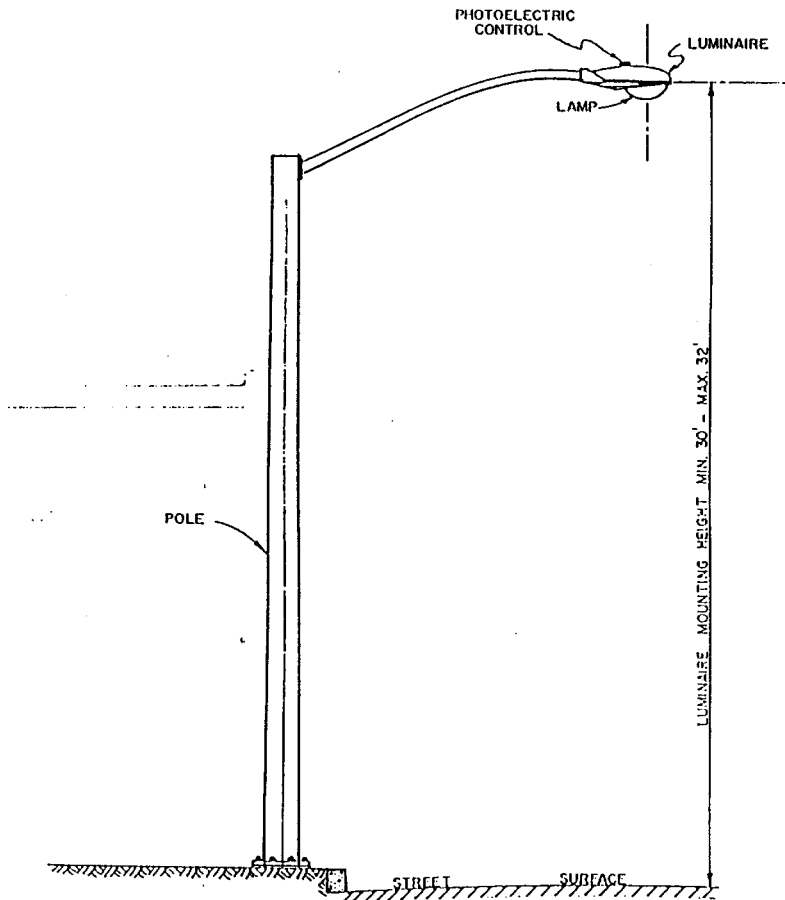
Assessment Roll: The attached preliminary assessment roll identifies the benefited properties and the first year assessments to be levied against each.

Respectfully submitted,



William I. Peterson, PE

WIP/RWF/sj
<920201.RPT>



TYPICAL POLE & LIGHT DETAIL

— N.T.S. —

PRELIMINARY ASSESSMENT ROLL

Orchard Crest Subdivision - Phase 2 Street Lighting District
in Sec. 26, Township 6 S. Range 3 W., W.M. in the City of
Keizer, Marion County, Oregon

Total to be Assessed = \$2,035.14

<u>Lot(s)</u>	<u>Owners *</u>	<u>Cost Per Lot</u>	<u>Total</u>
55-106	Meadows Group PO Box 21209 Keizer, OR 97303	\$ 39.14	\$2,035.14
52 Lots			\$2,035.14

* Owners names verified by Marion County Assessor on August 20, 1992.

MINUTES

KEIZER CITY COUNCIL

SPECIAL SESSION

Monday, July 27, 1992

Robert L. Simon Council Chambers

Keizer City Hall

CALL TO ORDER

Mayor Orcutt called the special session to order at 7:58 p.m. Roll call was taken as follows:

Present

Andrew J. Orcutt, Mayor

Mike Hart, Councilor

Dennis Koho, Councilor

Jerry McGee, Councilor

Al Miller, Councilor

Joe Van Meter, Councilor

Absent

Bob Newton, Councilor

Staff

Donald H. Otterman, City Manager

John Morgan, Community Development Director

Wally Mull, Public Works Director

Charles Stull, Chief of Police

Paul Frykberg, Accountant

John Lien, City Attorney

Tracy L. Davis, City Recorder pro tem

PUBLIC TESTIMONY There was no Public Testimony for the Council.

COMMITTEE

REPORT

Don Otterman gave the Budget Committee Report. The budget being recommended by the Budget Committee is a "status quo" budget. Mr. Otterman stated the Revenue Sharing Budget that the Council had before them would only be effective if the levy passed. If the levy did not pass the Revenue Sharing Budget that was reviewed on June 30, 1992, would be effective. Mr. Otterman also clarified that the two and one-half months of salaries that were transferred to the general fund from revenue sharing, would not be paid twice. The money will be transferred out of revenue sharing to pay salaries only if the levy does not pass, and then will only cover those positions to be laid off for a period of two and one-half months, from July 1 - September 20, 1992. Mr. Otterman presented a copy of the Resolution and Notice of Election that was prepared.

**PUBLIC HEARING
CITY OF KEIZER
1992-93 PROPOSED
BUDGET**

Mayor Orcutt opened the public hearing. There being no testimony from the public, Mayor Orcutt closed the public hearing.

DELIBERATION

Joe Van Meter moved for a resolution placing a one-year fixed dollar amount operating levy of \$495,320 on the September 15, 1992 ballot. Councilor Koho seconded the motion.

The motion passed with the following votes:

AYES: Hart, Van Meter, Orcutt, Koho, Miller, McGee (6)

NAYS: None

ABSTENTIONS:

ABSENT: Newton (1)

Councilor Miller asked if the explanatory statement should be revised to add overall administration of City and Planning. City Attorney, John Lien, stated that due to a restriction on words, it would be impossible to add too many additional words. He also suggested that there should be a brief statement stating that the Urban Renewal Budget is not part of this. He also suggested that the wording be revised to state "that up to seven police officers could be eliminated". Mr. Miller further inquired if the estimated amount of taxes on a \$80,000 house should show a comparison from last year. The reduced amount should be pointed out to the public. Councilor McGee stated that he did not feel this would be good idea, since most evaluations went up from last year. However, he did agree that using \$80,000 for the average value would be appropriate. Councilor Hart agreed to using this amount. Mayor Orcutt stated that amount of house, whether it is \$50,000 or \$60,000 has been a problem since home values do not stay consistent.

Mayor Orcutt suggested that the explanatory statement should be discussed in further detail. He appointed Councilors Miller and Koho to discuss the statement with the City Manager and Legal Counsel for improvement.

**WRITTEN
COMMUNICATION**

Councilor Newton, in his absence, submitted a memorandum stating his recommendation that existing programs and staff that are authorized in 1992 be sustained in 1993 and no new expenditures be included as we submit this document for voter approval. To clarify, this means no additional school resource officer, sergeant to lieutenant, and no additional clerks. He also stated that although there were numerous people who came forward to offer assistance, the risk of losing all we have gained and reverting back to our base is to great of gamble.

ADJOURNMENT

Mayor Orcutt adjourned the meeting at 8:15 p.m.

Tracy L. Davis, City Recorder, pro tem

APPROVED:

MAYOR

(COUNCILOR NEWTON ABSENT)

KEIZER CITY COUNCIL - SPECIAL SESSION

Monday, August 10, 1992

Robert L. Simon Council Chambers

Keizer City Hall

CALL TO ORDER

Mayor Orcutt called the Special Session to order at 7:02 p.m. Roll call was taken as follows:

Present

Andrew J. Orcutt, Mayor

Mike Hart, Councilor

Dennis Koho, Councilor

Jerry McGee, Councilor

Al Miller, Councilor (arrived 7:30 p.m.)

Bob Newton, Councilor

Joe Van Meter, Councilor

Staff

Donald H. Otterman, City Manager

John Lien, City Attorney

Linda Sanders, Recording Secretary

PUBLIC TESTIMONY

There was no public testimony to come before the Council.

COMMITTEE REPORTS

There were no committees reporting to the Council.

DISCUSSION

City Manager Vacancy

Mr. Otterman reported to the Council regarding City Manager recruitment in 1983 and 1989. The Council members had received a packet of information from those processes. Mr. Otterman stated the packet also included 1992 Recruitment proposals from the League of Oregon Cities and the Mid-Willamette Valley Council of Governments. Mr. Otterman requested that Mr. Alan Hershey from the Council of Governments (COG) explain their proposal and recruitment policy. He stated the proposal from the League of Cities was self explanatory and did not require having a representative present.

Mr. Hershey gave an overview of the COG proposal. He noted the proposal was delayed due to a meeting of the Executive Committee of the COG Board of Directors. Since the City of Keizer is not presently a member of COG, ordinarily they would be charged market value for recruitment. The Executive Committee decided that if the City wished to use their proposal, the Membership fee could be paid in two installments, 1/2 now and 1/2 prior to January 1. Mr. Hershey noted that membership would also provide

access to all the other services of COG, including mapping and street naming.

Mr. Hershey noted that COG had been through the City Manager recruitment process in 1983 and 1989. The present fee would be \$1200 plus the membership cost. In 1989, the City Staff provided some of the clerical time although Mr. Hershey said COG could provide those services at an additional hourly rate this time, if needed.

Councilor McGee noted that the difference in this situation and those prior was that the spot was not vacant and Mr. Otterman would be available for some high level assistance. Mr. Hershey noted that there are some similarities to 1989, when COG had staff assistance in the recruitment work. He also pointed out that if interviews were delayed until after the election, one of the biggest pieces of work would be done after Mr. Otterman left. Mr. Hershey also said he would submit a revised proposal if there are some Council decisions made that change the ground rules.

Councilor Koho stated there are good candidates within the City and also locally. He believed the only fair process would be an open recruitment. He wanted to involve representatives from the community and also the present candidates for the City Council elections. He felt it was essential to involve the community although he wasn't sure exactly how that would work. Mayor Orcutt noted that in the past he remembered that there was a subcommittee of the Council and three appointed members. They screened all the applicants and decided upon the top six who were then brought in for interviews.

Councilor Newton questioned how wide the advertising needs to be. He especially was concerned with the impacts of Measure 5 in Oregon and thought that might be important in selecting a new Manager. Mr. Otterman said it would be up to the Council as to how wide the advertisements should be published. In 1989, Mr. Otterman stated that advertisements were put in "Jobs Available", which is basically aimed at Oregon, Washington and California, in local newspapers and another publication, "Job Finder", which is no longer published. If the Council followed the same pattern, they would publish the advertisement in the Statesman Journal, the League of Oregon Cities newsletter and "Jobs Available". The "Jobs Available" comes out twice a month and the League newsletter comes out once a month. Mr. Lien said he did not think there is any requirement to advertise nationwide. As long as the Council can get a sampling of the type of candidates needed, he thought recruitment might even be limited to Oregon.

Councilor Hart stated he was also concerned about a knowledge of Measure 5 but wondered how much the Council would limit themselves by publishing only in Oregon. Mr. Hershey noted that if the advertisement is published in the "Oregonian", there is a possibility that applications will come from all over. He suggested that the advertising be limited but that some of the free advertising be utilized which could also attract someone skilled in the Oregon law.

Councilor McGee felt the first thing to be done is to make a shopping list by reviewing the job description, listing all the criteria and then developing a profile (ideal of a manager). The next step would be to determine the salary and fringe benefits which would shape the breadth and scope of the recruiting needs. He stated the Council needed to determine what is best for Keizer at this time and then start to talk about recruiting. Councilor Hart was concerned that the advertising include an understanding of Ballot Measure 5 as a criteria. He also agreed with Councilor McGee's assessment.

Councilor Koho moved that the Council approve payment of 1/2 of the Mid-Willamette Valley Council of Government dues for 1992-93 and employ them for assistance in recruitment for City Manager candidates. Councilor Van Meter seconded the motion.

Councilor Van Meter asked how much the dues payment would be. Mr. Hershey answered that it would be \$3600 for half a yearly payment and then \$1200 for the search. Councilor Van Meter commented that this would be about the same thing of the League of Oregon Cities proposal for \$3800. Mr. Otterman noted that 1/2 the annual dues for COG would also provide some additional services.

Councilor Hart questioned whether the money should be spent since the outcome of the levy is not known. Councilor Newton asked where this money might come from since there was not any money set aside for the dues. He noted that if this method is chosen, there would probably be some salary savings. Mayor Orcutt noted there would probably be some salary savings even if the position is filled from within.

Councilor McGee asked if the procedure would be approximately the same as in 1983. Mr. Hershey stated the job description would be done first and then a profile, followed by a decision on the salary. He also noted the job description did not need to be written tonight. Councilor McGee thought that it could be reviewed and the present description was a good basis to begin with.

Councilor McGee stated he had looked at what was done in the past and felt much of it could be done in house this time. He did think that some elements, like the background search, needed to be done by a professional. He had hoped that a profile would be designed tonight. Mayor Orcutt pointed out that Councilor McGee was looking at the recruitment process for the 1983 City Manager.

Councilor Koho stated he felt the Council had demonstrated that it needs guidance and help sometimes in personnel matters to go through all the proper legal hoops. He felt professional assistance was important and supported employing COG. Councilor Miller agreed that professional help was needed but he believed the Council could make a better selection than COG. He felt the Council could end up with an inferior product.

Councilor Van Meter noted there is a work plan in the packet for 1989 which cut down the work from 1983. He believed Mr. Hershey led the Council through the process in a professional manner in the past and he was supporting the motion. Councilor McGee stated the COG price is a bargain. He thought it was important for the Council to go through the total process and Mr. Hershey may help to do that. He would support the motion if it was not contingent on putting up half the membership dues. Mayor Orcutt pointed out that the service would not be available to the Council at that price unless they are members.

Councilor Miller thought if that amount of money were to be spent, higher quality needed to be sought and the money might be available in salary savings.

The motion passed with the following votes:

AYES: Van Meter, Newton, Orcutt, Koho, McGee (5)

NAYS: Hart, Miller (2)

ABSTENTIONS: None

ABSENT: None

Mayor Orcutt wanted to have Mr. Otterman and Mr. Hershey get together to produce a time line and a job description for the August 17th meeting of the Council. Mr. Hershey stated he would be able to do that but it would help if the Council began tonight to discuss some of the policy issues. He recommended the Council take the job description and work on it at home and then at a work session. He suggested that tonight's meeting include discussion regarding when the position should be filled. The decision would include whether candidates for the Council would be included in the process or the process would begin after the new Council members were elected.

Councilor Miller asked where in the process would it be necessary for the candidates to take part. Mr. Hershey stated he was not clear on the question but if the appointment occurred any time prior to the new Council, only those duly elected will be involved. People from the community can be included if the executive session is planned as an open session and adopted as such. He suggested that only the interviews be delayed and the other work be done prior to the election. He said that COG would have a work session prior to the interview to train the Council on the kinds of questions and type of interview to be used so the final interview itself would be very smooth.

Councilor Miller asked how long it would take to get to the interview process if everything went without delay. Mr. Hershey responded that it would be probably 60-90 days before the interviews. Councilor Newton said he wanted to move deliberately through the process and the candidates could be included prior to the election so the process would not be delayed. The Council would probably not get to the interview process before the elections. He also requested that the applicants be prioritized in order so that if one withdraws another one can be chosen. He thought the process might come close to 4 months.

Mr. Otterman pointed out that the 4 months will begin in October and that if the Charter amendments pass in November, the Council will have more time. Councilor McGee noted that although there was 4 months, he didn't think the Council wanted to be without a Manager for that long. Mr. Hershey said that if a Manager is chosen by the end of November, the Council will be doing well. The month of December can be used to make transitions, which pushes the interviews back to the second week of November, followed by final checking.

Mayor Orcutt said he envisioned all the screening being done prior to the election and the interviews held the Friday after the election. He also was concerned that a City Manager might not take the job if the new Council members were excluded since the elections will result in a new Council in 1993.

Councilor Koho asked if the profile is done prior to the advertising going out. Mr. Hershey answered that it can be done after the advertising or it can be done twice. Key phrases may need to be included in the advertising, i.e. land use planning, etc. Councilor Koho thought that was an opportunity to involve the community although the advertising needed to get out quickly. Mayor Orcutt did not see urgency in profiling the Manager's position in the present meeting.

Councilor McGee pointed out that profiling is different from determining selection criteria. The job description and the profiling is helpful in shaping advertising. He

suggested that each Councilor make a list of 10 attributes of an ideal City Manager, which Mr. Otterman could compile.

Councilor Van Meter questioned whether advertising should go out of state. He was concerned that the applicants not only be familiar with Measure 5 but with the other aspects of running a city in Oregon. Councilor Newton noted that his interest in curtailing advertising was to possibly shorten the time and also to keep down the cost of visiting the city where the applicant is from. Councilor Koho agreed but felt the wording should be done carefully.

Mr. Hershey stated there is a real shortage of people available with Managerial experience in the state. He suggested the Council may want to extend advertising although Oregon experience preferred can be included in the ad.

Mayor Orcutt asked if Mr. Otterman could compile the Councilor's list if they reached him by noon on Friday. The Council decided to meet at 5:30 p.m. on Monday, August 17th. Mr. Otterman stated he would get job descriptions out in the Council boxes by noon tomorrow.

Councilor McGee said he believed the salary issues needed to be examined including the fringe benefit package. He believes the City Manager receives too much money. Councilor Koho asked for information on salaries for other cities. Mr. Hershey said he would have that. Councilor Miller asked for some comparison of cities like Keizer. Mr. Hershey pointed out there are few communities with the limited number of services offered.

Appointment of City Manager

Mayor Orcutt stated he wanted to determine the will of the Council on the issue of appointing an interim City Manager. Councilor Koho stated that the City is already down one significant administrative staff and he did not think the City could do without the position for the next months. If an internal person is made interim, he felt there needed to be backfill. Councilor Hart asked whether it is good for someone on the staff to have that experience as their career is expanding and also whether there would be a burden if no one is brought in.

Councilor Miller thought Mr. Hershey might know of someone confident who could be brought in on a temporary basis. Mayor Orcutt clarified that he wished to know if the Council wanted to appoint a temporary person or wanted to do without. He thought that during the holidays business might be a little slower and it might not be cost effective to bring in someone.

Councilor McGee pointed out that bringing someone in would require the staff to bring them up to speed and naming a present department head could also be a burden on the staff. Councilor Hart felt a retired City Manager would be a possibility and would understand how to run a City. Councilor Newton asked Mr. Otterman his opinion.

Mr. Otterman stated that if a retired City Manager could be found who would not require much training that might be helpful. He thought it would be more difficult for all the staff to move up and to backfill on a temporary basis. It would depend on if the Council felt some of the projects could be put on hold, i.e. Chemawa Activity Center, River Road Redevelopment, etc.

Councilor Van Meter asked if there are retired City Managers available. Mr. Hershey

said yes but very few. In response to a salary question from Councilor Miller, Mr. Hershey said most retired Managers would do the work on a straight contract basis. Councilor McGee felt that the Council would be able to contract with someone for less than the salary Mr. Otterman is receiving. He pointed out that the Council could even offer the contract to Mr. Otterman perhaps at a 1/2 time position. Mr. Hershey said he did this type of matching for no charge but would not venture out until the Council made a decision.

Councilor McGee asked that the Minutes show that no one should be omitted from the process. He said that if it would be appropriate for a staff member on the management level to be involved, they should be. He had heard that staff who toured candidates around in the prior process had critical information that was not solicited. Mayor Orcutt said that he remembered the staff being asked for their input after the tours and that they were open and honest in their comments. Councilor McGee said his information may have been narrow.

The Council decided they would like to continue thinking about whether an interim manager should be hired.

ADJOURNMENT

The meeting was adjourned at 8:34 p.m.

Linda S. Sanders,
Recording Secretary

APPROVED:

MAYOR

KEIZER CITY COUNCIL
Monday, August 17, 1992
Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER

Mayor Orcutt called the regular meeting to order at 7:35 p.m. Roll call was taken as follows:

Present

Andrew J. Orcutt, Mayor
Mike Hart, Councilor
Dennis Koho, Councilor
Jerry McGee, Councilor
Al Miller, Councilor
Bob Newton, Councilor
Joe Van Meter, Councilor

Staff

Donald H. Otterman, City Manager
John Morgan, Community Development Director
Charles Stull, Chief of Police
Wally Mull, Public Works Director
Skip Wendolowski, City Planner
John Lien, City Attorney
Shannon Johnson, City Attorney
Bill Peterson, City Engineer
Linda Sanders, Recording Secretary

PUBLIC TESTIMONY

Giving testimony was:

Bob French, 1384 Manzanita Street N., Keizer, Oregon 97303. Mr. French spoke as the Chairperson of the "Yes" for Keizer Committee. He invited all the Council members to the Town Hall meeting. He explained that City department heads will be making presentations but Councilors will not be expected to respond to specific questions. Councilor McGee noted he would not be able to attend due to a prior commitment and Mr. French said that would be announced at the meeting.

Mr. French elaborated on the setup for the evening. He will serve as the host and Les Zaitz will be the moderator. Two persons opposing the levy will speak along with two persons supporting the levy. The evening will also include an explanation of city government, its functions and its budget.

PUBLIC HEARINGS

**Recruitment of
City Manager**

The Mayor opened the Public Hearing.

Speaking in the hearing was:

Mr. Bob French, 1384 Manzanita Way NE, Keizer, Oregon 97303. Mr. French hoped that

a few things might be done differently in this recruitment process as compared to 1983 and 1989. He complimented the editorial from Les Zaitz in the Keizertimes on the complexities facing a City Manager in Keizer. He encouraged the Council to discover the management style of the applicants and make certain the staff and Councilors could be comfortable with it. He cited past experiences when City administrators with highly differing management styles followed each other and the staff had problems adjusting to the new supervisor.

The Public Hearing was closed.

Amendments to Sewer Master Plan

Mayor Orcutt reopened the Public Hearing which was continued from August 3, 1992.

Mr. Peterson, City Engineer, gave an update on the history of the Sewer Master plan and the agreement as negotiated between the City of Keizer and the Meadows group to construct trunk lines to serve the northern part of Keizer. Mr. Peterson noted that Mr. Reimann, the developer in the area, is concerned about the time line for the work to be done. He had received approval to put in a pump station but would work with the City in putting the same amount of money toward gravity lines if the work is done timely. Gravity lines would require obtaining easements through other properties in the area. The Master Sewer Plan Update - Clearlake Sector would allow for the overall Master Plan to remain the same but the agreement would offer additional time to acquire easements and financing. If that should not be able to be accomplished, Mr. Peterson said he would probably come back to the Council with a request that the developer be able to put in a pump station.

Councilor Van Meter clarified that the maximum cost per acre for those other than the developer would be \$2600. Mr. Peterson said that approval was subject to the developer paying \$2000. Councilor McGee said it sounded like good staff and collective work. He also commented that Numbers 5 and 8 in the agreement carry a commitment that if easements do not work, then the Council would have the willingness to proceed. Mr. Peterson thought the developer was concerned that if no date was included, the project would not work. He thought it was able to be done within the time frame.

Councilor Newton asked if Mr. Peterson believed it is the best solution to this issue for the City, the property owners and the developer. Mr. Peterson said from the history, everything the developer is proposing to do is going to accelerate the process and is in the City's best interests.

Councilor Hart asked if a pump station had to be used would the whole Clear Lake area have sewers. Mr. Peterson answered that if a pump station is used it will be designated as a master facility. It would cost more and it puts a surcharge into the system. Already there are problems with capacity downstream and the gravity system would allow for a steady flow.

Speaking in the hearing was:

Jim Reimann, 459 Palmer Drive N., Keizer, Oregon 97303. Mr. Reimann commented that he believed this agreement was a win-win situation. He did believe the strong support of the Council would be required to get easements that could not be achieved initially. He felt the project needed to get working as quickly as possible since they are thinking of

building in segments. There are some places where the water table is high which get wet causing problems. He felt it was in the best interest of the City and the developer to see it started soon. He also felt that the Eppings and Nolans would work with the project but he did not want a bottle neck to occur down the road. He stated it was crucial to get the line all the way over to Wheatland Road and it was crucial to have the support of the Council.

Councilor Hart asked if the Nolan and Epping properties would be connectors only even though they are off of River Road. Mr. Reimann said conditions are being worked out with the Nolans regarding their property and a plan of some sort will probably be filed in the very near future. Councilor Hart commented that main sewer lines often follow roadways. Mr. Reimann said they are attempting to do that and it would take relatively significant easements.

The Mayor closed the Public Hearing.

Readopting Salem Comprehensive Plan

Mr. Morgan gave the staff report, stating that until the new Salem and Keizer Comprehensive Plans are adopted, the old plan is in effect which requires concurrence by all four jurisdictions. After the Council had adopted the Salem Plan, Marion County raised the question of a policy requiring industrial land divisions no smaller than 40 acres. Salem has now made changes in their plan and are asking Keizer to reconcur. Mr. Morgan said Salem is probably going to adopt the change even though the Land Conservation and Development Commission has said that is not a strict enough policy. Mr. Morgan pointed out that the informal position in Keizer is that this policy should not be in the Keizer Comprehensive Plan. If the Council chooses to concur, then the negotiating position of the City may be damaged. There is a possibility that Marion County will say that if Salem adopts the policy, Keizer needs to also. Mr. Morgan recommended that the Hearing be held open until September 21 for any resolution between Salem, Marion County and LCDC. He said if the Council chose to concur an ordinance bill was attached.

Mayor Orcutt continued the Public Hearing until September 21, 1992.

DELIBERATION Recruitment - City Manager

Councilor Van Meter moved that the Council approve the City Manager's Recruitment Time Schedule as presented by Alan Hershey of the Council of Governments. The motion was seconded by Councilor Koho.

Councilor Koho mentioned he was in favor of this with the understanding that the dates are target dates. Councilor McGee felt that the time table could not be approved before the salary range is determined. Mayor Orcutt stated he thought the time table of the process could be voted on before a salary is set. Councilor Van Meter said he made the motion because the document is timely and has a new City Manager on board on or before February 1, 1993.

The motion passed with the following votes:

AYES: Hart, Newton, Orcutt, Van Meter, Koho, Miller, McGee (7)

NAYS: None
ABSTENTIONS: None
ABSENT: None

Councilor McGee moved that the salary range be \$45-55,000 compiled by adding a 4% compounded cost of living raise to the range of \$40-50,000 offered three years ago. The motion was seconded by Councilor Hart.

Councilor Koho agreed with the motion and noted it did not include fringe benefits.

The motion passed unanimously with the following votes:

AYES: Hart, Newton, Van Meter, Koho, Miller, McGee, Orcutt (7)
NAYS: None
ABSTENTIONS: None
ABSENT: None

Councilor McGee asked that the Council discuss fringe benefits. He wanted the City to reimburse travel and not have a travel allowance. He thought the advertisement could be worded to say "typical or normal fringe benefits." Mayor Orcutt agreed that the advertisement would not get that specific and guaranteed there will not be a car allowance. Councilor McGee also wanted to discuss in-kind income. He felt it should be part of the benefit package if it is offered. Mayor Orcutt stated the advertisement will include the salary range "plus benefits."

Sewer Plan Update

Councilor Newton moved that the Council adopt the Clearlake Sector portion of the Master Sewer Plan Update and authorize the Mayor to sign the agreement between the City of Keizer and the Meadows Group to allow the planning and construction of the sewer trunk lines to begin. The motion was seconded by Councilor McGee.

Mayor Orcutt declared conflict of interest.

The motion passed with the following votes:

AYES: Hart, Newton, Van Meter, Koho, Miller, McGee, (6)
NAYS: None
ABSTENTIONS: Orcutt (1)
ABSENT: None

Charter Amendments

Mr. Otterman reported that the work had been done to make the changes requested by the Council in their last meeting. The packet includes the Revised Charter, a Charter Revision election resolution, the ballot title and explanation for the Voter's Pamphlet. In answer to a question from the previous work session, Mr. Otterman pointed out that on page 4, number 4 under the Powers and Duties of the City Manager allowed for the Manager "to organize and reorganize the department structure of the city government."

Councilor Koho moved a resolution authorizing the Charter revisions election. The motion was seconded by Councilor Van Meter.

The motion passed unanimously with the following votes:

AYES: Hart, Newton, Van Meter, Koho, Miller, McGee, Orcutt (7)

NAYS: None

ABSTENTIONS: None

ABSENT: None

DISCUSSION

Police Newsletter

Chief Stull introduced the newsletter produced by the Police Department for distribution to the community. The Community Policing plan calls for the public to be informed. In the past, Chief Stull stated only the local media, small informational meetings or service clubs were used to share issues facing the Police Department. Chief Stull said they had originally planned to mail the newsletter but the cost was so prohibitive that they worked with the Keizertimes to have it placed in the Spotlight which is distributed to 10,000 homes. Chief Stull asked for the approval of the Council to distribute the newsletters.

Councilor Koho applauded the efforts of the Chief and the Department, saying he hoped it would be mailed out in the future in water and sewer bills. He did believe the timing is not right and the public might see it as campaign literature. Councilor Hart asked how often this would be done. Chief Stull stated the original idea was quarterly but realistically it might be twice a year. Councilor McGee agreed with Councilor Koho and thought it should wait until after the election. He would like to see one from other City departments in the future. He also stated there were not available funds under the current budget.

Chief Stull noted that there is money in both the status quo budget and the serial levy budget. Mr. Otterman noted that the line item was decreased by the Budget Committee from \$3000 to \$1500. He said that since Chief Stull was able to come up with another way to get the newsletter distributed, there was money in the printing line item. Councilor Hart wanted to let the Chief know that the Council was supporting his idea but he was concerned about what the message might be at this time. He felt the September levy must be protected.

Councilor Hart moved that Chief Stull has the authority to distribute the newsletter after the levy. Councilor McGee seconded the motion.

Councilor Newton felt the Council should step back and look at the newsletter. He felt any newsletter that is mailed out should include all the city departments. He wanted to determine the best way to communicate with the City and he reminded the Council of their investigation of using Public Access for the Council meetings as one method. Councilor Newton felt a cost to do the newsletter quarterly or annually with additional information about other departments should be researched as well as the Public Access cost.

Councilor Van Meter disagreed with the previous speakers stating that he believed that the newsletter merely gave facts and figures about crime. He felt this was the type of information that the citizens wanted and when a department head came forward to provide that information, the Council was saying no.

The motion passed with the following votes:

AYES: Hart, Newton, Koho, McGee, (4)

NAYS: Orcutt, Van Meter, Miller (3)

ABSTENTIONS: None

ABSENT: None

**Appeal 91-9
Chandler**

Mr. Morgan reported that he and Mr. Johnson, City Attorney had met with Ken Battaile of the City of Salem with Mark Grenz, representative for the Church as an observer. The City staff presented a list of conditions that could be put on the church to make them fit within the provisions of the Dual Interest Agreement. The list was attached to the packets of the Councilors. Mr. Battaile agreed to take it to the Salem City Council and ask for concurrence if the Keizer City Council wished. A draft letter was available for the Mayor to sign if the Council approved. The second part of the resolution was to authorize staff to get together a joint meeting if the Salem Council does not concur.

Councilor Van Meter moved that the Council authorize the Mayor to sign a letter to the Salem City Council and to direct staff to set up a joint meeting if the Salem Council does not concur with the proposed conditions of approval. Councilor Koho seconded the motion.

Mayor Orcutt declared conflict of interest since he is an agent in Mr. Chandler's firm. Councilor Koho complimented the staff on the agreement and asked about the last condition which would limit outside users of the church. Mr. Morgan clarified that church sponsored activities would not be included such as Boy Scouts, etc. He also pointed out the agreement does not preclude the church asking for amendments should the study come back with favorable results. Councilor Koho also asked if the church indicated agreement. Mr. Morgan said Mark Grenz as their representative concurred with the agreement.

Mr. Grenz came to the podium to answer questions as the representative of the church. Councilor McGee was concerned with the provision of letter C of the agreement, not allowing for any complaint to be raised regarding any running of the Willow Lake Treatment plant. He wanted only complaints regarding noise and odor included, not other areas such as the possibility of toxic waste being dumped. Councilor Van Meter asked Mr. Grenz if the church had agreed to C. Mr. Grenz responded that the discussion taking place was about noise and odor and he had not thought about other possibilities such as Councilor McGee mentioned. Mr. Morgan said he didn't think there would be a problem with discussing this and he might highlight that area when he took it down to the City of Salem.

Mr. Grenz stated he was able to sit in the meeting and that Mr. Morgan and Mr. Johnson did an excellent job of negotiating. They appeared firm and interested in finding a solution for the Council.

The motion passed with the following votes:

AYES: Hart, Newton, Van Meter, Koho, Miller, McGee, (6)

NAYS: None

ABSTENTIONS: Orcutt (1)

ABSENT: None

RESOLUTION

Orchard Crest Phase 2

A motion was made by Councilor Van Meter that the Resolution be passed. The motion was seconded by Councilor Newton.

The motion passed unanimously with the following votes:

AYES: Hart, Newton, Van Meter, Koho, Miller, McGee, Orcutt (7)

NAYS: None

ABSTENTIONS: None

ABSENT: None

CONSENT CALENDAR

- a. Approval of June 30, 1992 Special Session Minutes
- b. Approval of August 3, 1992 Regular Session Minutes
- c. RESOLUTION - Initiation of Legislative Amendment to the Keizer Comprehensive Plan

Councilor Hart moved the approval of the Consent Calendar. Councilor Newton seconded the motion.

Councilor Miller pointed out he was not voting specific approval of the June 30, 1992 Minutes since he was absent at the meeting.

The motion passed unanimously with the following votes:

AYES: Hart, Newton, Van Meter, Koho, Miller, McGee, Orcutt (7)

NAYS: None

ABSTENTIONS: None

ABSENT: None

OTHER BUSINESS

Mr. Otterman stated that the City is following up on a complaint from the Meadows Subdivision where a piece of heavy equipment was moved on public streets and damage was done. He said the staff has talked to the Meadows Group and they are going to get the street repaired. Councilor McGee noted this was a good example of neighbors seeing a problem and going through City government to get something done. He said the entire city would have had to pay for the repair in taxes. He wanted to encourage citizens to be watch dogs which will result in saving the entire city money.

Councilor Hart asked that Mr. Otterman continue to let the Councilors know his schedule regarding the days he would be gone until October.

Councilor Miller asked about the progress on a process for streamlining the obtaining of easements. Mr. Lien, City Attorney, stated that the provision is already embodied in State law and would not need to be incorporated in City ordinances.

Councilor McGee asked if all Mr. Otterman's vacation, comp time and leave would be used by October 2. Mr. Otterman stated that it would.

Mayor Orcutt asked the Council to again discuss possibility of appointing an interim City Manager. Mr. Otterman said that discussion at the last Council meeting included the impact to the City if an interim were appointed from the present staff. He had asked Mr. Morgan to prepare a memo as to what would happen if an interim were appointed. Mayor Orcutt noted he was not looking for a specific appointment but wanted the Council to decide if they desire to look internally or externally.

Councilor Miller said he had spoken with Alan Hershey who had information on some available retired City Managers who wouldn't require much training. He suggested the decision be made at the meeting on Monday, August 24. Councilor Koho pointed out that at least one of the Councilors would not be present at that meeting. He thought there were some advantages to appointing someone on staff including the opportunity for professional development. Council Van Meter said there would be a salary savings with an in-house manager.

Councilor Hart supported an in-house interim and thought they should be given some increase in pay. Councilor McGee thought that it would require staff time to bring an outsider up to speed, staff time which he did not want to use that way. He also said traditionally 5% out of class pay is offered to interims. Councilor Miller did not believe there would be much of a salary savings since other staff would have to cover for that person. He also questioned the appropriateness of appointing someone who is a candidate and would not support that action.

Councilor Koho moved that the City Council appoint John Morgan as interim City Manager on the effective date of Don Otterman's leaving and that he be paid an 5% increase in salary. Councilor Van Meter seconded the motion.

Councilor Miller asked Mr. Morgan if he intended to apply for the job. Mr. Morgan responded yes. Councilor Miller thought it was premature to make a decision tonight, since the other department heads have not even been asked if they wanted to apply for the interim manager's position. He thought they should have that opportunity and the decision should be made in a week or so. Councilor McGee said there were three staff who could serve as managers and he would have supported either Mr. Morgan or Mr. Mull although he would look for broader City experience that Mr. Stull has.

Councilor Van Meter moved that the motion be tabled until next week. Councilor Miller seconded the motion to table.

Councilor Van Meter commented that perhaps the Council needed to hear from Mr. Mull, Mr. Stull and Alan Hershey.

The motion to table failed:

AYES: Hart, Van Meter, Miller, (3)

NAYS: Newton, Koho, Orcutt, McGee (4)

ABSTENTIONS: None

ABSENT: None

Mr. Mull stated that in the last transition, Bob Simon, former Mayor served as the interim Manager. Even with all his knowledge staff time was required to bring him up to speed. Mr. Mull noted that he would not be interested in the position himself.

The original motion passed with voting as follows:

AYES: Hart, Newton, Van Meter, Koho, McGee, Orcutt (6)

NAYS: Miller (1)

ABSTENTIONS: None

ABSENT: None

WRITTEN COMMUNICATIONS

There were no written communications to come before the Council.

AGENDA INPUT

The Council will be meeting on Monday, August 24 at 7:00 p.m. to continue discussion of the City Manager recruitment. Councilor Newton noted there may be an executive session regarding property negotiations.

ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Linda S. Sanders,
Recording Secretary

APPROVED:

MAYOR

