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## Pendleton Affordable Housing Study

Portland State University. Center for Population Research and Census

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# Pendleton Affordable Housing Study

Prepared for:  
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The goal of this study is to analyze the existing and likely future need for affordable housing in the city of Pendleton, Oregon (see Figure 1). Unless noted otherwise, "Pendleton" refers to the whole city of Pendleton. For the purposes of this study, downtown Pendleton is defined within the boundaries indicated in Figure 2.

### 1) **Household Composition and Income**

The 1990 household and family composition of the city of Pendleton differed from that of Umatilla County in several important aspects. First, the city of Pendleton had a significantly larger share of non-family households than did the county (37% and 28.5%, respectively). In the city, almost one third (31%) of these non-family households had only one person in them, while in the county less than a quarter (24%) of householders were people living alone.

Also, the proportion of married-couple families among all families was lower in Pendleton than in the county (80% and 82% respectively), and the share of single-parent households with children under 18 years old among all households with children was a bit higher (27% in Pendleton, 24.9% in Umatilla County). Among the single-parent households with children, over two-thirds of them were headed by single mothers in both the city and the county; a factor that was shown to be related to an increased risk of poverty.

In downtown Pendleton, the above-mentioned trends were even more pronounced. Almost a half of all households in the area (45%) were non-family. Almost 40% of these households were people living alone. Among families, married couples represented a smaller share (78%). While 29% of families with children under 18 – similarly to the city and the county – had only one parent, single fathers headed more than half of them (54%). Such household composition is indicative to less favorable socio-economic characteristics of the population and is often associated with increased poverty.

In 1990, the median household income of all households in downtown Pendleton was \$3,000 lower than for the city of Pendleton and over \$2,000 lower than for Umatilla County. This relationship holds true for 1998 as well (see Table 1).

# Northeastern Oregon Counties and The City of Pendleton

Figure 1.

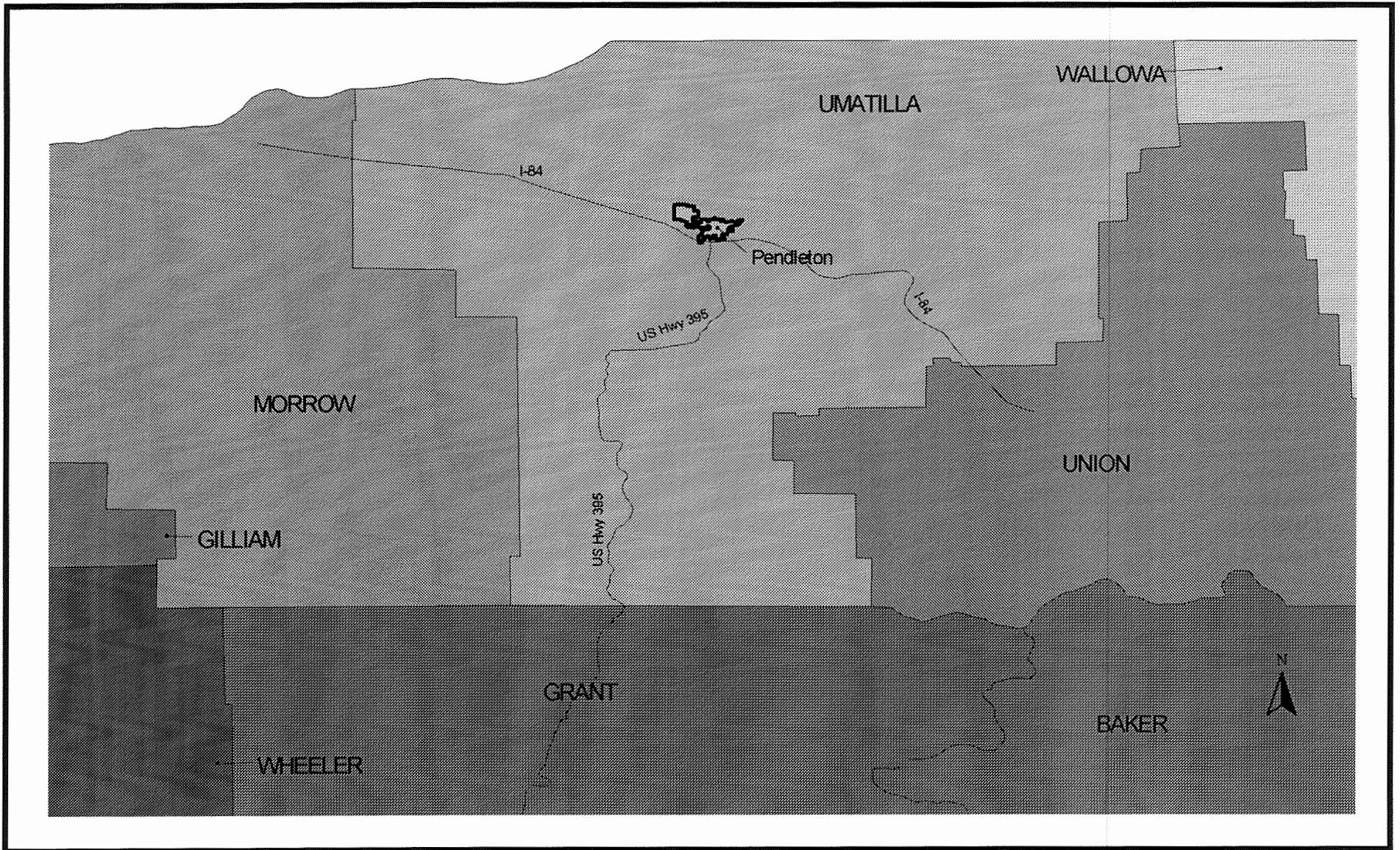
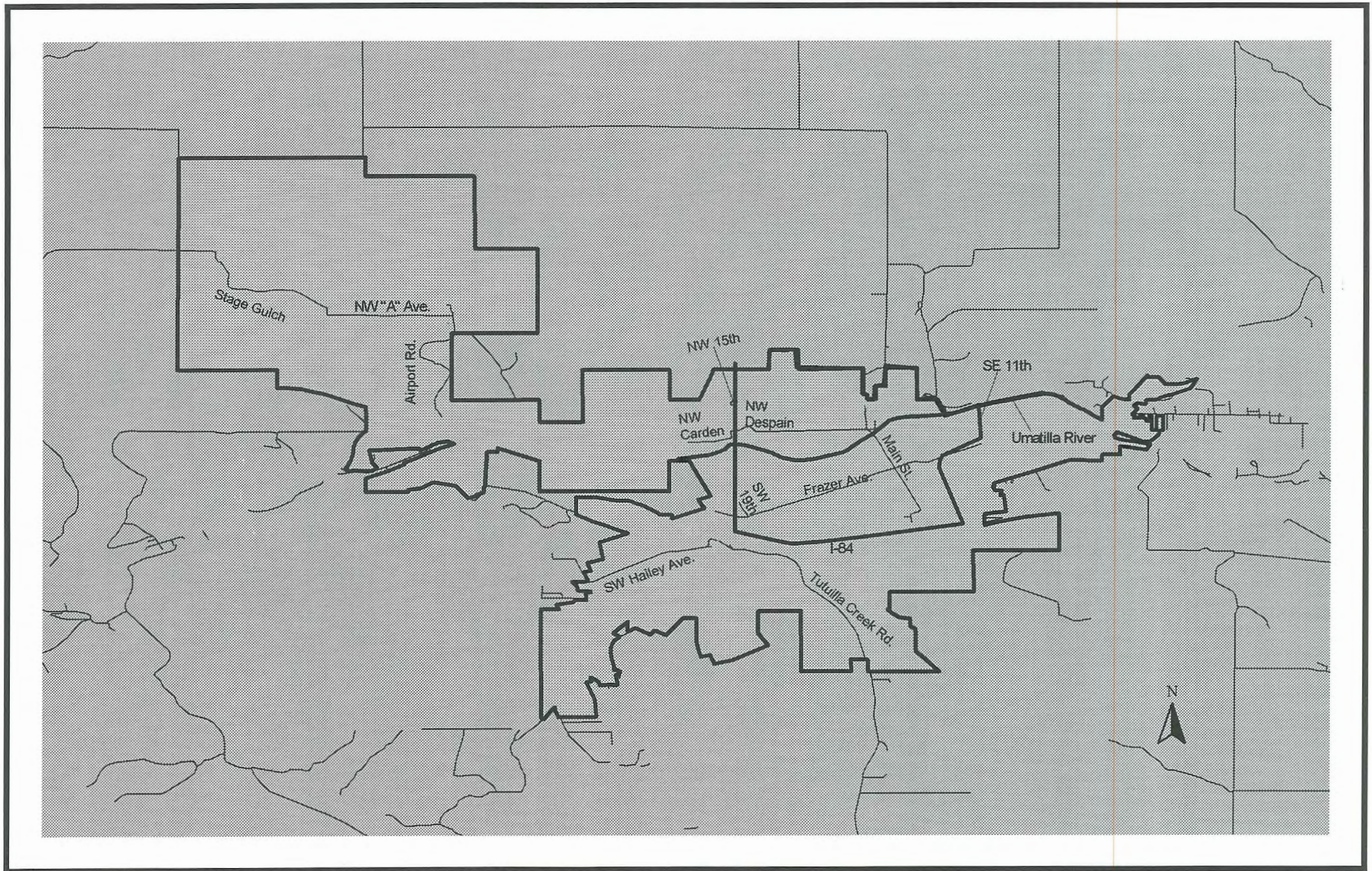




Figure 2. The City of Pendleton and Its Downtown









- |   |  |  |
|---|--|--|
|  City of Pendleton |  Downtown Pendleton |  Roads in Umatilla County |
|  Umatilla County   |  Roads in Pendleton |  Umatilla River           |



Table 1. **Median Household Income<sup>1</sup>**

For 1989	Median Household Income	30% of Median Household Income	50% of Median Household Income	60% of Median Household Income
<b>Downtown Pendleton</b>	\$20,469	\$6,140	\$10,325	\$12,281
<b>Pendleton</b>	\$23,469	\$7,048	\$11,748	\$14,098
<b>Umatilla County</b>	\$22,791	\$6,837	\$11,396	\$13,675
<b>For 1998*</b>				
<b>Downtown Pendleton</b>	\$28,482	\$8,545	\$14,241	\$17,089
<b>Pendleton</b>	\$32,656	\$9,797	\$16,328	\$19,594
<b>Umatilla County</b>	\$31,713	\$9,514	\$15,857	\$19,028

\*Estimated using the CPI for 1990-1998.

## 2) Renter Households and Their Income

In 1990 the percentage of renter households was the greatest in downtown compared to the city of Pendleton and Umatilla County. Over half of all households in downtown were renters. Assuming that this relationship holds true, downtown Pendleton has added over 50 new renter households since 1990, a 4.5% increase (see Table 2).

Table 2. **Households<sup>2</sup>**

1990	Total Households	Renter Households	% Renters to All Households
<b>Downtown Pendleton</b>	2,074	1,127	54%
<b>Pendleton</b>	5,715	2,582	45%
<b>Umatilla County</b>	22,020	8,373	38%
<b>1998*</b>			
<b>Downtown Pendleton</b>	2,167	1,178	54%
<b>Pendleton</b>	5,973	2,699	45%
<b>Umatilla County</b>	23,494	8,933	38%

\*Assumes 1990 occupancy rates for 1998 and the 1990 proportions of renter households to total households.

<sup>1</sup> U.S. Census, STF3A P80a, 1990

<sup>2</sup> U.S. Census, STF1A H3, 1990

CPRC Building Report 1991-1998

U.S. Census Annual Housing Estimates

At 30% of median household income, both downtown and the city of Pendleton captured 12.4% of all their respective households, which was higher than that of Umatilla County. However, downtown had a higher percentage of households that had incomes at 50% and 60% of the median household income than did the city of Pendleton and Umatilla County (see Table 3).

Table 3. **Number of Income-qualified Households<sup>1</sup> \***

<b>1990</b>	<b>At 30% of Median Income</b>	<b>% of All House -holds</b>	<b>At 50% of Median Income</b>	<b>% of All House -holds</b>	<b>At 60% of Median Income</b>	<b>% of All House- holds</b>
<b>Downtown Pendleton</b>	258	12.4%	532	25.7%	624	30.1%
<b>Pendleton**</b>	706	12.4%	1,353	23.7%	1,639	28.7%
<b>Umatilla County</b>	2,537	11.5%	4,997	22.7%	5,584	25.4%
<b>1998***</b>						
<b>Downtown Pendleton</b>	270	12.4%	556	25.7%	652	30.1%
<b>Pendleton</b>	738	12.4%	1,414	23.7%	1,713	28.7%
<b>Umatilla County</b>	2,707	11.5%	5,331	22.7%	5,958	30.1%

\*All households.

\*\*Defined market area.

\*\*\*Conservatively estimated assuming the same proportion of households at income levels as in 1990.

The percentage of renter households at 30% of median income is almost twice as high as the share of all households. In the income categories of 50% and 60% of median income, the gap is also considerable at 14% to 20% more for renter households than all households. This indicates that renters are considerably more likely than owners to receive income at these low levels (see Tables 3 and 4).

Table 4. **Renter Households by Income Categories in Pendleton<sup>2</sup>**

<b>1990</b>	<b>30% of Median Income</b>	<b>% of All Renter Households</b>	<b>50% of Median Income</b>	<b>% of All Renter Households</b>	<b>60% of Median Income</b>	<b>% of All Renter Households</b>
<b># Renter House- holds at</b>	586	23%	959	37%	1,253	49%
<b>1998</b>						
<b># Renter House- holds at*</b>	614	23%	988	37%	1,308	49%

\*Assumes 1990 proportion of renter households in income categories to all renter households.

<sup>1</sup> 1990 U.S. Census, STF1A P3, STF3A, P80

<sup>2</sup> 1990 U.S. Census, STF3A P80, H5

### 3) Existing Affordable Housing, Its Cost and Conditions

Even if affordable housing has been growing since 1990 at the same rates as all rental housing, our analysis clearly demonstrates that in 1998 existing rental housing units satisfy only 10% of the need for affordable housing of the households in the very low income category. Households in the next two low-income categories have slightly better chances of finding affordable housing: 19% in the income category of 50% of median income, and 24% in the 60% median income category (see Table 5). Although already very low, these estimates of availability of affordable housing are very conservative since they assume the same growth rates for affordable and rental housing. As the evidence presented elsewhere in this report suggests, actual growth rates of affordable housing units have been falling behind those of all rental units.

Table 5. **Renter Households in Pendleton<sup>1</sup>**

<b>1990</b>	<b>30% of Median Income</b>	<b>50% of Median Income</b>	<b>60% of Median Income</b>
<b># renter households with incomes at*</b>	586	959	1,253
<b># existing rental units affordable for households at**</b>	59	174	302
<b># units needed for households at</b>	527	785	951
<b>1998***</b>			
<b># renter households with incomes at</b>	614	988	1,308
<b># existing rental units affordable for households at****</b>	62	184	316
<b># units needed for households at</b>	552	814	992
<b># units project proposes</b>			

<sup>1</sup> 1990 U.S. Census, STF3A P80, H5



Notes for Table 5:

\*Refer to table STF3A H50 in Appendix 3.

Note: Allocation of households within income categories assumes that households are evenly distributed throughout each income category level.

\*\*Affordable renter occupied units.

\*\*\*Assumes 1990 proportions for all inc. categories.

\*\*\*\*Assumes the growth rate of affordable housing is the same growth rate as for all renter housing.

Tables 6 and 7 compare current Fair Market Rents for Umatilla County and for the study area. According to the 1999 HUD data for the county, fair market rent for a studio apartment is \$311, for a one-bedroom housing unit - \$368, and for a two-bedroom housing unit - \$477. Since household composition of the city of Pendleton leans toward non-family, single-person households, the studios and one-bedroom units are likely to be in the highest demand.

Table 6. **1999 HUD Final Fair Market Rents<sup>1</sup>**

For:	Studio	1 bdrm	2 bdrm	3 bdrm	4 bdrm
Umatilla County	\$311	\$368	\$477	\$657	\$732

To provide the most up-to-date information about costs, conditions, and vacancy rates of existing rental housing in Pendleton, a telephone rental household survey was conducted in January of 1999. Overall, nine apartment complex managers were contacted in addition to six known property owners or managers of multiple complexes and rental houses. The detailed results of the survey can be found in Appendix 2, tables 1 through 8. Table 7 below provides a summary of the results. Since not all property owners furnished detailed information about their rental properties, only those apartment complexes that had complete information were included into Table 7.

<sup>1</sup> U. S. Dept. of Housing and Urban Development

Table 7.

Project Rents<sup>1 a</sup>

Bdrm Size in Project	Proposed Project Rents	Market Rate Project Rents				Affordable Project Rents <sup>2 3</sup>			
		Pre-1990 Complexes		Post-1990 Complexes		Pre-1990 Complexes		Post-1990 Complexes	
		Number of complexes surveyed <sup>b</sup>	Rental Rates <sup>c</sup>	Number of complexes surveyed	Rental Rates	Number of complexes surveyed	Rental Rates <sup>c</sup>	Number of complexes surveyed	Rental Rates
Studio <sup>d</sup>	\$312	1	\$295	-	-	1	\$295	-	-
1Bdrm	\$286	6	\$410	1	\$244	4	\$278	1	\$244
2 Bdrm	\$341	7	\$478	1	\$337 or \$415 <sup>e</sup>	5	\$403	1	\$377 or \$415 <sup>e</sup>

a Utility allowances are not included.

b Some property owners/managers declined to report detailed information so they are not included in this table.

c The rental rates are the average rental rates.

d One complex surveyed with 34 studios at the rate of \$235 is not included in this table because the units are substandard as they share bathrooms and therefore, are not market comparable.

e \$337 is the rate for tenants who are at 30% of median income and \$415 is the rate for those at 50% of median income.

It is clear from comparing the two tables that existing average market rental rates for the city of Pendleton are equal to or higher than the fair market rates for the county as a whole. This conclusion along with the information provided above showing that Pendleton has a higher percentage of households at 30%, 50%, and 60% below median household income than the county as a whole (see Table 3), points to a higher-than-average need for affordable housing.

The proposed rental amounts for the project under consideration are, in turn, noticeably lower than the average existing rents in the city of Pendleton. Please note that only one studio is included in Table 7 due to the exclusion of a large number of substandard studios and due to the lack of detailed information about other studios. Overall, the proposed low rents coupled with the demand for affordable housing shown in Table 5 will assure that the proposed project redevelopment will be filled quickly.

Another indicator of the existing need for affordable housing is vacancy rates. While the overall rental vacancy rate for Pendleton has not changed since 1990 and is higher than that of Hermiston (see Table 8), the survey demonstrated high demand for studios, 1- and 2-bedroom units. As Table 9 shows, there was a 23% vacancy rate for studio apartments. This high vacancy rate could be misleading unless attention is given to the fact that the vast majority of them are substandard units, as mentioned above, and that there is no waiting list for them.

<sup>1</sup> CPRC Rental Survey of Pendleton, 1999

<sup>2</sup> Affordable rental amounts were obtained from the 1999 HUD Final Fair Market Rent table

<sup>3</sup> Includes Market Rate Projects that fall under the affordable rent category because some units are rented at the market rate

As shown in Appendix 2, impressive waiting lists exist in most affordable apartment complexes.

**Table 8. Overall Rental Vacancy Rates<sup>1</sup>**

<b>1990</b>	<b>Rental Vacancy Rate</b>
<b>Downtown Pendleton</b>	4.7%
<b>Pendleton</b>	4.2%
<b>Umatilla County</b>	3.3%
<b>1998</b>	
<b>Pendleton*</b>	4.7%
<b>Hermiston**</b>	1.3%

\*Based on a Pendleton rental survey of 684 rental units (single-family residences and multiple-family residences and all bedroom sizes) and 32 vacancies.

\*\*Based on a Hermiston rental survey consisting of 300 rental units (single-family residences, multiple-family residences, and all bedroom sizes are included here) and 4 vacancies.

Analysis of the vacancy rates of existing rental housing lends further evidence that affordable and decent housing is in very high demand. As Tables 1-8 of the rental survey in Appendix 2 demonstrate, one-bedroom apartments have no vacancies: their waiting lists include between 10 and 50 households as of January 1999. The only exception is the Indian Hills apartment complex which has 17% of their one-bedroom units vacant (three apartments), possibly due to their higher rents relative to the age and condition of the building (22 years old, not renovated).

Factors to be considered when looking at the vacancy rates should be the age of the structure and the condition of the housing (see Appendix 2, Rental Survey, Table 1). The survey revealed that most apartment complexes are at least 20 years old, and that at least 2 (about 30%) of them have never been renovated.

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<sup>1</sup> 1990 U.U. Census, STF1A H5, STF3A H8  
CPRC Rental Survey of Pendleton, 1999



**Table 9. Pendleton Vacancy Rates by Number of Bedrooms Proposed in New Project<sup>1</sup> \***

<b>Number of Bedrooms</b>	<b>Total Units in Survey</b>	<b>Number of Vacant Units</b>	<b>Vacancy Rate for Bedroom Size</b>
<b>Studio</b>	39	9	23% **
<b>1 Bdrm</b>	97	3	3.1%
<b>2 Bdrm</b>	157	6	3.8%

\*Based on CPRC rental survey of multi-family complexes, January 1999.

\*\*The high studio vacancy rate is due to the substandard units that are included in this table.

Note: The balance of 684-293(=391) are multiple complexes managed by property management firms that are not broken down by bedroom size, 3 and 4 bedroom units, and houses.

While the data on overcrowding could not be obtained from the survey of apartment managers, nothing indicates that the situation has improved since 1990 (Tables 10 and 11).

**Table 10. Occupied Units by Persons per Room<sup>2</sup> \***

<b>1990</b>	<b>0.5 or less Persons</b>	<b>0.51 – 1.0 Person</b>	<b>1.01 – 1.50 Persons</b>	<b>1.51 – 2.00 Persons</b>	<b>2.01 or More Persons</b>
<b>Downtown Pendleton</b>	1504	498	41	17	14
<b>Pendleton</b>	4,031	1,526	92	38	28
<b>Umatilla County</b>	14,417	6,371	713	320	199

\*Rooms include bedrooms, living rooms, dining rooms, kitchens, finished basement rooms, and enclosed porches.

**Table 11. Percent of Households in Each Crowding Category<sup>3</sup>**

<b>1990</b>	<b>Total Occupied Units</b>	<b>0.5 or less Persons</b>	<b>0.51 – 1.0 Person</b>	<b>1.01 – 1.50 Persons</b>	<b>1.51 – 2.00 Persons</b>	<b>2.01 or More Persons</b>
<b>Downtown Pendleton</b>	2,074	72.5%	24%	2%	.8%	.7%
<b>Pendleton</b>	5,715	70.5%	26.7%	1.6%	.7%	.5%
<b>Umatilla County</b>	22,020	65.5%	29%	3%	1.5%	.9%

<sup>1</sup> CPRC Rental Survey, of Pendleton, 1999

<sup>2</sup> 1990 U. S. Census, STF1A H21

<sup>3</sup> 1990 U.S. Census, STF1A H21

As Tables 10 and 11 demonstrate, severe overcrowding in downtown Pendleton has been higher than in the city of Pendleton as a whole: in 1990, 72 households, or 3.5% of all households, had more than 1 person per room. With an average of persons per household equal to 2.36, this translates into almost 170 people living in very overcrowded conditions. This number is also very conservative since the kitchens, finished basement rooms, enclosed porches as well as living, or dining rooms were included in the total count of rooms.

Analysis of household composition, renter household income, and other data allows us to conclude that the city of Pendleton has a significant unmet demand for affordable housing, especially for studios, and 1 and 2 bedroom housing units. This need existed as early as 1990; however, not much has been done to address it.

#### 4) Future Population and Economic Trends

The following anticipated trends in population and economic development will affect the need for the affordable housing in the city of Pendleton.

##### 4.1) Population and Migration

Most of the future population growth in the Umatilla County will continue to be concentrated in the city of Pendleton and Northwestern corner of the county. The county as a whole grew by 1.6% annually during 1990-1998<sup>1</sup>. According to the long-term forecast developed by the CPRC<sup>2</sup>, the growth rates for the county will be decreasing in the future to the levels of 1.1% in 1998-2000 and 1.0% in 2000-2005<sup>3</sup>.

The Umatilla county has been experiencing a positive net migration in 1990-1995 at an average rate of 0.23 (one can interpret this as having 23 more in-migrants than out-migrant per 100 residents)<sup>4</sup>. During this time, slightly less than one half of the population growth could be attributed to the natural increase: the excess of births over deaths, slightly over 50% - to the net migration. This trend briefly reversed itself in 1996-1997, when there was an average of 300 more persons leaving the county than those coming to the county. Recent and anticipated beginning of operations of the four new major employers in the Northwestern corner of the county is likely to increase in-migration to

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<sup>1</sup> Population Estimates for Oregon: July 1, 1998. Center for Population Research and Census, Portland State University, Portland, OR, 1999.

<sup>2</sup> Provisional Projections of the Population of Oregon and Its Counties, 1990-2010. Center for Population Research and Census, Portland State University, Portland, OR, 1993.

<sup>3</sup> Office of Economic Analysis (Oregon Department of Administrative Services) estimates 1998-2000 annual growth rate at 1.8%, while for 2000-2005 the rate is expected to decline to 0.9%. *Cited in: "1998 Regional Economic Profile: Region 12"*. Oregon Employment Department, State of Oregon, RS PUB 115-12 (12-97).

<sup>4</sup> Population Estimates for Oregon. Center for Population Research and Census, Portland State University, Portland, OR. *Various years*.

the county that can affect the city of Pendleton as well. In-migration will increase the need for housing, including rental housing.

Population of the city of Pendleton reached 16,915 by July 1, 1998, an increase of about 1,800 people or almost 12% since April 1, 1990. Between 1990 and 1995 the growth rate was at a level of 1% annually, however it accelerated in 1995-1998 to 2% annually. The 1997-98 annual growth was very high at 4.5% and resulted in additional 735 persons.

For the reasons noted above, it is highly possible that the recent population trends will continue at least till the year of 2005. While the 4.5% growth rate of 1997-1998 is unlikely to be maintained for a prolonged period of time, it is prudent to assume that the city's population will be increasing at the rates equal or below those in 1995-1998. With the annual growth rate at 2%, the city of Pendleton will have 17,605 residents in July of 2000. This growth is likely to slow down slightly during the period of 2000-2005 to an annual rate of 1.7%, which in turn will result in the city's population reaching 19,160 persons by the year 2005.

The city of Hermiston experienced similar population growth patterns with slightly higher annual growth rates of 1.1% in 1990-1995 and 3.0% in 1995-1998. Should current trends of population change continue, the city of Hermiston will have 711 more residents by the year 2000 and 1,558 additional residents during the following five years. Together, cities of Echo, Hermiston and Umatilla will noticeably increase their population: if in 1990 their combined population was just under 90% of that of Pendleton, in the year 2000 it will reach at least 95%.

The expected increase in the population of Pendleton will result in the growing demand for housing, including the renter-occupied houses, duplexes and multi-family structures.

Assuming that the household composition remains close to the one observed in 1990, a conservative estimate of 690 additional persons between 1998 and 2000 will translate into the need for about another 290 housing units. Between the years 2000 and 2005, Pendleton's 1,555 new residents will require about 660 more housing units<sup>1</sup>.

In 1990, renters represented 42% of all persons living in housing units<sup>2</sup>. Assuming that this ratio will remain stable one can expect 290 additional renters in the year 2000 and 650 – in 2005. This in turn will translate into the need for another 130 renter-occupied housing units by the year 2000, and 300 – by 2005. Since almost 54% of the renters were living in duplexes or multi-family structures in 1990, it is reasonable to expect the need for about 70 of new duplexes or apartments by the mid-year of 2000 and for another 160 multi-family units by the year 2005.

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<sup>1</sup> 1990 Census of Population and Housing, STF1a, "Persons Per Occupied Housing Units".

<sup>2</sup> Ibid., "Persons Per Occupied Housing Units by Tenure".



As the analysis of the employment and income trends will show, the need for affordable housing will continue to exist. To address this need, some of the new units in duplexes and apartment buildings will have to be built as affordable housing.

#### 4.2) Employment and Income

Full-time and part-time employment in Umatilla County has been constantly growing: between 1990 and 1996, almost 4,000 new jobs were created representing an annual average growth rate of 2%<sup>1</sup>. Construction has experienced the highest growth at 6.5% annually, followed by services (5.1%) and retail trade (3.2%).

This growth was accompanied by average increase in per capita earnings of 3.7% annually. Earnings per a full- or part-time employee have grown the most in wholesale trade (5.2%), in government (4.7%) and in construction and transportation (4.1% each). Per capita earnings in retail trade were increasing slower than average at 3.6% annually, while in services this rate was just above the average at 3.9%.

The largest sector of employment in the city of Pendleton in 1990 was services with over 2,200 employees representing 34% of all employed persons 16 years old and over. Retail trade was second largest: almost 1,500 workers, or 23% of the total. Assuming that the local retail trade and services have been experiencing growth patterns similar to those of the county, one can estimate that by the year 2000 the city of Pendleton will have about 1,900 persons employed in retail trade and 3,100 – in services. This is a conservative estimate: it assumes that the 1990-96 growth rates will slow down to 2.6% and 3.5%, respectively, between 1996 and 2000. With a ratio of 1.46 worker per household, additional workers that retail and services will gain between 1998 and 2000 (90 and 100 employees, respectively) will translate into about 130 new households (60 in retail and 70 in services).

In 1990 average earnings of retail trade employees were \$12,206, while those employed in service earned an average of \$14,416. For comparison, 1990 average wages and salary income for all workers 16 years old and over was equal \$18,165. Should the 1990-96 earnings growth rates remain constant, in the year 2000 these workers will be receiving average annual earnings of only \$17,400 and \$21,200, respectively. The former amount would qualify a one-person household in 1998 for the HUD's Low-Income Housing Program, the latter amount is barely above the threshold of \$20,400 (US Department of Housing and Urban Development, Notice PDR-98-01, 01-07-98).

Presence of retail and services, including educational services, as largest employers and slow growth of salary in these sectors have contributed and will contribute to the need and demand for affordable housing in Pendleton.

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<sup>1</sup> County Wage and Salary Summary CA34, 1969-97. Bureau of Economic Analysis, Online, <http://www.bea.doc.gov/remd2/ca34/index.htm>.

## **Appendix 1**

### **Additional Information**

#### **Means of transportation:**

In 1990, the highest percentage of workers drove alone to work rather than using any other means of transportation in downtown Pendleton, the city of Pendleton, and Umatilla County. In downtown, 14% of the workers walked to work. In the city of Pendleton and in Umatilla County, respectively 7% and 5% of workers walked to work.

Source: U.S. Census, STF3A P49, 1990

#### **Travel time to work:**

In 1990, 43% of the workers living in downtown traveled less than 10 minutes to work regardless of their means of transportation. In the city of Pendleton, 73% of the workers and in Umatilla County, 32% of the workers traveled less than 10 minutes to work.

Source: U.S. Census, STF3A P50, 1990

#### **Conversation with Richard Ullian, Planning Director, City of Pendleton, 2-2-99:**

Job growth is more rapid than residential growth. Some people are working but not living in Pendleton.

Net migration in Umatilla County is low compared to the rest of the State. However, visionaries (local people) in Pendleton see and feel the growth of population in their city. Their perception is that there is much growth is taking place. This is contrary to a 1996 study (Urban Fringe Land Use Study by OTAK) that revealed slow growth in Pendleton. The results of the same study stated that there are enough buildable lands for growth. The visionaries disagree, so another study is underway.

No subdivisions are being reviewed for approval at this time.

Because of its geography, there are limited lands available in Pendleton.

#### **Email from Dallas Fridley, dated 2-1-99:**

Unemployment rates are residency based measures, and given the dynamic nature of labor markets and job seekers, political boundaries are an invisible consideration. However, in terms of employers, Pendleton is the county seat, largest incorporated city in Umatilla County, has a community college, and is home to a large state correctional facility. Government employment is certainly more stable and higher paying than most industries in eastern Oregon. Hermiston is located in closer proximity to the county's

agricultural processing facilities, which tend to be lower paying and seasonal. In terms of unemployment, I don't think there is a great difference for residents in either city. I think Pendleton has the edge in terms of pay and seasonal stability because of the government employment, which requires higher educational attainment (on average) and has a higher percentage of professional/technical workers than most industries.

**An experienced local property manager**, Scott Garton, of 130 units in Pendleton, approximates the overall vacancy rate for the city of Pendleton to be 2.4%.

**A property management firm**, Preferred Property Management, in Hermiston states that there is a housing shortage and that the demand is growing.



### Employers by Industry Type, Downtown Pendleton<sup>1</sup>

Industry <sup>2</sup>	Numbers of Employers	Employees	% of all workers <sup>3</sup>
Agriculture, Forestry, and Fisheries	4	195	11.5
Construction	5	30	1.8
Manufacturing	6	94	5.6
Transportation	3	25	1.5
Communications and Public Utilities	4	22	1.3
Wholesale Trade	1	3	0.2
Retail Trade	50	305	18.0
Finance, Insurance, and Real Estate	26	177	10.5
Services	15	74	4.4
Personal Services	4	14	0.8
Entertainment and Recreation Services	7	40	2.4
Professional and Related Services	28	187	11.0
Public Administration	7	527	31.1
Total	160	1,693	100.0

**Name of Employers by industry type:**

**Agriculture, Forestry, and Fisheries**

Pendleton Grain Growers, Inc., Cunningham Sheep Co., Oregon Wheat Growers League, Blueberry Hill Nursery & Greenhouse

**Construction**

McCormack Construction Co., Macomber Interior Decorating, Soft Step Interior, Housecraft Building & Renovation, Wheeler Plumbing & Heating, Inc.

**Manufacturing**

Pendleton Iron Works, The Nickel, Rabbit Graphics & Printing, Inc., Bethpage #533, American Eagle Enterprises, Inc., Bymes Oil Co, Inc.

**Transportation**

Grabeal Distributing, Webb's Cold Storage, Oak Harbor Freight Line, Inc.

**Communications and Other Public Utilities**

Oregon Trail Internet, Pendleton Electric, RMS Sound & Cellular, United States Cellular

<sup>1</sup> January 1999 Members of the Pendleton Chamber of Commerce, for the downtown core.

<sup>2</sup> Industry classification used from U. S. Census Bureau, STF3A P77 and County Business Patterns, 1990, Oregon.

<sup>3</sup> Percent of employees out of all workers included in this table.

## **Wholesale Trade**

Jerry Smith Auto Wholesale and Round-Up

## **Retail Trade**

Rainbow Café, Columbia Forms & Graphics, Como's Italian Eatery, Country Expressions, Erickson Photography, Zollman's, V.I.P. Pools & Spas & Billiard Supplies, Grande Finale, The Quilt House, Happy Trails Mercantile, Mack-Keating, The Scrapbook Station, Cimmioytti's, Computerland of Pendleton, JC Penny Co, Inc., Big John's Hometown Pizza, Raphael's Restaurant & Catering, Domino's Pizza, KFC, Circle S, The Pedaler's Place Cycle & Ski, Sunshine Gourmet Shoppe, Rohde's Antiques, The Little Club, Dave's Chevron Food Mart, Armchair Books, Courtesy Easy 2 Own, Carpet Warehouse of Pendleton, Kuehl Auto Sales, Hallmark Gold Crown MJ's Hallmark, Red's Clothing Company, Sherwin Williams, Stage Stop Mercantile, Birch Creek Creations, Fraziers, Bi-Mart #614, The Bread Board, Crabby's Underground Steak House & Salon, The Great Pacific Wine & Coffee Co., Pendleton Music House, Hamley's, Pendleton Book Co., Cookie Tree Bakery & Café, Zigman's Flowers, Zimmerman & Company, Inc., Mllarkey's, Tum-A-Lum Lumber Co., Woman to Woman, Papa Murphy's Take & Bake Pizza, Stangier Auto Supplies

## **Finance, Insurance, and Real Estate**

The Garton Agency, Oregon Mutual Insurance Co. Claims, Credits, Inc., Wheatland Insurance Center, Bank of America, Century 21 Southgate Realty, Inland Empire Bank, All State Insurance, Edward Jones, Key Appraisal & Realty Co., Vilage Apartment, US Bank, Northwest Mortgage, Inc., State Farm Insurance, United Finance Company, Landmark Tax & Financial Plan Serve, Consumer Credit Counseling Service of Umatilla County, The Simmons Agency, Stratton Insurance Service, Inc., Columbia River Bank, Pioneer Title Insurance, Garton & Associates Realtors, Pendleton Federal Credit Union, Bisnett & Associates Insurance, Inc., Community Bank of Pendleton, Trustime Retirement Plan Spec., Inc.

## **Services**

Pendleton Ship Shoppe, Mater Printers, Let'er Buck Motel, Traveler's Inn, IKON Office Solutions, Office Professionals, Craig Office Supply, Old Saddle Trading Post, Lapp's Auto Body Repair, Inc., Longhorn Motel, Barrett Business Services, Inc., Obie's Import Repair, Inc., Pendleton Quicky Lube, Inc., Pendleton Collections & Credit Report, Vagabond Inn, A Place Apart Bed and Breakfast.

## **Personal Services**

Express Personal Services, Bishop Funeral Chapel, Burns Mortuary of Pendleton, AmeriTitle

## **Entertainment and Recreation Services**

Oregon East Symphony & Chorale, Top Hatt Travel, Children's Museum of EO, Blue Moon Travel, Dean's Pendleton Athletic Co., Pendleton Underground Tours, Pendleton Cinemas,

**Professional and Related Services**

Ehmann & Worth, Wool Rug Gallery/Gene's Electric Moto Service, David D. Gallaher, Dr. Robert McKenzie, District Attorney, Mautz, Baum & O'Hanlon, LLP, Eastern Oregon Computer Consulting, Inc., Kenneth Leek, OD, Northwest Mercantile & Gallery, Umatilla County Historical Survey, Meadowood Springs Speech Camp, Corey, Byler, Rew, Lorenzen & Hojem, American Cancer Society, Arrowhead Connection & Art Gallery, Blue Cross & Blue Shield of Oregon, The Collectors Gallery, Dr. Harper Jones, II, DMD, Robert E. Ridgway, Attorney P.C., Lourdes Counselling Center, Dr. John G. McBee, DDS, Pendleton Chiropractic Clinic, Lifetime Eyecare Specialists, Eastern Oregon Chiropractic Center, Read & Bose, CPAs, Green Newhouse & Associates, Fire, Cockburn & Co., LLP, Smith Barney, Inc.

**Public Administration**

Art Council of Pendleton, City of Pendleton, State of Oregon Employment Department, State of Oregon Vocational Rehabilitation Division, Pendleton School District 16R, SAIF Corporation, State of Oregon Adult & Family Services

## **Appendix 2**

### **Rental Survey of Pendleton**

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**Table 1. Pendleton Apartment Rental Survey Summary: Existing Projects, January 1999**

Project Name & Address	Total # Units	% Units Receiving Rental Assistance	Population Served	% Vacancy	# Households on Waiting List	Age of Structure	Renovated	Other
Indian Hills 1335 SW 2 <sup>nd</sup> St.	48 1bdm:18 2 bdrm:24 3Bedrm:6	35-40%	Mostly students, some families	12.5%	15	22 yrs.	no	This is Section 8 housing
Pendleton Riverside 1300 NW Camden Rd.	40 1 bdrm:4 2 bdrm:18 3 bdrm:18	100%	Majority are families	0%	45	26 yrs.	no	This is Section 8 housing
Pendleton Square 300 SW 28 <sup>th</sup> Dr.	45 2 bdrm:15 3 bdrm:30	100%	Families	4%	20	20 yrs.	yes	All units are available for rental assistance
Hillcrest 1211 SW 21st	24 1 bdrm:12 2 bdrm:12	None	Singles	None	10	35 yrs.	yes	
Mtn. View 2410 NW Carden	52 studios:34 2 bdrm:18	None	18 families, rest singles	17%	6 for 2 bdrm	20+ yrs.	yes	
Village Apts. 438 SW 5th	28 1 bdrm:20 2 bdrm:8	7%	Mostly singles, some families	None	10	30 yrs.	yes	
Eaglecrest 27 NW 12 <sup>th</sup>	24 1 bdrm:8 2 bdrm:8 3 bdrm:8	8%	Singles and families	12.5%	No list	25 yrs.	yes	
Terwilliger Place Downtown, across from public library	19 1 bdrm: 19	100% no tenants work	Singles only	0	50	4.5 yrs.	N/A	This is HUD mental health housing
Hailey Place 696 SW 30th	48 2 bdrm:18 3 bdrm:26 4 bdrm:4	23%	Families and some singles	2%	80 for 2 bdrm, 80 for 3 bdrm, +3 for 4 bdrm	1 yr.	N/A	Rent is dependent on income: 50% or 60% of median.

**Table 2. Pendleton Property Manager and Owner Rental Survey Summary: Existing Units, January 1999**

Name & Phone Number	Types of Rentals	% Receiving Public Assistance	Population Served	% Vacancy	# Households on Waiting List	Other
Century 21 (541)276-1957	83 Units:43 Houses and 5 Apt. bldg. with 8 units each; 15 are low income	None	Mostly families	2% %	50	
Richard Hampton (541)278-0519	100 units: 50 Houses, the rest are six-plexes & ten-plexes	1%	Families and singles	4%	No waiting list	Wants to limit Section 8 units
Gene Stith (541)276-5640	25 units: both Houses and plexes.	4%	Families and singles	4%	No waiting list	
Bob & Kathy Young (541)276-3381	4 Houses	25% (1hse)	3 Families 1 single	0%	No waiting list	
Scott Garton (541)276-0931	130 units: includes houses and a 60 unit and a 26 unit apt; several duplexes and five-plexes	5%	Families and singles	1.5%	10	
T-Investments	14 units: 2 duplexes, 1 triplex and a 7-plex	None	College students and families	14%	8	

**Table 3. Hermiston Rental Survey Summary: Existing Units, January 1999**

Name & Phone Number	Types of Rentals	% Receiving Public Assistance	Population Served	% Vacancy	# Households on Waiting List	Other
Preferred Property Management (541)567-3981 & 567-4306 (24-hour infoline)	300 units: Houses and Apts.	5% Some Section 8 and CAPCO units	Families and Singles	1%	Units are rented immediately after they become available.	Agent states that there is a hsg. shortage

**Table 4. Pendleton Rent Level Summary: Existing Unit Base Rents, January 1999**

Project Name	Public Rental Assistance	Studio	1 Bdrm	2 Bdrm	3 Bdrm	4Bdrm	Houses
Indian Hills	18 units	N/A	\$315	\$355	\$390	N/A	N/A
Pendleton Riverside	All units	N/A	\$468	\$531	\$589	N/A	N/A
Pendleton Square	All units subsidized	N/A	N/A	\$600	\$739	N/A	N/A
Hillcrest	No	N/A	\$435	\$495	N/A	N/A	N/A
Mtn. View	No	\$235	N/A	\$460	N/A	N/A	N/A
Village Apts.	2 units	N/A	\$275	\$375	N/A	N/A	N/A
Eaglecrest	2 units	N/A	\$395	\$425	\$475	N/A	N/A
Terwilliger Plaza	All units	N/A	\$244	N/A	N/A	N/A	N/A
Hailey Place	11 units	N/A	N/A	\$337 or \$415	\$385 or \$476	\$340	N/A
<b>Property Manager or Owner Name</b>							
Century 21	No	\$200-\$250	\$250-\$350	\$400-\$475	\$600	N/A	\$450-\$800
Richard Hampton	1 unit	\$245-\$265	\$250-\$365	\$300-\$510	\$465	N/A	\$500-\$825
Gene Stith	1 unit	\$295	N/A	\$500	N/A	N/A	\$285 (old 2 bdrm hse)-\$750
Bob & Kathy Young	1 unit	N/A	N/A	N/A	N/A	N/A	\$325-\$475
Scott Garton	7 units	\$225-\$325	\$275	\$325-\$550	\$450-\$600	N/A	\$400-\$800
T-Investments	No	\$295	\$300	\$375-\$450	N/A	N/A	N/A

**Table 5. Hermiston Rent Level Summary: Existing Unit Rents, January 1999**

Property Manager Name	Public Rental Assistance	Studio	1 Bdrm	2 Bdrm	3 Bdrm	4Bdrm	Houses
Preferred Property Management	15	\$300-\$325	\$400-\$475	\$400-\$475	N/A	N/A	\$425-\$950

**Table 6. Pendleton Rental Vacancy Survey Summary: Existing Units, January 1999**

<b>Project Name</b>	<b>Studio</b>	<b>1 Bdrm</b>	<b>2 Bdrm</b>	<b>3 Bdrm</b>	<b>4 Bdrm</b>	<b>House</b>
Indian Hills	N/A	3	3	0	N/A	N/A
Pendleton Riverside	N/A	0	0	0	N/A	N/A
Pendleton Square	N/A	N/A	0	2	N/A	N/A
Hillcrest	N/A	0	0	N/A	N/A	N/A
Mtn. View	9	N/A	0	N/A	N/A	N/A
Village Apts.	N/A	0	0	N/A	N/A	N/A
Eaglecrest	N/A	N/A	1	2	N/A	N/A
Terwilliger Plaza	N/A	0	N/A	N/A	N/A	N/A
Hailey Place	N/A	N/A	0	1	0	N/A
<b>Property Manager or Owner Name</b>						
Century 21	0	1	0	0	0	1
Richard Hampton	0	0	0	N/A	N/A	4
Gene Stith	0	0	0	N/A	N/A	1
Bob & Kathy Young	N/A	N/A	N/A	N/A	N/A	0
Scott Garton	0	1	1	0	N/A	N/A
T-Investments	0	0	2	N/A	N/A	N/A

**Table 7. Hermiston Rental Vacancy Survey Summary: Existing Units, January 1999**

<b>Property Manager Name</b>	<b>Studio</b>	<b>1 Bdrm</b>	<b>2 Bdrm</b>	<b>3 Bdrm</b>	<b>4 Bdrm</b>	<b>House</b>
Preferred Property Management	1	0	1	N/A	N/A	2



**Table 8. Survey Rental Vacancy Rates for Pendleton, January 1999**

<b>Project Name</b>	<b>Studio</b>	<b>1 Bdrm</b>	<b>2 Bdrm</b>	<b>3 Bdrm</b>	<b>4 Bdrm</b>	<b>House</b>	<b>Overall Rate</b>
Indian Hills	N/A	16.6%	12.5%	0%	N/A	N/A	12.5%
Pendleton Riverside	N/A	0%	0%	0%	N/A	N/A	0%
Pendleton Square	N/A	N/A	0%	10%	N/A	N/A	4%
Hillcrest	N/A	0%	0%	N/A	N/A	N/A	0%
Mtn. View	26%	-	0%	N/A	N/A	N/A	17%
Village Apts.	N/A	0%	0%	N/A	N/A	N/A	0%
Eaglecrest	N/A	0%	12.5%	25%	N/A	N/A	12.5%
Terwilliger Plaza	N/A	0%	N/A	N/A	N/A	N/A	0%
Hailey Place	N/A	N/A	0%	3.8%	0%	N/A	2%
<b>Property Manager or Owner Name</b>							
Century 21	-	-	-	-	-	-	2.4%
Richard Hampton	0%	0%	0%	-	-	4%	4%
Gene Stith	-	-	-	-	-	-	4%
Bob & Kathy Young	-	-	-	-	-	-	0%
Scott Garton	-	-	-	-	-	-	1.5%
T-Investments	0%	0%	14%	-	-	-	14%

## Appendix 3

### 1990 U.S. Census STF3A Table H50

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1990 US Census Data  
 Database: C90STF3A  
 Summary Level: State--Place

Pendleton city: FIPS.STATE=41, FIPS.PLACE90=57150

**HOUSEHOLD INCOME IN 1989 BY GROSS RENT AS A  
 PERCENTAGE OF HOUSEHOLD  
 INCOME IN 1989**

**Universe: Specified renter-occupied housing units**

**Less than \$10,000:**

Less than 20 percent.....	25
20 to 24 percent.....	26
25 to 29 percent.....	33
30 to 34 percent.....	119
35 percent or more.....	587
Not computed.....	47

**\$10,000 to \$19,999:**

Less than 20 percent.....	167
20 to 24 percent.....	229
25 to 29 percent.....	135
30 to 34 percent.....	70
35 percent or more.....	101
Not computed.....	14

**\$20,000 to \$34,999:**

Less than 20 percent.....	444
20 to 24 percent.....	141
25 to 29 percent.....	17
30 to 34 percent.....	13
35 percent or more.....	27
Not computed.....	18

**\$35,000 to \$49,999:**

Less than 20 percent.....	250
20 to 24 percent.....	5
25 to 29 percent.....	5
30 to 34 percent.....	0
35 percent or more.....	0
Not computed.....	0

**\$50,000 or more:**

<b>Less than 20 percent.....</b>	<b>89</b>
<b>20 to 24 percent.....</b>	<b>0</b>
<b>25 to 29 percent.....</b>	<b>0</b>
<b>30 to 34 percent.....</b>	<b>0</b>
<b>35 percent or more.....</b>	<b>0</b>
<b>Not computed.....</b>	<b>13</b>

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