

Employment Impacts of the Proposed Cascade Locks Resort and Casino Project

1.0 INTRODUCTION

The Confederated Tribes of the Warm Springs Reservation of Oregon (Tribe) propose to develop a resort and casino in the City of Cascade Locks, Oregon. The purpose of this technical memorandum is to assess the potential employment growth that would result, as well as estimate the distribution of employment growth and impact of growth on housing and land use. The analysis documented in this memorandum was conducted to support the Cascade Locks Resort and Casino Environmental Impact Statement (EIS) and related technical studies being prepared under the direction of the Bureau of Indian Affairs (BIA).

This analysis examines the direct, indirect, and induced impacts associated with the proposed Cascade Locks Resort and Casino project. In terms of employment growth, the direct impact is the number of jobs at the casino/resort and directly related activities; indirect impact is attributable to jobs associated with vendors and suppliers to the casino/resort. Induced growth is the economic growth that results from jobs created by the additional household spending of the newly created direct and indirect jobs. Induced growth in the Cascade Locks Resort and Casino project study region would stem from economic factors, including employment and spending by the casino and its input suppliers, and increases in household spending attributable to wages from the new direct and indirect jobs created by the project.

The analysis presented in this memorandum estimates the employment, housing demand, and associated land use effects of the proposed project and how these effects would be distributed among the City of Cascade Locks, surrounding communities, and the region. While there is no certainty in where casino employees and other project-related employees (i.e., from indirect or induced jobs) may choose to live or where businesses may choose to locate, the analysts have prepared this report using their best professional judgment to estimate where employment impacts and related growth would occur. To do this, analysts conducted interviews with local planning officials to gather available information regarding potential growth effects.

2.0 DEFINITION OF STUDY AREA AND BASELINE DATA

The study area for the examination of employment effects of the proposed project includes the project site and areas where employment and spending impacts are anticipated to occur (i.e., the cities of Cascade Locks and Hood River and Hood River County in Oregon, and the cities of Stevenson and North Bonneville and Skamania County in Washington). With the exception of Multnomah County, the majority of employment impact and potential housing impacts are anticipated to occur in Hood River County, Oregon and Skamania County, Washington. These two counties are termed the study region (or region) and their employment effects were studied in greater detail. The communities of Cascade Locks and the City of Hood River are explicitly considered, as well as unincorporated areas of Hood River County. In addition, the communities of Stevenson, North Bonneville, and the Carson River Valley area are considered in Skamania County, as well as the surrounding unincorporated areas.

Table 1 shows the 2000 census population and employment data for the region, which is used as the baseline data in this analysis. Although more recent data would be desirable, the 2000 census is the most comprehensive and consistent data source providing the necessary information for all parts of the region. When available, more recent data on population and other conditions were consulted. Information from “Economic, Financial, and Social Impact Analysis of a Resort and Casino in Cascade Locks, Oregon” prepared by ECONorthwest (2003)

for the Tribe was used to estimate the distribution of employment from the proposed Cascade Locks Resort and Casino.

Table 1: Regional Population and Employment, 2000

	2000 Population	Civilian Workforce	% Unemployed	Employed	Unemployed
Oregon					
Cascade Locks	1,115	534	7.30	495	39
City of Hood River	5,831	3,037	7.70	2,803	234
Remainder of Hood River County	<u>13,465</u>	<u>6,622</u>	<u>6.04</u>	<u>6,222</u>	<u>400</u>
	20,411	10,193	6.60	9,520	673
Washington					
Stevenson	1,200	554	11.90	488	66
North Bonneville	593	334	12.30	293	41
Carson Valley CDP*	2,116	1,034	16.70	861	173
Remainder of Skamania County	<u>5,963</u>	<u>2,960</u>	<u>8.86</u>	<u>2,698</u>	<u>262</u>
	9,872	4,882	11.10	4,340	542
TOTALS	30,283	15,075	8.06	13,860	1,215

Source: 2000 census

* CDP = census determined place

3.0 ESTIMATED EMPLOYMENT IMPACT

ECONorthwest (2003) used the IMPLAN economic input-output model to estimate the following employment impacts of the proposed project:

- Gross employment impact: 1,700 jobs.
- Net *direct* employment impact: 856 jobs¹. The direct employment impacts are those jobs “under the roof” of the resort and casino facility. These include casino workers, hotel workers, accountants, and other jobs at the site. Additionally, jobs at the tribal headquarters or other locations directly attributable to the casino operation are considered direct employment impacts. Because the Tribe’s existing Kah-Nee-Ta casino would be closed when the Cascade Locks facility opens, only the net increase in employment is considered.

¹ Net employment accounts for the loss of casino jobs at Kah-Nee-Ta and the re-adjustment of consumer expenditures with the new facility in place. Although the resort and casino represents regional economic expansion, there will be some substitution of funds that may have been spent on similar goods and services elsewhere. For instance, when visitors use the restaurant facilities at the casino, business at other restaurants, whether in Cascade Locks, Hood River, or elsewhere, may be affected. As a result, the gross employment impact of 1,700 translates to a *net direct* employment impact estimated to be approximately 856 full time employees (ECONorthwest 2003). This net figure was used to estimate indirect and induced impacts of the new facility.

- Net *indirect* employment impact: 330 jobs. The indirect employment impacts are the number of jobs created in industries and services needed to support the Cascade Locks Resort and Casino. These include liquor distributors, restaurant suppliers, gaming equipment firms, laundry services, food distributors, and other jobs not at the site but within proximity. Again, this estimate includes the loss of the Tribe's current casino employment.
- Net *induced* impact: 1,075 jobs. The induced impact represents jobs created by the additional household spending of the newly employed workers (in both direct and indirect jobs). For example, new casino workers would spend some of their wages on housing, food, and other consumer goods – adding additional stimulus to the regional economy. Similar to direct and indirect employment impacts, this estimate represents the net of job losses at the Tribe's current casino.

What portion of these potential employees currently live, or would live, in the region is uncertain, as is how many might live in Multnomah County, or other areas in Oregon and Washington. The location of these jobs and their employees is important in assessing the overall housing and land use impacts. The following section describes how these distributions are estimated.

4.0 ALLOCATION OF EMPLOYMENT IMPACTS

4.1 Methodology for Allocating Employment Impact

The purpose of the analysis documented in this memorandum is to allocate the employment impacts (where jobs and employees would be located), estimate where those employees would live, and estimate the impact on housing and land use that would result from employment growth. To determine employment growth impacts on land use, estimates are created based on current housing, as well as where new workers might live after being employed. This includes all employees, whether their job is created through direct, indirect, or induced employment impacts. Overall, employment, housing, and developable land must be examined together to estimate land use impacts and how they are influenced by employment growth. Key assumptions in estimating the allocations are noted in each of the following subsections.

4.1.1 Allocation of Direct Resort and Casino Employment

This method uses a deductive process to geographically allocate estimated resort and casino employment – the direct impact – to locations where new employees might live. Beginning with the net number of estimated jobs at the resort and casino facility (approximately 856) the following steps summarize this allocation process:

- Deduct the number of tribal members taking new jobs who currently live and would continue to live on the Warm Springs Reservation and commute to Cascade Locks.
- Deduct the number of persons taking new jobs who were previously unemployed and already live in the region.
- Deduct the number of persons from Multnomah County and other surrounding counties outside the region taking new jobs who would commute. These new employees would not place new housing demands on the region.
- Assume jobs at the resort and casino are taken by those already employed in the region who decide to change jobs and not relocate (i.e., “underemployed”). Replacements at their former jobs may contribute to increased housing demand.

- Assume jobs taken by newcomers to the region would be the initial source of increased housing demand, either directly or indirectly.

Estimates for employment allocation are developed in Section 4.2, below. It should be noted that the estimates were developed by carrying numbers forward through several of the deductive iterations described above. Some totals may vary by one due to numbers being rounded to the nearest whole number.

4.1.2 Allocation of Indirect and Induced Employment

New jobs in industries supporting the resort and casino (i.e., indirect employment growth) are assumed to be located in Multnomah County, Oregon, because the majority of supplies and services supporting the resort and casino are likely to come from the Portland metropolitan area.

New jobs resulting from induced employment impacts are assumed to be geographically distributed in the same proportions as the newly created direct and indirect jobs.

4.1.3 Employee Allocation and Housing/Land Demand

Housing impacts are assessed by observing where those newcomers to the region and surrounding areas (based on the analyses described above) would likely live and applying a jobs-per-household factor. For this analysis, a factor of 1.2 jobs per household was used (i.e., each “newcomer” household would hold 1.2 resort and casino-related jobs, accounting for direct, indirect, and induced employment). Changes in overall population were, in turn, estimated based on the number of new households that would result from employment changes.

Planners from the jurisdictions within the region were consulted to provide current information on existing land use, planning, and zoning, and developable lands within the region. These data on land use were used to estimate the availability of housing and vacant, developable lands to accommodate the estimated housing demands. Finally, this analysis was reviewed by planners with the jurisdictions to get input on the findings.

4.1.4 Dealing with Uncertainty

There is a high level of uncertainty associated with many of the estimates presented in this analysis. This is expected because of a range of human behavioral variables that are difficult to forecast such as the number of currently unemployed persons who may take jobs at the resort and casino, and where a new household in the region might decide to locate (Stevenson vs. Cascade Locks). In addition, given the rather unique nature of the Columbia River Gorge setting, there are few empirical examples to consult.

In response to these uncertainties, this analysis identifies the variables that are most critical to regional housing demand (e.g., how many currently employed people may take new jobs at the resort and casino). “Low,” “most likely,” and “high” estimates for each of these variables are developed during the course of the analysis to assess the range of potential impacts on housing demand. The Monte Carlo simulation technique was used in the final step to illustrate the combined impacts of these uncertainties. Monte Carlo simulation looks at a very large number of possible combinations of uncertain variables, each drawn from their respective statistical distribution. In a sense, each of the low, most likely, and high estimates of previously identified variables are put into a “hat” and Monte Carlo simulation picks random combinations out of this hat when needed. After picking out a very large number of combinations, some of the statistical

properties of the overall variable in question – in this case regional housing demand – become apparent.

4.2 Allocation of Direct Resort and Casino Employment

It is assumed new jobs at the casino – the direct employment impact – would be filled by tribal members commuting from the reservation, current unemployed persons in the region, underemployed persons in the region, persons commuting from outside the region, and newcomers to the region. These classifications and allocations are described in the following sections.

4.2.1 Tribal Members Commuting From the Reservation

The Tribe indicated that approximately 10 percent of direct employment would be filled by tribal members from the Warm Springs Reservation (Tribe, 2005), which would be 86 jobs. The Tribe indicated it would provide bussing and other commuting opportunities for the tribal members employed at the resort and casino.

4.2.2 Current Unemployed

It is assumed current unemployed individuals living in the region would be hired at the resort and casino, although the estimate of how many is uncertain. These individuals are already living in the region and would not contribute to additional housing demand. Monte Carlo simulation was used to develop low, most likely, and high estimates.

Table 2 shows the 2000 unemployment rates in the region, the number of unemployed persons, and the low, most likely, and high estimates of how many unemployed persons might take jobs at the casino. The resulting unemployment rates are then recalculated assuming the most likely estimates.

Table 2: Estimate of Casino and Resort Jobs Taken by Those Unemployed

	"Without Project" Unemployment Rate (2000 Census (%))	Number of Unemployed	Estimated Number of Unemployed Who Will Take Jobs at the Resort and Casino			"With Project" Unemployment Rate, Based on Most Likely Scenario (%)
			Low	Most Likely	High	
Cascade Locks	7.3	39	5	12	20	5.1
City of Hood River	7.7	234	10	20	40	7.0
Elsewhere in Hood River	6.0	400	10	20	50	5.7
Stevenson	11.9	66	10	35	40	5.6
North Bonneville	12.3	41	5	15	30	7.8
Carson River Valley CDP*	16.7	173	20	40	60	12.8
Elsewhere in Skamania Co.	<u>8.9</u>	<u>262</u>	<u>10</u>	<u>20</u>	<u>40</u>	<u>8.2</u>
Total Filled by Unemployed	8.1	1,215	70	162	280	7.0

* CDP = census determined place

4.2.3 Local Underemployed

Currently “underemployed” individuals living in the region would take some of the jobs at the facility. These are current residents of the area who may view the resort and casino job a “move up”, career-wise, from their current employment. Although these individuals already live in the region and may not contribute to an increase in housing demand, their replacements at their former jobs may contribute to increased housing demand.

The number of individuals in the region “moving up” to resort and casino jobs is also uncertain. Individuals change jobs for a multitude of reasons, including pay, hours, working conditions, and length of commute. In response to this, a range of the number of those changing jobs is considered, rather than a single point estimate. This range is shown in Table 3.

Table 3: Estimate of Casino and Resort Jobs Taken by Those Underemployed

	Employment in 2000 ⁽¹⁾	Low	Most Likely	High	Percentage of Employed Who “Move Up” to Casino and Resort Jobs, Based on Most Likely Scenario
Cascade Locks	495	10	25	50	5.1
City of Hood River	2,803	20	30	50	1.1
Elsewhere in Hood River County	6,222	10	25	50	0.4
Stevenson	488	10	24	35	5.0
North Bonneville	293	10	15	35	5.0
Carson River Valley CDP*	861	20	43	60	5.0
Elsewhere in Skamania County	<u>2,698</u>	<u>10</u>	<u>20</u>	<u>30</u>	<u>0.7</u>
Total Filled by Underemployed	13,860	90	182	310	

(1) Source: 2000 census

* CDP = census determined place

4.2.4 Commuters

Some jobs would be filled by those outside the region who would commute from their current residence to the resort and casino. These are individuals currently unemployed or underemployed and are not considered in the categories above because they live outside the region. Although working in Cascade Locks, they would neither live in the region nor affect local housing markets.

The number of jobs these commuters may fill can be estimated indirectly: from the above assumptions, tribal members (86), currently unemployed (162), and underemployed in the region (182), account for approximately 430 positions. Given a total direct employment impact of 856 jobs, 426 positions remain. Of these, it is assumed that jobs are taken by residents outside the region in the proportions shown in Table 4. In recognition of the uncertainty, a range of proportions is developed for each area outside the region.

Table 4: Estimate of Resort and Casino Jobs Taken by Commuters From Outside the Region

	Jobs Left Available	Percentage of Jobs Taken by Commuters Outside the Region			Percentage of Jobs Taken by Commuters Outside the Region ⁽¹⁾	Number of Jobs
		Low	Most Likely	High		
Multnomah County/Portland	426	20	50	60	50	213

Wasco County, OR	426	0	3	5	3	13
Klickitat County, WA	426	0	3	5	3	13
Clark County, WA	426	<u>0</u>	<u>3</u>	<u>5</u>	<u>3</u>	<u>13</u>
Total Filled by Commuters		20	59	75	59	251

(1) From "most likely"

4.2.5 Newcomers to the Region

Assuming 681 new jobs at the resort and casino are filled by people commuting to the region (86 tribal members and 251 commuters from Multnomah, Wasco, Klickitat, and Clark counties) or people already living in the region (162 unemployed and 182 under-employed), there are approximately 175 direct jobs remaining. These would most likely be filled by newcomers to the region. It is assumed newcomers would locate within the region on the basis of current population levels (i.e., they are distributed on the basis of the current population distribution of the region as a whole). Table 5 shows the proportion of regional population in each community and the resulting estimate of how many newcomers taking jobs at the resort and casino might locate there.

Table 5: Estimate of Casino and Resort Jobs Taken by Newcomers to the Region

	2000 Population	Study Region Population (%)	Jobs Left for Newcomers	Newcomers by Location
Cascade Locks	1,115	3.7	175	6
City of Hood River	5,831	19.3	175	34
Elsewhere in Hood River County	13,465	44.5	175	78
Stevenson	1,200	4.0	175	7
North Bonneville	593	2.0	175	3
Carson River Valley CDP*	2,116	7.0	175	12
Elsewhere in Skamania County	<u>5,963</u>	<u>19.7</u>	175	<u>34</u>
Total Population of Region	30,283	100		175

Source: 2000 Census

* CDP = census determined place

4.2.6 Summary of Direct Employment Allocation by Location

A summary of the estimates of the net number of resort and casino workers and where they live is shown in Table 6. According to these estimates, approximately one third of the employees would be from Skamania County and one third from Hood River County. Multnomah County could account for 25 percent of these direct employees. Overall, it is estimated that approximately 35 percent of the direct workforce would be based on the Washington side of the Columbia River.

Table 6: Summary of the Potential Locations of Resort and Casino Works

	Number of "Direct" Casino and Resort Jobs	Percent of Total
Cascade Locks	43	5.1
City of Hood River	84	9.8
Elsewhere in Hood River County	123	14.3
Stevenson	66	7.7
North Bonneville	33	3.9

Table 6: Summary of the Potential Locations of Resort and Casino Works

	Number of "Direct" Casino and Resort Jobs	Percent of Total
Carson River Valley CDP*	95	11.1
Elsewhere in Skamania County	74	8.7
Warm Springs	86	10.0
Multnomah County/Portland	213	24.9
Wasco County, Oregon	13	1.5
Clark County, Washington	13	1.5
Klickitat County, Washington	<u>13</u>	<u>1.5</u>
Total Direct Jobs	856	100.0

* CDP = census determined place

4.3 Allocation of Indirect Employment

Indirect employment refers to the jobs created in industries and services needed to support the Cascade Locks Resort and Casino. For purposes of this analysis, it was assumed the total indirect employment impact (estimated to be 330 jobs) is distributed throughout Multnomah County. This assumption was used because it is likely the majority of supplies and services supporting the resort and casino would come from the Portland metropolitan area. The 2000 population of Multnomah County was 660,486 persons with 341,522 persons employed in the civilian workforce. Thus, if all indirect employment were to occur in Multnomah County, it would represent a very small percentage (less than 0.1 percent) of the overall workforce. The effect would be even less if jobs were assumed to be distributed throughout the broader Portland metropolitan region (i.e., Multnomah County and portions of Washington County and Clackamas County).

4.4 Allocation of Induced Employment

Households tend to spend the majority of their income within the community they live; therefore, it is assumed induced employment impact would be distributed in the same manner as direct and indirect employment. Table 7 summarizes the allocation of the direct and indirect employment impact across the region. The difference between Table 6 and Table 7 is that all indirect employment impacts have been allocated to Multnomah County, with the proportions recalculated.

Induced employment impacts, totaling 1,075 jobs, are allocated across the study area based on direct and indirect impacts. For purposes of this analysis, it is assumed induced jobs would be filled by newcomers to the region. Table 7 also shows the total employment impact. Nearly one-half is estimated to be attributed to Multnomah County. Approximately 25 percent of the total employment impact is estimated to occur on the Washington side of the Columbia River.

Table 7: Summary of the Potential Locations "Direct," "Indirect," and Induced Employment Impacts*

	Number of "Direct" and "Indirect" Employment Impacts	Percent of Total	Number of Induced Jobs Created	Total Employment Impact
Cascade Locks	43	3.7	39	83
City of Hood River	84	7.1	76	159
Elsewhere in Hood River	123	10.3	111	234

Table 7: Summary of the Potential Locations “Direct,” “Indirect,” and Induced Employment Impacts*

	Number of “Direct” and “Indirect” Employment Impacts	Percent of Total	Number of Induced Jobs Created	Total Employment Impact
County				
Stevenson	66	5.6	50	126
North Bonneville	33	2.8	30	63
Carson River Valley CDP**	95	8.0	86	182
Elsewhere in Skamania County	74	6.3	67	142
Warm Springs	86	7.3	78	164
Multnomah County/Portland	543	45.8	492	1,035
Wasco County, Oregon	13	1.1	12	24
Clark County, Washington	13	1.1	12	24
Klickitat County, Washington	<u>13</u>	<u>1.1</u>	<u>12</u>	<u>24</u>
Total Jobs	1,186	100	1,075	2,261

*Net induced employment impact: 1,075

** CDP = census determined place

5.0 IMPACT OF EMPLOYMENT GROWTH ON HOUSING

Employment growth in the local communities translates to increased housing demand, raising the question of whether there is sufficient developable land available to accommodate this growth. The estimated increase in housing demand is presented in this section, as well as whether there is sufficient developable land for residential use.

5.1 Increased Housing Demand and Population

Future housing needs can be developed with estimates of new employment and the number of “newcomers” to local communities. Table 8 illustrates an estimate of newcomers to the region having a job as a result of direct, indirect, or induced employment from the resort and casino.

Table 8: Estimate of Newcomers to the Region

Community	Direct Employment Newcomers ⁽¹⁾	Indirect Employment Newcomers From Backfilling Positions of Underemployed ⁽²⁾	Induced Employment Newcomers ⁽³⁾	Total Indirect and Induced Newcomers	Total Newcomers
Cascade Locks	6	25	39	64	71
City of Hood River	34	30	76	106	139
Elsewhere in Hood River County	78	25	111	136	214
Stevenson	7	24	60	84	91
North Bonneville	3	15	30	45	48
Carson River Valley CDP*	12	43	86	129	142
Elsewhere in Skamania County	34	20	67	87	122

(1) See Table 5

(2) See Table 3

(3) See Table 7

* CDP = census determined place

Of the newcomer employment, the estimated number of jobs per household is uncertain. For example, there would be single wage households and households with multiple members employed, either at the resort and casino or other jobs within the community. For this analysis, it is assumed there would be 1.2 new employees per household (i.e., each “newcomer” household would hold 1.2 resort and casino-related jobs, accounting for direct, indirect, and induced employment). This figure is representative of the statewide employees per household for Oregon and Washington as reported in the 2000 census. Table 9 shows the estimated number of new households from direct employment impacts in each community based on this assumption, and Table 10 shows the estimated new households from indirect and induced employment impacts.

Assumptions regarding proportions of new housing that would be single family and multi-family were reviewed with local jurisdiction planners. From this information the approximate land areas needed to meet the projected housing demand were estimated. Tables 9 and 10 present information on the direct and indirect housing demand in the region estimated to occur due to the employment growth (i.e., newcomers) associated with the proposed project.

Table 9 – Estimated Regional Housing Demand - Direct

Jurisdiction	Direct Newcomers	Direct New Households	Estimated Single Family (SF) Units	Estimated Multifamily (MF) Units	Acres Needed for SF Units	Acres Needed for MF Units	Total Required Residential Acres
Cascade Locks	6	5	4	1	1.1	0.1	1.1
Hood River	34	28	25	3	3.3	0.4	3.6
Elsewhere in Hood River County	78	65	55	10	27.6	4.9	32.5
Stevenson	7	6	5	1	1.2	0.2	1.5
North Bonneville	3	3	3	0	0.7	0.1	0.8
Carson	12	10	9	1	2.1	0.3	2.4
Elsewhere in Skamania County	34	28	25	3	12.6	1.4	14.0

Table 10 – Estimated Regional Housing Demand – Indirect and Induced

Jurisdiction	Indirect and Induced Newcomers	Indirect and Induced New Households	Estimated Single Family (SF) Units	Estimated Multi-family (MF) Units	Acres needs for SF Units	Acres Needed for MF Units	Total Required Residential Acres
Cascade Locks	65	54	46	8	11.5	0.6	12.0
Hood River	105	88	79	9	10.3	1.1	11.4
Elsewhere in Hood River County	136	113	102	11	50.9	5.7	56.6
Stevenson	84	70	63	7	15.8	1.8	17.6
North Bonneville	45	38	28	9	7.0	2.3	9.4
Carson	130	108	97	11	24.3	2.7	27.0
Elsewhere in Skamania County	88	73	66	7	32.9	3.7	36.6

The overall population increase in the region associated with the newcomer employment was estimated by multiplying the average persons per household in each jurisdiction (US Census, 2000)² with the number of estimated new households. Table 11 presents baseline population figures, projected population figures for 2008 and 2028 without the Cascade Locks Resort and Casino Project (i.e., No Action Alternative), and the total estimated population increase in the region associated with employment growth that would result from the proposed project.³ Population projections for the No Action Alternative are based on estimated growth rates that the states of Oregon and Washington have developed. These figures provide a frame of reference for the population changes associated with the proposed project. The states' population projections are based on a broad set of factors, including birth and death rates, economic trends, and in- and out-migration (OEA, 2006), and do not consider specific projects or economic development opportunities, such as the proposed resort and casino project.

It should be noted that, based on information provided by the City of Cascade Locks, approximately 195 new housing units are currently permitted for construction. In some cases, utilities and streets have been completed to serve the anticipated housing units; in other cases, only the permits have been obtained. For the traffic and transportation analysis of the proposed project, it was assumed the permitted development of 195 homes would occur by 2008, thus increasing the population by approximately 527 people (assuming 2.70 persons per household).

Table 11: Estimated Regional Population Changes

	Baseline ⁽¹⁾	Projected Population (No Action Alternative) ⁽²⁾		Projected Pop. Increase From 2008 to 2028 (No Action Alternative)	Estimated Pop. From Cascade Locks Resort and Casino	Total Projected Pop. Increase From 2008 to 2028 with Proposed Project ⁽³⁾
Jurisdiction	2000	2008	2028	a	b	a+b
Hood River County	20,411	21,695	28,291	6,596	953	7,549
Cascade Locks	1,115	1,198 ⁽⁴⁾	1,543	345	159	504
Hood River	5,831	6,689	8,615	1,926	313	2,239
Elsewhere in Hood River County	13,465	13,808	18,133	4,325	481	4,806
Skamania County	9,872	10,659	13,123	2,464	877	3,341
North Bonneville	1,200	1,304	1,605	301	198	499
Stevenson	593	767	944	177	104	281
Caron River Valley	2,116				308	
Elsewhere in Skamania County	5,963	8,588	10,574	1,986	266	2,252

² Persons per household as reported in the 2000 census varied by county. The county figure was applied to the jurisdictions within each county. For example, for Cascade Locks, the persons per household for Hood River County (2.70) was used to estimate the population increase attributable to newcomer employment. Persons per household for Skamania County is 2.61.

³ Populations in 2008 and 2028 were estimated based on the population growth rates projected by the Oregon Office of Economic Analysis and Washington State Office of Financial Management. 2008 and 2028 were used because they represent the project year of opening for the proposed project (2008) and a 20-year analysis time frame (2028) consistent with other analyses such as transportation and land use.

- (1) *Source: 2000 census*
- (2) *Sources for population estimates: Oregon Department of Administrative Services, Office of Economic Analysis, and Washington State Office of Financial Management.*
- (3) *No Action estimated population plus estimated population from the Cascade Locks Resort and Casino.*
- (4) *Does not include the estimated 527 new residents attributable to the 195 approved housing units (not yet constructed) in the City of Cascade Locks.*

5.2 Developable Residential Land

Planning staff from the local communities in the region and surrounding counties were interviewed. Land use plans and availability of developable residential property were discussed. Staff was also interviewed regarding vacant property currently approved for development, zoned for residential development, or with a high probability of residential development. Staff provided input on the possible mix of single- and multifamily residential housing within each jurisdiction. Local government staff who were interviewed are listed in Section 7.0, References.

Based on information gathered through these interviews and the allocation of housing impacts, there is sufficient capacity in the communities to accommodate total employment and related population growth (as illustrated in Tables 9 and 10 above) associated with the proposed project.

5.3 Estimated Overall Land Development Impacts

Overall land development impacts were estimated using the projected increase in housing demand in the region and by consulting local planning officials. These impacts include the residential land development resulting from increased housing demand (described in Sections 5.1 through 5.3 above), and commercial and industrial development resulting from this demand.

Information provided by planning offices from regional jurisdictions was used to estimate the proportions of vacant, developable residential and nonresidential lands, as well as potential commercial and industrial development. Local government staff who were interviewed are listed in Section 7.0, References.

Acreages of future commercial and industrial development were estimated for the City of Cascade Locks based on interviews with the city planner and city administrator. There are approximately 196 acres of developable commercial and industrial land in the City of Cascade Locks. With the foreseeable projects planned for the community⁴, approximately 55 acres of commercial and industrial development would occur by 2028, including:

- Sail Park at the Port of Cascade Locks Industrial Park (up to 5 acres)
- Assisted living and office space complex with a soccer field (40 acres)
- Expansion of Bear Mountain Forest Products at the Port of Cascade Locks Industrial Park (up to 10 acres)

The vacant commercial and industrial land in Cascade Locks would support these developments.

City of Cascade Locks officials indicated that, if the proposed resort and casino were constructed, full build-out of the City's commercial lands within the first five years after the project becomes operational would be likely, based on the growth realized in other Oregon

⁴ Foreseeable projects are those likely to occur with or without the proposed resort and casino project.

communities where a casino is located⁵. According to ECONorthwest's 1998 report *Local Impact of the Proposed Hood River Casino*, these other communities experienced, on average, a 27 percent increase in commercial business⁶. Most of the available commercial lands are located near the proposed location of the resort and casino, east of Englewood Avenue and WaNaPa Street.

Additionally, the Port of Cascade Locks leases an 18-acre parcel to SDS Lumber, which is adjacent to the proposed project site. The company has indicated to the Port they would like to extend their lease, which is slated to expire shortly, and build an outlet mall on the parcel. This would require a zoning change from industrial to commercial use. This would occur only if the resort and casino development moves forward. It is estimated that 10,000 to 12,000 square feet would be developed for retail use. If the land is re-zoned to resort commercial, 85 percent of the site is allowed to be developed.

Based on adopted land use plans, commercial and industrial development in other jurisdictions in the region (outside Cascade Locks) would occur as planned. Interviews with planning offices indicated commercial and industrial growth based on population and employment would be consistent with adopted plans and could be accommodated by available land within the jurisdictions.

⁵ Assumption based on City of Cascade Locks projection (telephone communication with John Morgan 1/12/06).

⁶ ECONorthwest, *Local Impact Analysis of the Proposed Hood River Casino*, 1998.

6.0 CONCLUSIONS

The proposed Cascade Locks Resort and Casino project would result in new jobs in the study area. These jobs would be taken by tribal members, residents of the region who are unemployed or shifting jobs, commuters from outside the region, and newcomers to the region.

The employment impacts to the region would result in the demand for additional housing due to the newcomers to the region, and a resultant increase in commercial and industrial land development. Based on the anticipated changes in population, housing, and land use, sufficient developable land exists to accommodate the estimated employment impacts and resultant effects of the proposed project.

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