

Employment Impacts of the Hood River Alternative

1.0 INTRODUCTION

The *Employment Impacts of the Proposed Cascade Locks Resort and Casino Project* documents the anticipated employment impacts and associated population, housing, and land use effects of the proposed action (development of a resort and casino in Cascade Locks, Oregon). This Appendix addresses the anticipated employment and related effects of the Hood River Alternative that is under consideration in the Environmental Impact Statement (EIS).

For the purpose of the analysis documented herein, information from ECONorthwest's *Proposed Action and Five Alternative Sites: Market and Financial Feasibilities of a Casino in Cascade Locks and Five Alternative Locations* (ECONorthwest, 2006) was used to estimate employment impacts of the Hood River Alternative.¹ Due to its location, the impact region is different for the Hood River Alternative (approximately 20 miles from the Cascade Locks site). The methods employed to estimate allocation of employment, resulting population growth, housing demand, and land use effects were the same as those used for the proposed action. Adjustments to the basic assumptions used in the analysis are noted in this Appendix. The limitations of these findings are the same as those documented in the technical memorandum.

2.0 DEFINITION OF STUDY AREA AND BASELINE DATA

The study area for the examination of economic effects of the Hood River Alternative includes the Hood River alternative sites (Options A and B) and the areas where employment and spending impacts are anticipated to occur. As with the Cascade Locks Alternative, the region for the Hood River Alternative is a subset of the larger project study area where employment and associated effects were studied in greater detail. For this addendum, the Hood River Alternative region is composed of Hood River County (including the cities of Hood River and Cascade Locks) and Wasco County (including the City of The Dalles) in Oregon; and Klickitat County (including the cities of White Salmon and Bingen) in Washington. Estimated employment impacts to other jurisdictions in the study area are documented (Multnomah County, Oregon, Skamania and Clark counties in Washington, and the Warm Springs Reservation).

Table 1 shows the baseline population and employment data for the Hood River Alternative region.

Table 1: Regional Population and Employment, 2000

Location	2000 Population	Civilian Workforce	% Unemployed	Employed	Unemployed
Oregon					
Hood River County	1,115	534	7.30	495	39
Cascade Locks	5,831	3,037	7.70	2,803	234
City of Hood River	13,465	6,622	6.04	6,222	400

¹ Hood River Alternative Options A and B are of similar scope with respect to operations such that they would essentially have the same employment impacts. As such, impacts for Option B are presented in this addendum.

Table 1: Regional Population and Employment, 2000

Location	2000 Population	Civilian Workforce	% Unemployed	Employed	Unemployed
Remainder of Hood River County	20,411	10,193	6.60	9,520	673
Wasco County	12,156	5,863	8.17	5,384	479
The Dalles	3,412	1,520	9.14	1,381	139
Chenoweth	8,223	3,800	6.92	3,537	263
Remainder of Wasco County	23,791	11,183	7.88	10,302	881
Washington					
Klickitat County	2,193	1,047	12.00	921	126
White Salmon	672	323	11.76	285	38
Bingen	16,296	7,393	10.16	6,642	751
Remainder of Klickitat County	<u>19,161</u>	<u>8,763</u>	<u>10.44</u>	<u>7,848</u>	<u>915</u>
Totals	63,363	30,139	8.19	27,670	2,469

Source: 2000 census

3.0 ESTIMATED EMPLOYMENT IMPACT

The ECONorthwest (2006) analysis identified the following employment impacts for the Hood River Alternative:

- Gross direct employment (jobs): 1,050
- Net direct jobs: 416
- Net indirect jobs: 160
- Net induced jobs: 522

The total net direct, indirect, and induced employment impact predicted to occur as a result of the Hood River Alternative is 1,098 jobs.

4.0 ALLOCATION OF EMPLOYMENT IMPACTS

4.1 Allocation of Direct Employment Impacts

4.1.1 Tribal Members Commuting from the Reservation

The Tribe indicated in their Indian Gaming Regulatory Act Section 20 response (Tribe, 2005), that 8-10 percent of casino jobs would be filled by tribal members from the Warm Springs Reservation. Assuming 10 percent of tribal member would take direct jobs and would remain living on the reservation, 42 of the direct net jobs would be taken by tribal members.

4.1.2 Current Unemployed

Table 2 presents the estimate of casino jobs that would be taken by presently unemployed persons living in the Hood River Alternative region. Using the “most likely” scenario, 160 unemployed persons in the region are estimated to take casino jobs.

Table 2. Estimate of Casino Jobs Taken by Those Unemployed

Location	"Without Project" Unemployment Rate* (%)	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	
Hood River County						
Cascade Locks	7.3	39	5	10	20	5.4
City of Hood River	7.7	234	20	40	70	6.4
Elsewhere in Hood River Co.	6.0	400	10	20	50	5.7
Wasco County						
The Dalles	8.2	479	10	30	40	7.7
Chenoweth	9.1	139	5	10	20	8.5
Remainder of Wasco County	6.9	263	10	20	40	6.4
Klickitat County						
White Salmon	12.0	126	10	15	20	10.6
Bingen	11.8	38	-	5	10	10.2
Remainder of Klickitat County	<u>10.2</u>	<u>751</u>	<u>5</u>	<u>10</u>	<u>20</u>	<u>10.0</u>
Total filled by unemployed	8.2	2,469	75	160	290	7.7

*Source: 2000 census

4.1.3 Local Underemployed

Table 3 presents underemployed individuals and workforce re-entrants who would likely take jobs at the facility.

Table 3: Estimate of Casino Jobs Taken by Those Underemployed

Location	Employment in 2000 ⁽¹⁾	Low	Most Likely	High	Percentage of Employed Who "Move Up" to Casino and Resort Jobs, Based on Most Likely Scenario
Hood River County					
Cascade Locks	495	10	20	50	4.0%
City of Hood River	2,803	10	20	30	0.7%
Elsewhere in Hood River County	6,222	5	10	20	0.2%
Wasco County					
The Dalles	5,384	10	20	30	0.4%
Chenoweth	1,381	5	10	20	0.7%
Remainder of Wasco County	3,537	10	20	30	0.6%
Klickitat County					
White Salmon	921	5	10	20	1.1%
Bingen	285	-	5	10	1.8%
Remainder of Klickitat County	<u>6,642</u>	<u>5</u>	<u>10</u>	<u>20</u>	<u>0.2%</u>
Total Filled by Underemployed	27,670	60	125	230	0.5%

(1) Source: 2000 census

4.1.4 Commuters

Table 4 presents the estimate of jobs that would be filled by persons commuting from outside the region (e.g., Multnomah County in Oregon or Skamania County in Washington). Persons commuting from outside the region would take 23 casino jobs.

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	10	20	60	50	213
Skamania County, Washington	426	0	3	5	3	13
Clark County, Washington	426	<u>0</u>	<u>3</u>	<u>5</u>	<u>3</u>	<u>13</u>
Total Filled by Commuters		10	26	70	59	251

(1) From "most likely"

4.1.5 Newcomers to the Region

Table 5 presents the allocation of the estimated newcomers to the region who would fill the remainder of the direct jobs. Table 6 summarizes the potential location of all of the estimated direct jobs that would result from the Hood River Alternative.

Table 5. Estimate of Casino Jobs Taken by Newcomers to the Region

Location	2000 Population	% of Project Area Pop.	Jobs Left For Newcomers	Location of Newcomers
Hood River County				
Cascade Locks	1,115	1.8	66	1
City of Hood River	5,831	9.2	66	6
Elsewhere in Hood River Co.	13,465	21.3	66	14
Wasco County				
The Dalles	12,156	19.2	66	13
Chenoweth	3,412	5.4	66	4
Remainder of Wasco County	8,223	13.0	66	9
Klickitat County				
White Salmon	2,193	3.5	66	2
Bingen	672	1.1	66	1
Remainder of Klickitat County	<u>16,296</u>	<u>25.7</u>	<u>66</u>	<u>17</u>
	63,363	100.0		66

Source: 2000 census

4.1.6 Summary of Direct Employment Allocation by Location

Table 6 presents a summary of the estimate of net resort and casino workers and where they would live. Nearly two-thirds of the workers are estimated to live in either Hood River or Wasco Counties in Oregon.

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

	Number of "Direct" Casino and Resort Jobs	Percent of Total
Hood River County		
Cascade Locks	31	7.5
City of Hood River	66	15.9
Elsewhere in Hood River County	44	10.6
Wasco County		
The Dalles	63	15.1
Chenoweth	24	5.7
Remainder of Wasco County	49	11.7
Klickitat County		
White Salmon	27	6.6
Bingen	11	2.6
Remainder of Klickitat County	37	8.9
Warm Springs	42	10.1

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

	Number of "Direct" Casino and Resort Jobs	Percent of Total
Multnomah County/Portland	18	4.3
Skamania County, Washington	3	0.6
Clark County, Washington	<u>3</u>	<u>0.6</u>
Total Direct Jobs	416	100.0

4.2 Allocation of Indirect Employment

Indirect employment is the jobs created in industries and services needed to support the Hood River Alternative. For the purposes of this analysis, it was assumed that 75 percent of indirect jobs would be in Multnomah County and 25 percent would be in The Dalles. For the Cascade Locks Alternative, it was assumed all indirect employment impact would accrue to Multnomah County because the majority of supplies and services supporting the casino would come from the Portland metropolitan area. The Hood River Alternative is approximately 60 miles from Portland, 20 miles further than the Cascade Locks Alternative. Similarly, the Hood River Alternative is approximately 24 miles from The Dalles (population 12,156 [US Census, 2000]), which is likely to have suppliers and service providers to support a portion of casino operations.

Of the estimated 160 net indirect jobs created, 120 were allocated to Multnomah County and 40 were allocated to Wasco County, specifically The Dalles.

4.3 Allocation of Induced Employment

Induced employment impacts were allocated across the region based on direct and indirect impacts. Table 7 shows the total employment impact for the region.

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
Hood River County				
Cascade Locks	31	5.4	28	59
City of Hood River	66	11.5	60	126
Elsewhere in Hood River County	44	7.6	40	84
Wasco County				
The Dalles	103	17.8	93	196
Chenoweth	24	4.1	21	45
Remainder of Wasco County	49	8.4	44	93
Klickitat County				
White Salmon	27	4.7	25	52
Bingen	11	1.9	10	20
Remainder of Klickitat County	37	6.4	33	70
Warm Springs	42	7.3	38	80
Multnomah County/Portland	138	24.0	125	263

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
Skamania County, Washington	3	0.5	2	5
Clark County, Washington	<u>3</u>	<u>0.5</u>	<u>2</u>	<u>5</u>
Total Jobs	576	100.0	522	1,098

5.0 IMPACT OF EMPLOYMENT GROWTH ON HOUSING

5.1 Increased Housing Demand

Table 8 presents an estimate of newcomers to the region that would result from the total employment impact, considering the number of jobs taken by current residents (as was similarly calculated for the direct jobs).

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	1	20	28	48	49
City of Hood River	6	20	60	80	86
Elsewhere in Hood River County	14	10	40	50	64
The Dalles	13	60 ⁽⁴⁾	93	153	166
Chenoweth	4	10	21	31	35
Remainder of Wasco County	9	20	44	64	73
White Salmon	2	10	25	35	37
Bingen	1	5	10	15	15
Remainder of Klickitat County	17	10	33	43	60

(1) See Table 5

(2) See Table 3

(3) See Table 7

(4) Accounts for the 40 indirect jobs allocated to the Dalles

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 New-comers	Employees Per Household ⁽¹⁾	Direct New House-holds	Est. Single Family (SF) Units ⁽⁵⁾	Est. Multi-family (MF) Units ⁽⁵⁾	Acres Needed for SF Units ⁽⁶⁾	Acres Needed for MF Units ⁽⁶⁾	Total Required Residential Acres ⁽⁶⁾
Cascade Locks	1	1.2	1	1	0	0.2	0.0	0.2
Hood River	6	1.2	5	4	1	0.6	0.1	0.7
Elsewhere in Hood River County	14	1.2	12	10	1	5.2	0.6	5.8
The Dalles	13	1.2	11	9	2	1.0	0.1	1.1
Chenoweth	4	1.2	3	3	0	1.3	0.0	1.3
Elsewhere in Wasco County	9	1.2	7	6	1	3.0	0.5	3.6
White Salmon	2	1.2	2	1	0	0.2	0.1	0.3
Bingen	1	1.2	1	1	0	0.1	0.0	0.1
Elsewhere in Klickitat County	17	1.2	14	12	2	6.0	1.1	7.0

Table 10 – Estimated Regional Housing Demand - Indirect and Induced

Jurisdiction	Indirect New-comers	Employees Per Household ⁽¹⁾	Indirect New House-holds	Est. Single Family (SF) Units ⁽⁵⁾	Est. Multi-family (MF) Units ⁽⁵⁾	Acres Needed for SF Units ⁽⁶⁾	Acres Needed for MF Units ⁽⁶⁾	Total Required Residential Acres ⁽⁶⁾
Cascade Locks	48	1.2	40	34	6	8.5	0.4	8.9
Hood River	80	1.2	67	57	10	7.4	1.3	8.7
Elsewhere in Hood River County	50	1.2	42	38	4	18.8	2.1	20.9
The Dalles	153	1.2	128	109	19	12.0	1.2	13.1
Chenoweth	31	1.2	26	22	4	11.1	2.0	13.1
Elsewhere in Wasco County	64	1.2	54	46	8	22.8	4.0	26.9
White Salmon	35	1.2	29	22	7	3.7	1.2	4.9
Bingen	14	1.2	12	11	1	1.5	0.1	1.6
Elsewhere in Klickitat County	43	1.2	36	31	5	15.3	2.7	18.0

Table 11 presents the estimated population increase that would be attributable to the employment growth.

Table 11: Estimated Population Change in Region

Year	No Action		Hood River Alternative			
	Baseline Population (1)	Estimated Population (2)		Population Increase 2008-2028	Estimated Population (3)	
	2000	2008	2028		Est. Pop. From Hood River Alt. (by 2028)	Total Est. Pop. Increase From 2008 to 2028 with Hood River Alternative
Location				a		b
Hood River County	20,411	21,695	28,291	6,596	425	7,021
Cascade Locks	1,115	1,198 ⁽⁴⁾	1,543	345	115	460
Hood River	5,831	6,689	8,615	1,926	191	2,117
Elsewhere in Hood River County	13,465	13,808	18,133	4,325	119	4,444
Wasco County	23,791	24,137	26,761	2,624	564	3,188
The Dalles	12,156	12,610	13,989	1,379	342	1,721
Chenoweth	3,412	3,461	3,788	327	72	399
Elsewhere in Wasco County	8,223	8,066	8,984	918	150	1,068
Klickitat County	19,161	20,232	25,539	5,307	211	5,518
White Salmon	2,193	2,319	2,927	608	78	686
Bingen	672	680	858	178	34	212
Elsewhere in Klickitat County	16,296	17,233	21,754	4,521	99	4,620

(1) Source: 2000 census

(2) Source for population estimates: Oregon Department of Administrative Services, Office of Economic Analysis; Washington Office of Financial Management.

(3) Population estimates for Action Alternatives based on Induced Growth Memo (HDR 2006).

(4) Estimate of new residents taking direct, indirect, and induced jobs plus other household members (HDR 2006).

5.2 Developable Residential Land

Planning staff from the jurisdictions in the Hood River Alternative region were interviewed by the EIS consultant team. Land use plans and the 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.

Based on information gathered through these interviews and the allocation of housing impacts, sufficient capacity is available 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 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), and commercial and industrial development resulting from this demand.

Information provided by planning staff 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 6.0, References.

Future housing, commercial, and industrial development were discussed with planning officials from the City of Hood River. City personnel indicated that adequate land was available to meet estimated housing demand (when considered in conjunction with anticipated population growth without the project). Similarly, commercial and industrial land appears to be sufficient to meet future needs, though city officials indicated that the rate of development would likely be more rapid with the Hood River Alternative.

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 staff 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.

6.0 REFERENCES

Confederated Tribes of the Warm Springs Reservation of Oregon (Tribe)

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Local government/agency personnel interviewed by HDR staff:

Benedict, Michael

- 2006 Personal interview. Hood River County Planning Director, March 6, 2006.

Brending, Jan

- 2006 Personal interview. City of Bingen Clerk Treasurer, March 1, 2006.

Bryan, Peggy

- 2006 Personal interview. Skamania County Economic Development Council Executive Director and Theresa Lusty, Skamania County Administrative Manager, January 19, 2006.

Doke, Mike

- 2006 Personal interview. Port of Hood River Marketing Manager, February 23, 2006.

Duncan-Cole, Mary Ann

- 2006 Personal interview. City of Stevenson City Administrator, January 20, 2006.

Fashing, Bill

- 2006 Personal interview. Hood River County Economic Development Coordinator, January 20, 2006 and March 6, 2006.

Gassman, Richard

- 2006 Personal interview. City of The Dalles Senior Planner, March 6, 2006.

Hanson, Mary

- 2006 Personal interview. City of North Bonneville City Clerk, January 9, 2006.

McSherry, John

- 2006 Personal interview. Port of Skamania County Business Development Manager, January 9, 2006.

Reeves, Jeanne

2006 Personal interview. City of Mosier City Recorder, February 22, 2006.

Walbridge, Cindy

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Walker, Dixie

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Willoughby, Bob

2006 Personal interview. City of Cascade Locks City Administrator, January 10, 2006.

Witherspoon, Karen

2006 Personal interview. Skamania County Planning and Community Development Department Planning Director, February 2, 2006.