



Economic Development and Housing

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Statewide Housing Plan Outreach

Plan will set a data driven, long-term plan to address affordable housing need in Oregon

Phase 1 Outreach conducted Oct. – Dec. 2017 with over 30 public outreach sessions

- 19 communities
- 22 partner and housing advocate forums
- 9 tribal housing organizations
- Over 575 Oregonians
- Focus groups with 75 individuals



Economic Development Themes

Housing, health, jobs and transportation are interconnected

The housing crisis cannot be solved without family wage job investments in economic/workforce development



Housing, Jobs, and Transportation

- Many communities identified the lack of public transportation systems as an issue.
- In rural areas, it can be difficult for residents without a car to access jobs, childcare and services.
- This dynamic adds additional cost burden for low-income residents, which should be considered when thinking about the ability for individuals and families to build savings.



Economic & Workforce Development

- The intersection between economic development, jobs and housing was referenced in almost all communities.
- Participants described issues related to lack of family wage jobs, as well as underemployment in some areas.
- Some lower wage jobs offer a maximum of 30 hours with no health benefits.
- Another issue is the lack of general contractors and subcontractors, impacting new construction timing and costs, as well as rehabilitation projects to improve housing quality.



Housing and Job Creation

IMPLAN's 2013 data for Oregon, every \$1 million in housing construction activity (project costs) generates about 7 direct and indirect jobs



Regional Examples

Lincoln City

- Most jobs are within a half mile of the ocean but people are traveling long distances to get here; housing cost statistic doesn't include transportation costs
- Seasonal nature of the economy affects ability of workforce to afford and maintain housing; cycle of eviction is linked to seasonal economy
- Tourism economy and need for workers to have multiple jobs
- Second homes and vacation rentals are an issue



Regional Examples

Lakeview

- Only 2 Contractors in Lakeview and they are booked a year out
- Estimated that about 90% of houses in Lakeview do not pass Housing Quality Standards (HQS)
- Employers: Forest Service, Lake District Hospital, and Warner Creek Correctional Facility have difficulty in recruitment and retention due to lack of housing options



Agricultural Workforce Housing Focus Groups

- In general, Farmworkers face tremendous housing pressures due to the lack of available affordable housing options. These conditions are exacerbated during peak harvest seasons.
- Farmworkers have moved away from areas with agricultural work for lack of housing options.
- Many are forced to share crowded housing conditions due to cost and lack of options; relying on hotels, garages, sharing homes or apartments with other families, 3-4 to a room
- Focus groups supplement the Agricultural Workforce Housing Facilitation Team, OHCS conducting study



Regional Solutions Workforce Housing Initiative

A collaboration with the Governor's Office, Regional Solutions and OHCS:

- Need for “missing middle” or “workforce housing” across Oregon, particularly in rural communities.
- Regional Solutions and Governor's Office identified tools to support workforce housing and public-private partnerships
- Governor convened roundtable conversations with housing developers and business leaders to discuss the challenges and opportunities



Workforce Housing Initiative

- September 2017: Issued Request for Information (RFI) to solicit information from communities actively engaged in producing workforce housing to support economic growth and permanent family wage jobs in Oregon
- RFI responses confirmed that the workforce housing shortage constrains economic growth and job creation in many communities.
 - 37 responses: 60% from local governments (22), 40% from developers/builders (10) and businesses/employers (7)
- Majority originated from rural communities, but also several from urban areas or communities that fall within the orbit of major metropolitan areas
- Themes include infrastructure needs, planning and technical assistance needs regarding land use and housing finance



State Resources and Tools

- Up to \$1 million in funding for predevelopment, site readiness, and/or gap funding. Funding will also support community readiness and innovative partnerships and programs, such as employer assisted housing initiatives, land trusts, and homebuyer education.
- Funding for public/private partnerships that demonstrate a concrete link between a housing project (unit production) and permanent job creation or retention.
- Employer Match Challenge. Projects that show a real financial contribution by partners will receive consideration for a separate \$500,000 investment through OHCS.



Request for Applications

Request for Applications (RFA) was issued December 11th, and closed on Jan 25th, receiving 31 applications with the following Geographic distribution:

- 1 Statewide
- 8 Willamette Valley
- 4 Southern Oregon
- 7 North & South Coast
- 6 Eastern Oregon
- 1 Central Oregon
- 4 Portland-Metro



State Resources and Tools

- Up to \$3 million in loan funding targeted to workforce housing projects for infrastructure that supports workforce housing projects.
- Grants to local governments to complete studies of housing stocks and needs and develop strategies and codes to meet needs.
- Grants that focus on the nexus between land use and transportation. These grants can help update code to promote efficient land use and transportation systems and help communities identify ways to meet these goals on site-specific projects.

