



DLCD



HB 2075: Development Readiness Fund

January 29, 2019

**Carrie MacLaren, Deputy Director
Palmer Mason, Senior Policy Advisor**

Development Readiness

Two Elements

- ✓ HB 2075 Creates the Fund
- ✓ Policy Option Package 101
 - \$1.35M in Governor's recommended budget

Purpose

- ✓ Support supply of housing and jobs



“Development Ready” communities are prepared to receive private and public investment to produce housing and jobs



DLCD Basic Services

- Economic Opportunities Analyses
20-year demand and supply
- Housing Needs Analyses
20-year demand and supply

Scale

- City wide - Urban Growth
Boundary

Horizon

- 20 years

DLCD Advanced Services

- Development code updates
- Subarea master plans
- Feasibility studies

Scale

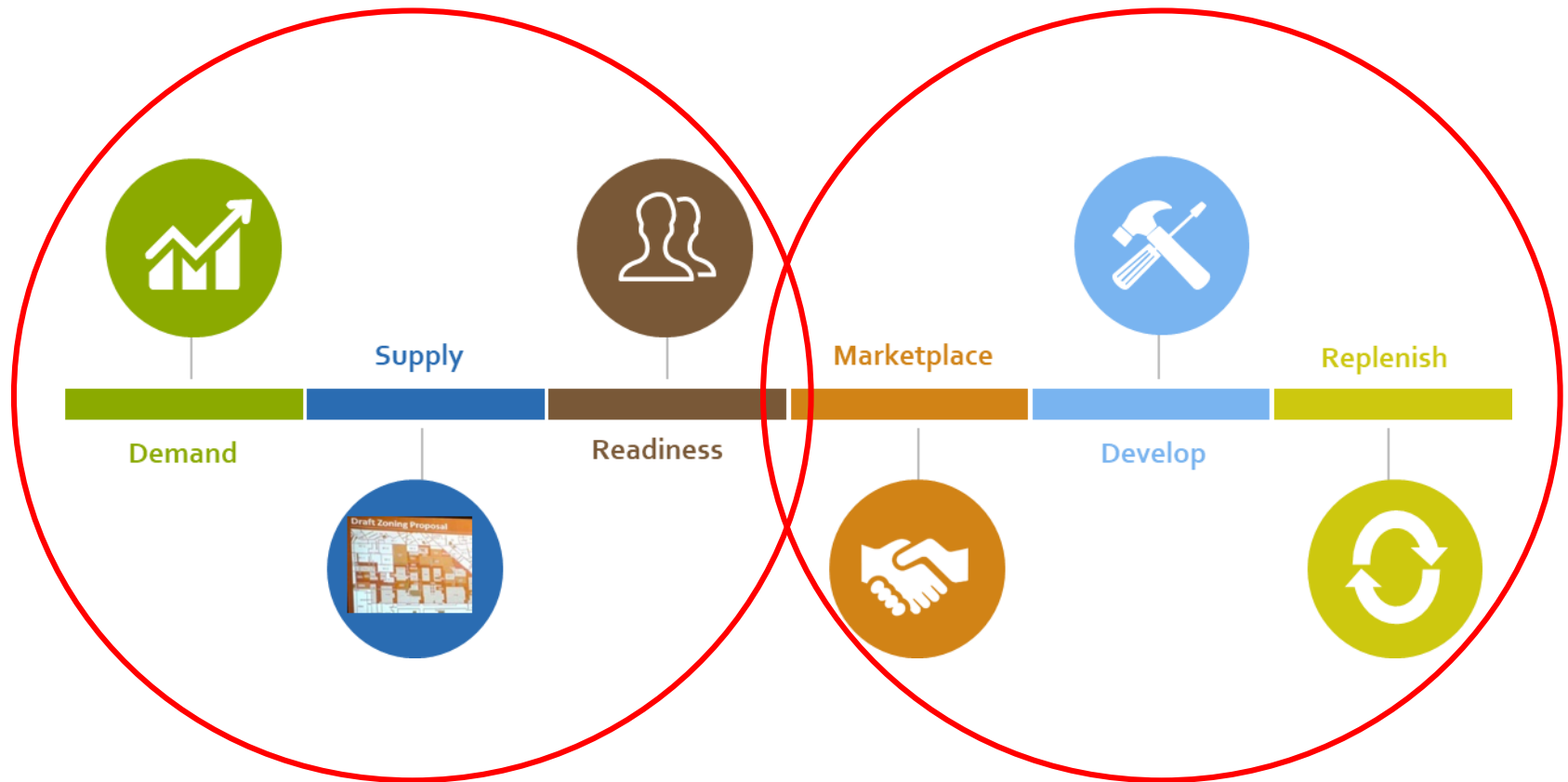
- City wide
- Subarea

Horizon

- 0-5 years



Development Readiness Continuum



Land Use: Demand



- ✓ Population
- ✓ Employment
- ✓ New industries
- ✓ Business expansion

Land Use: Supply



- ✓ 20 Year Supply for Housing Needs and Employment Growth
- ✓ Right Zoning to Enable Development
- ✓ Public Facilities Plan
- ✓ Updated Code

Land Use: Readiness



- ✓ Concept Plans
- ✓ Master Plans
- ✓ Feasibility Studies

Land Use: Results



Marketplace



Develop



Replenish

Examples

- ✓ Hood River
- ✓ Independence
- ✓ Tigard

City of Hood River

- ✓ Housing Needs Analysis
- ✓ Housing Strategy
- ✓ Code Update
- ✓ Developer Interest
- ✓ Housing projects under construction

DLCD Grant Assistance for HNA: 2013

*Top photo from Hood River Chamber of Commerce.
Bottom photos from Mid-Columbia Housing Authority.*



City of Independence



TGM Rapid Response Grants: 2007 & 2013

- ✓ Downtown Master Plan
- ✓ 22 new employers
- ✓ Almost 700 additional jobs
- ✓ \$27 million in payroll
- ✓ Independence Landing: \$50 million public-private partnership
 - ✓ 75 room boutique hotel
 - ✓ 120 residential units
 - ✓ 35,000 sf mixed use development



Credit: City of Independence, Oregon

City of Tigard



DLCD Grant to perform an EOA: 2013

- ✓ 40-acre mixed use site
- ✓ \$8 million in public infrastructure
- ✓ 264 apartments for workforce housing
- ✓ 286 non retail jobs envisioned
- ✓ 75,000 -100,000 in office space available
- ✓ 400,000 in 2-story flex industrial space



*Fields/Hunziker Industrial Core Area Rendering: Under Construction Now
Credit: Lloyd Purdy and City of Tigard, Oregon*

Selection Factors



Economy

- Greatest distress
- Greatest potential
- Geographic Diversity

Housing

- Greatest need
- Most impact (population)
- Geographic Diversity

Astoria, Oregon received DLCD grants in 2002 & 2007



Palmer Mason, Senior Policy Advisor
Phone: (503) 934-0020
Email: palmer.mason@state.or.us

Carrie MacLaren, Deputy Director
Phone: (503) 934-0051
Email: carrie.maclaren@state.or.us

