



# *Workforce Housing Pilot*

## NCSHA 2018 Annual Conference

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**Oregon Housing and Community Services**



# Prioritizing Housing

- Regional Solutions – Interagency collaboration
- Governor Brown asked agency directors to focus on housing and seek joint solutions
- Reviewed agency tools:
  - What is flexible?
  - What is useful?



# Collect information

- Convened developers and employers to understand the barriers to market rate development between **60% - 120% AMI**
- Drafted a multi-agency Request for Information
- Cobbled together resources to start doing something through a Request for Applications
- Engaged with the Governor's Institute for Community Design



# Request for Applications

## Available resources:

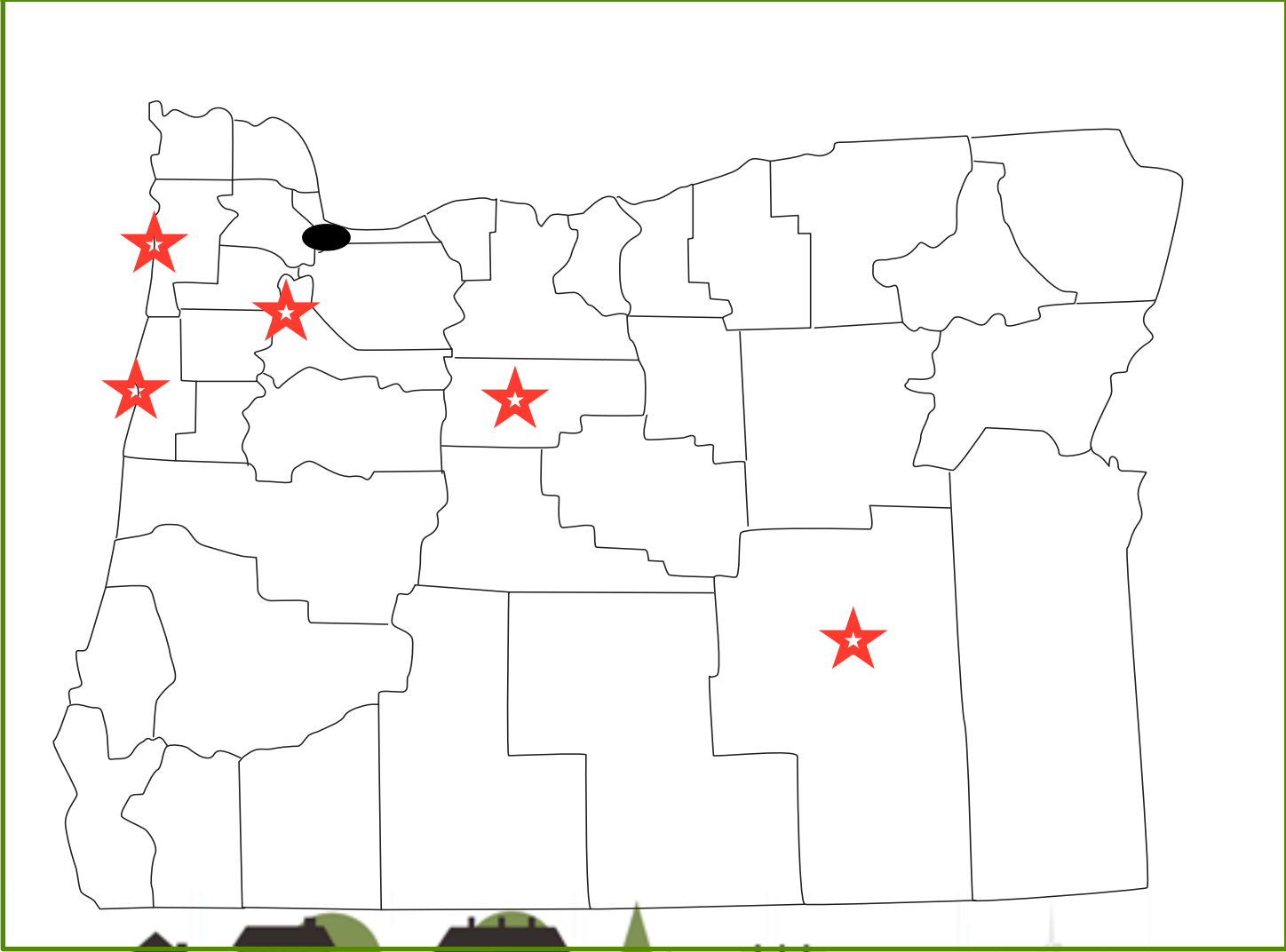
- OHCS \$1.5M, flexible
- Business Oregon \$3M, infrastructure loans
- \$50,000, planning grants

Number of applications: 31

Pilots funded: 5



# Pilot Locations



# Pilot Projects

## City of Donald and GK Machine

### **\$775,000 state investment**

- The first phase of the pilot will include upgrading the city's wastewater and water treatment plants to support 95 new homes, with an eventual planned total of 465 new homes
- Contingent upon expansion of the Urban Growth Boundary into prime farmland



# Pilot Projects



# Pilot Projects

## Nestucca Ridge Development

### \$300,000 state investment

- Pacific City – beautiful coastal town dominated by vacation rental
- The developer has 200 employees in this town, with half commuting outside the county
- 12 homes on several acres they currently own, pre-leasing 6 units to their local employees





# Pilot Projects

## Jefferson Co School District & Warm Springs Reservation

**\$240,000 state investment**

- School District currently owns 8 small homes built in the 1950s
- The pilot project will rehabilitate existing properties and purchase 2 new manufactured homes for local elementary and middle school teachers at the Warm Springs K-8 Academy



# Pilot Projects

## Proud Ground

### **\$515,000 state investment**

- Proud Ground uses a land trust model to combine a subsidy to lower the purchase price of homes on the open market with land lease and affordability covenants.
- The County and 2 major cities invested matching funds as well as partnering with the local school district and other employers
- The pilot will fund 8 homebuyers



# Pilot Projects

## Harney County

### **\$35,000 state investment**

- Housing Needs Analysis to:  
inventory existing housing, identify gaps, and create a strategic implementation and business plan to leverage investments, engage employers and create job opportunities.



# Pilot Projects



# Current Status

- Executed Grant agreements in 3 of 5 Pilot Communities
- General terms of grants are 3 years, with quarterly and annual reports
- After 3 years projects must remain owned and operated as agreed upon for 10 years; any changes must be approved by OHCS



# Next Steps

- Governor Brown's Housing Agenda
  - \$370M Total
  - Greater Oregon Housing Accelerator:
    - \$20M Loan Guarantee
    - \$15M Flexible
- Strong relationship with League of Cities and Association of Counties
- Agency Alignment

