

Workforce Housing

2017 Real Estate Forecast Breakfast



This is a conversation about our economy, our community, our friends, our families, our volunteers, our caregivers, & our essential service providers.

ABOUT US



photo: Randi Baird

WHO'S TEACHING YOUR KIDS?

No one, without more year round housing.



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WHO'S COOKING YOUR FOOD?

No one, without more year round housing.



WORKFORCE HOUSING PARTNERSHIP
an ISLAND HOUSING TRUST initiative

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WHO'S SAVING YOUR LIFE?


No one, without more year round housing.



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A shortage of workforce housing is a problem from coast to coast & across our county, region & state.

HOUSING SHORTAGE



PRICED OUT

Persistence of the Workforce Housing Gap in the Boston Metro Area



Urban Land
Institute

Terwilliger Center for Workforce Housing

AFFORDABLE

HOUSING

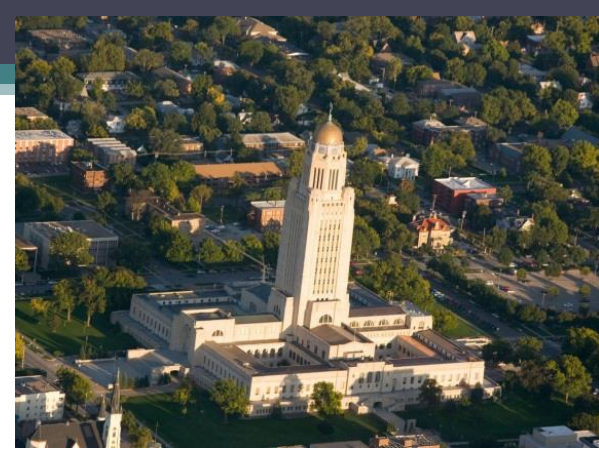
DEFICIT

**“EVERY TYPE OF
HOUSING IS NEEDED.
THIS IS A SHORTAGE.”**



AFFORDABLE
HOUSING
NOW

WE NEED



...We've got the jobs to be filled – but not enough housing to meet workers' needs.

Courtney Dentlinger, director of the **Nebraska** Department of Economic Development, calls the housing shortage “a critical economic development issue in rural areas of our state.”

She wrote to a state legislative committee that “a lack of workforce housing impedes the ability of employers to attract talent to the state to fill thousands of open positions.”

The Bulletin

bendbulletin.com

Home prices reach pre-recession high

- New construction can't keep up with demand

By Kathleen McLaughlin
The Bulletin

Barbara Randall began watching the Bend real estate market two years ago when she and her husband decided to move to Bend from Scottsdale, Arizona. The rising prices worried Randall,

so soon after they found a buyer for their condo in February, they flew to Bend to find a house.

"We thought, 'Wow, we better move sooner than later, or we're going to be left behind,'" Randall said. "And we nabbed a really great house because of it."

Home prices in Bend are now on par, at least in nominal terms, with the previous peak in 2007.

The median home price reached \$396,000 in March, according to the Beacon Report, produced by Donnie Montagner of Beacon Appraisal Group in Redmond. The Beacon Report looks at single-family homes on 1-acre or smaller lots and

includes Tumalo and Alfalfa in the Bend market. The median price of \$396,000 hadn't been posted since May 2007, before the collapse of a speculative bubble and the Great Recession eroded values by 58 percent.

The median price trough of \$166,000 came in November 2011.

See Home prices / A4

More inside

- Builders of affordable homes look to private funding, **B1**
- 250 homes proposed in southeast Bend, **E1**

Coordinated Population Forecast



2015

Through

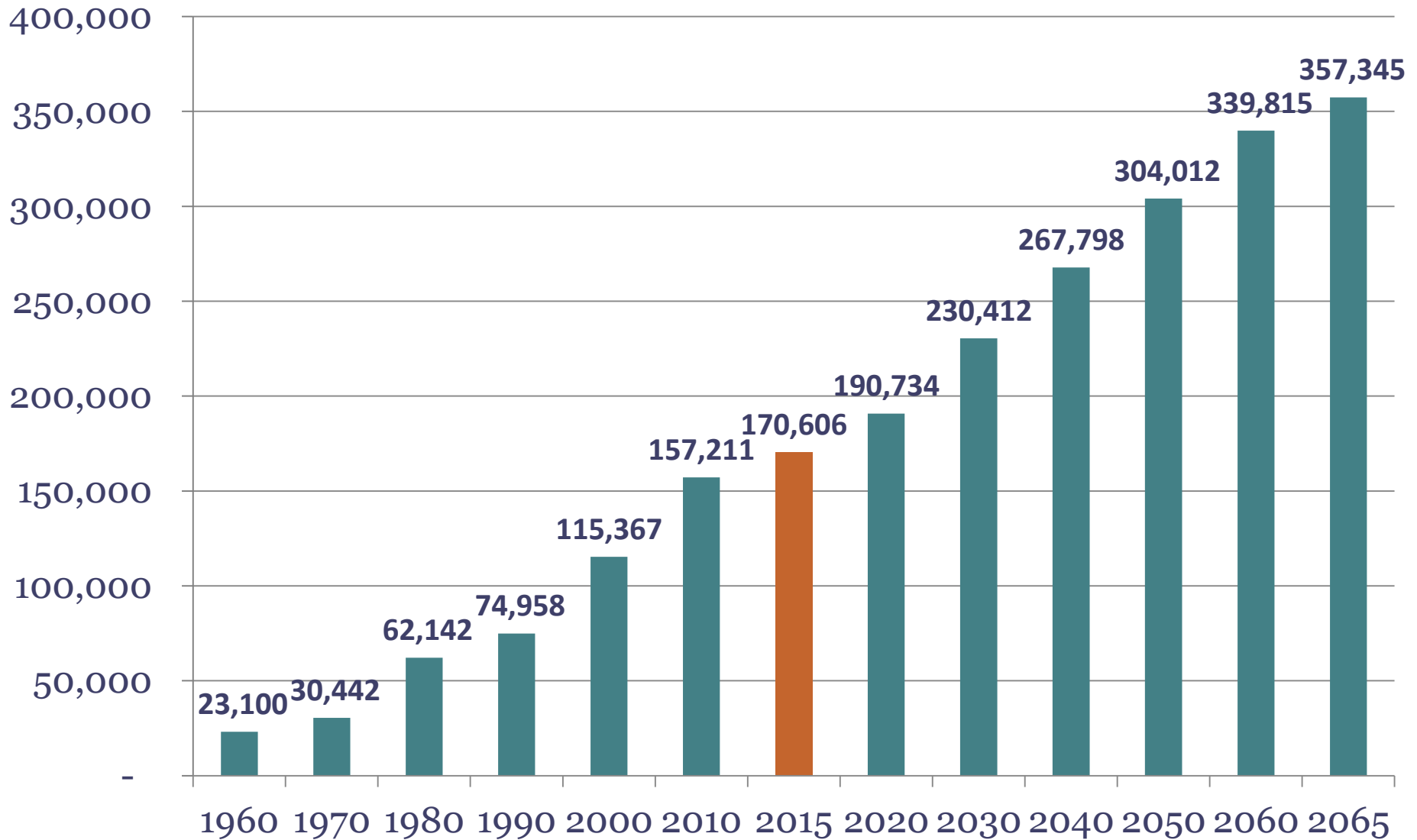
2065

**Deschutes
County**

Urban Growth
Boundaries (UGB)
& Area Outside UGBs

We are growing
& our
demographics
are changing.

Deschutes County Population Growth: 1960-2065



Deschutes County Population Growth: 1960-2065

	2015	2035	2065
Unincorporated	53,151	69,627	84,719
Bend	85,737	132,209	194,793
Redmond	27,715	39,812	64,785
Sisters	2,315	4,375	7,212
La Pine	1,687	3,014	5,836
Total County	170,606	249,037	357,345

Deschutes County Board of Commissioners

2017-18 Economic Vitality Goal

Support affordable housing options through availability of lands & appropriate regulation.

Deschutes County Donations for Affordable Housing

- 2009 donated 4.5 acres in La Pine to Pacific Crest Affordable Housing
- Pacific Crest constructed Little Deschutes Lodge I & II
 - 52 1 & 2 bedroom units, available to residents 55 and over



Deschutes County

Donations for Affordable Housing

- 2015-16 donated 4 residential lots in Redmond obtained through tax foreclosure to Housing Works & Redmond Area Habitat for Humanity to construct single family homes
- 2016 entered into an agreement to donate 2.5 acres of land in La Pine for the construction of 42 townhome rental units (expected summer 2017)
- 2017 donating a lot in Deschutes River Woods to Bend Area Habitat for Humanity
- Ongoing - working with City of Bend to remove deed restrictions on allowed uses on land conveyed by the County to the City to pursue affordable housing projects

Workforce Housing Reasons for Optimism

- The county & each city is planning for mixed housing types & allocating resources /land to meet this critical need
- Experienced affordable housing developers & all builders continue to pursue opportunities to meet this critical need

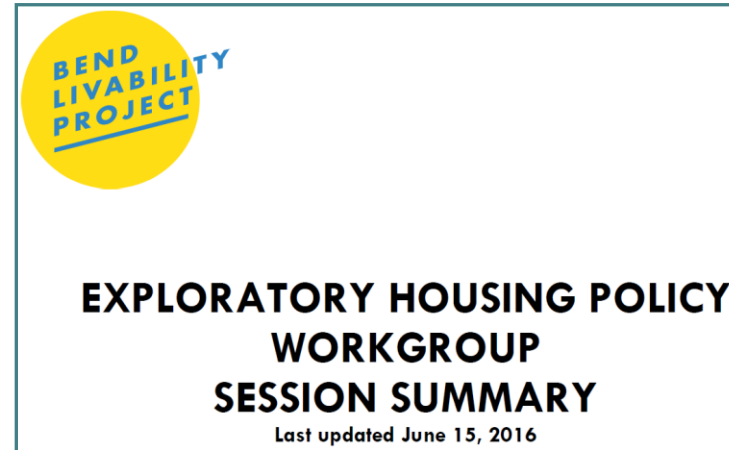


Workforce Housing More We Can Do

- We support private property rights, the market economy, & workforce housing...
- Unless a property owner is proposing to meet the market demand by proposing workforce housing in our neighborhood
- We can support **compatible** projects in **our** neighborhoods by writing & actively participating in public hearings for workforce housing to **our** decision makers

Workforce Housing More We Can Do

- We can remove zoning regulations that “zone out” workforce housing in our neighborhoods & community
- We can provide incentives to build workforce & all housing
- We can lobby for changes to state laws to increase land supply & funding for workforce housing
- We can continue to donate land



HOUSING POLICY FOCUS AREA BRAINSTORM SUMMARIES

1. DEVELOPMENT CODE (AND PLANNING PROCESS) ENHANCEMENT POSSIBILITIES

- Decrease open space requirements
 - Increases developable land and decreases expense of landscaping installation and maintenance
- Increase allowable lot coverage and floor area ratio
 - There was a discussion that this may lead to larger homes which would be more expensive and would have the opposite effect
 - In order to work, this would need to be in conjunction with decreasing minimum lot sizes

Workforce Housing We Must

- Own the problem & keep our options open
- Engage our community in a conversation about:
 - Why it is critical & who it serves
 - Options & opportunities to address it
 - Consequences of our decisions
- Be diligent, persistent, & publicly supportive of those taking the risks & making the difficult decisions
- Celebrate the successes!



I Support Local Workforce Housing

