

City Council Work Session

Affordable Housing



August 8, 2006

Purpose of Work Session

1. Introduce affordable housing team – city staff, consultant, Housing Works
2. Overview work program – the process to create an affordable housing plan
3. Summary of affordable housing conditions

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Overview

1. Prominent issue nationally, particularly in the growing West & resort areas
2. Not just “low-income” housing
3. Wide range of impacts

BUSINESS
THURSDAY, JULY 27, 2006 • THE BULLETIN

Home prices deter workers
Report: Area's high-priced housing market discouraging, despite recruitment efforts

By David Fisher
Two years ago, you could hardly give away a house in Central Oregon, Crook County Judge Scott Cooper remembers. Lately because nobody could find a job, Times have changed. Employers in Crook, Jefferson and Deschutes counties created more than 10,000 jobs in the years between 2000 and 2004—more than the rest of the state's metropolitan areas combined, according to Roger Lee, executive director of Economic Development for Central Oregon. At the same time, the place got “discovered” by well-heeled retirees and by people who could bring their own jobs with them without entering the local workforce.

Now Central Oregon has the opposite housing problem. According to a new 75-page report on workplace housing released Wednesday by Housing Works, an affordable housing agency, employers are still trying to add jobs—at the rate of more than 1,700 new jobs per year by Oregon Employment Department forecasts. But they are increasingly stymied by a housing market that has pushed the median price of a home well beyond a middle-income family's financial reach. The figures are stark, from a home buyer's perspective. And they are beginning to affect everything from new-business recruitment, to the health of existing businesses. See Report/B3

“Economic development is all about balance. We've just gone to the other end of the spectrum now.”
—Scott Cooper, Crook County Judge

Where Will They Live?

In-migration that creates hot housing markets also creates affordability issues for local workforce residents.

Town of Mammoth Lakes
Community Plan Information Sheet

Workforce Housing

Find out more!
Commercial Air Service

Myths about affordable housing

Who is affected by the housing shortage?



Work Program

Elements

April 2007

- | | |
|--|---------------------|
| 1. Existing Conditions | May - September |
| 2. Draft Affordable Housing Options | September - October |
| 3. Community Meeting/Focus Groups | October - December |
| 4. Council Refine/Select Preferred Options | December |
| 5. Draft Affordable Housing Plan | January - |
| February | |
| 6. Community Meeting | February – March |
| 7. Revise & Complete Plan | April |
| 8. Incorporate into Comprehensive Plan | Summer 2007 |

Work Program

1. Joint effort with Housing Works
2. 6 City Council meetings
3. Public involvement throughout the process
 - Stakeholder interviews
 - Focus groups
 - 2 community meetings
 - Circulate draft plan for review & comments
4. Website
5. Public hearing to incorporate Plan into Housing Chapter of Comprehensive Plan

Future Decisions

1. City's role in providing or encouraging affordable housing (overall philosophy)

- **Aggressive:** Develop & expand wide range of programs, create regulatory framework to maximize affordable housing
- **Moderate:** Some new programs & regulatory changes, encourage & support non-profit & private sectors to provide housing
- **Passive:** Encourage non-profit & private sectors to address issue

2. Affordable Housing Plan

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