



PLANNING FOR A RURAL SPECIAL OPERATIONS HOUSING TEAM

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Oregon iSector



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OREGON IS FACING A HOUSING CRISIS.

#4 in the nation for underproduction of homes

Short more than **140,000** housing units statewide

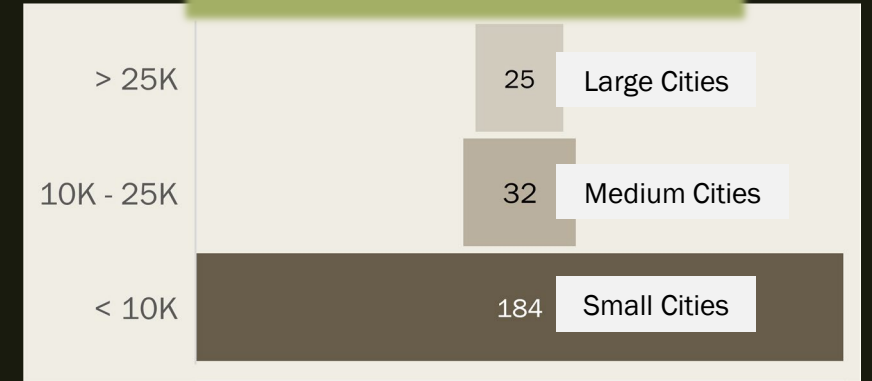
In need of **554,691** new homes over the next 20 years

WHY A RURAL SPECIAL OPERATIONS HOUSING TEAM?

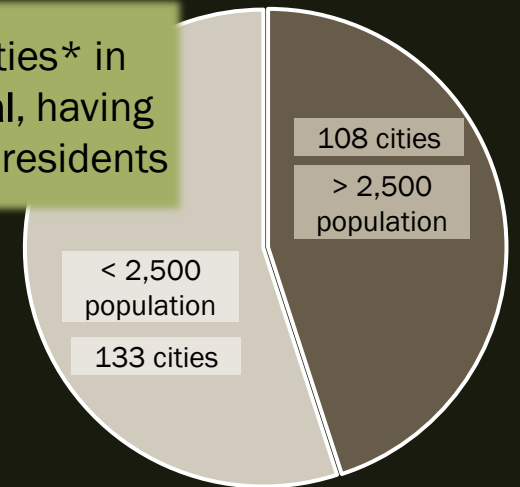
Communities across Oregon need housing, but rural areas face unique and complex challenges when it comes to producing new units:

- Very limited technical, financial, and human capacity to plan for or process, let alone accelerate, housing production
- Lack of housing to attract and sustain workforce
- Decentralized from equipment and resources
- High construction costs cause difficulty in gaining private investment, projects are unattractive to developers or simply do not pencil out
- Stringent and outdated building code regulations restrict innovations in housing construction
- And in some cases: blight, vacation and rental properties negatively impacting the market and housing supply, and more

3 out of 4 of Oregon's incorporated Cities have populations under 10,000



Over half of cities* in Oregon are rural, having less than 2,500 residents



*Incorporated Cities. From December 2021 estimates prepared by the Population Research Center – College of Urban and Public Affairs, Portland State University

WHAT A SPECIAL OPS TEAM LOOKS LIKE:

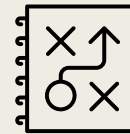
A mix of specialists in the areas of:

*Design & Engineering, Capital
Finance, Housing Development,
Strategic Planning, Contract
Negotiations, Permitting, Project
Management*



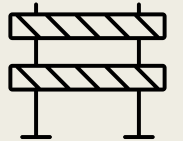
Municipal or county sets goals related to housing production and calls upon the Special Ops Team.

Opportunities for development are identified and undergo a readiness assessment.



Gameplan is created to jumpstart planning, find sources of capital, and employ innovation.

Team assists in maneuvering barriers that arise during development process.



Desperately needed housing units are rapidly built and occupied.

Sharing of lessons learned around streamlining and innovation.



Fostering partnership between community, developers, industry partners, and public entities.

Readiness Assessment Scorecard

The assessment scorecard is a refined matrix meant to aid in rapid decision-making on a given opportunity. It is used to illustrate what struggles proposed projects are facing and will help highlight what is needed to construct a new housing development.

Opportunities will be identified, assessed, and ranked according to the following categories:



TITLE



ZONING



ENVIRONMENTAL



CIVIL



ENGINEERING



MARKET



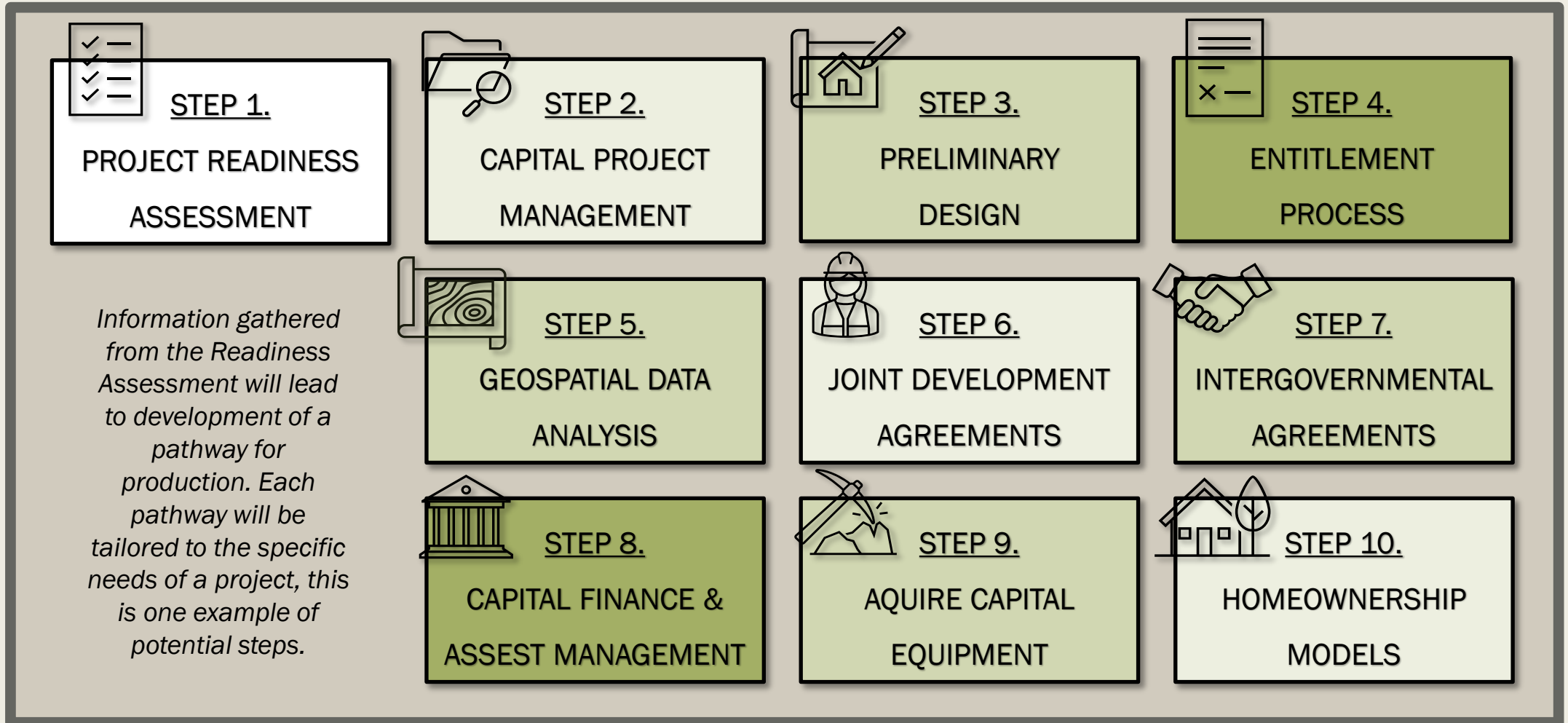
FUNDING

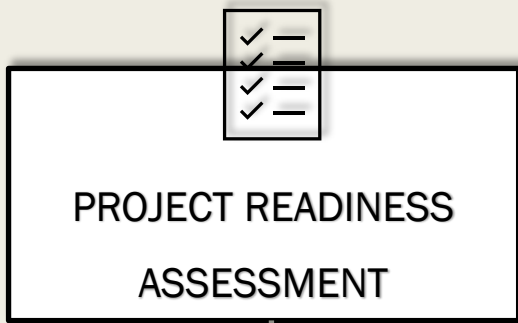


SCHEDULE

The score, as one metric, will be used to develop a straightforward pathway from concept to construction to occupied housing units.

PATHWAY TO PRODUCTION

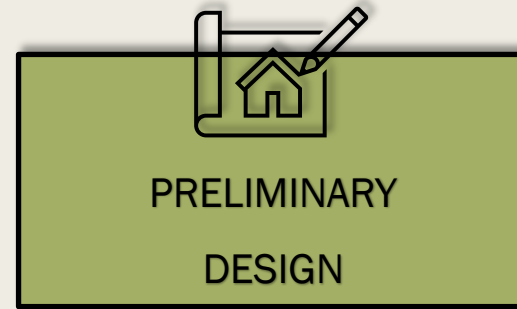




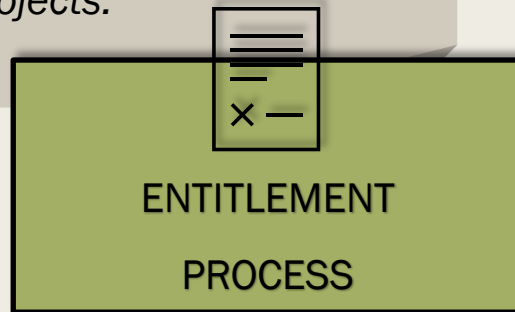
Determine readiness levels (manpower, equipment, capacity, and capabilities) to identify where, when, and how to assist cities in achieving their strategic goals and objectives.



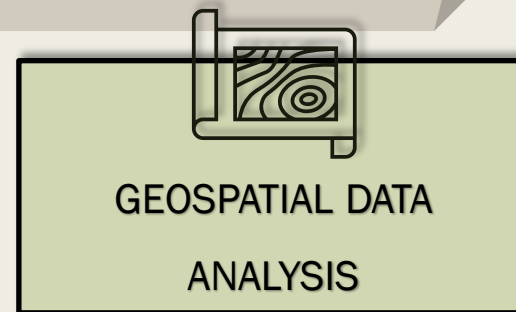
Build and manage capital project portfolios and investment action plans that lead to high value projects.



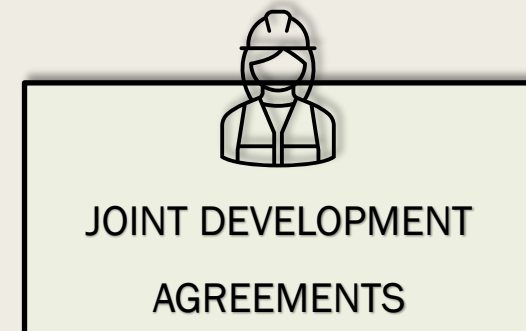
Perform conceptual analysis, site planning, location, and project alignment.



Gain legal and permit approval to develop or implement the project



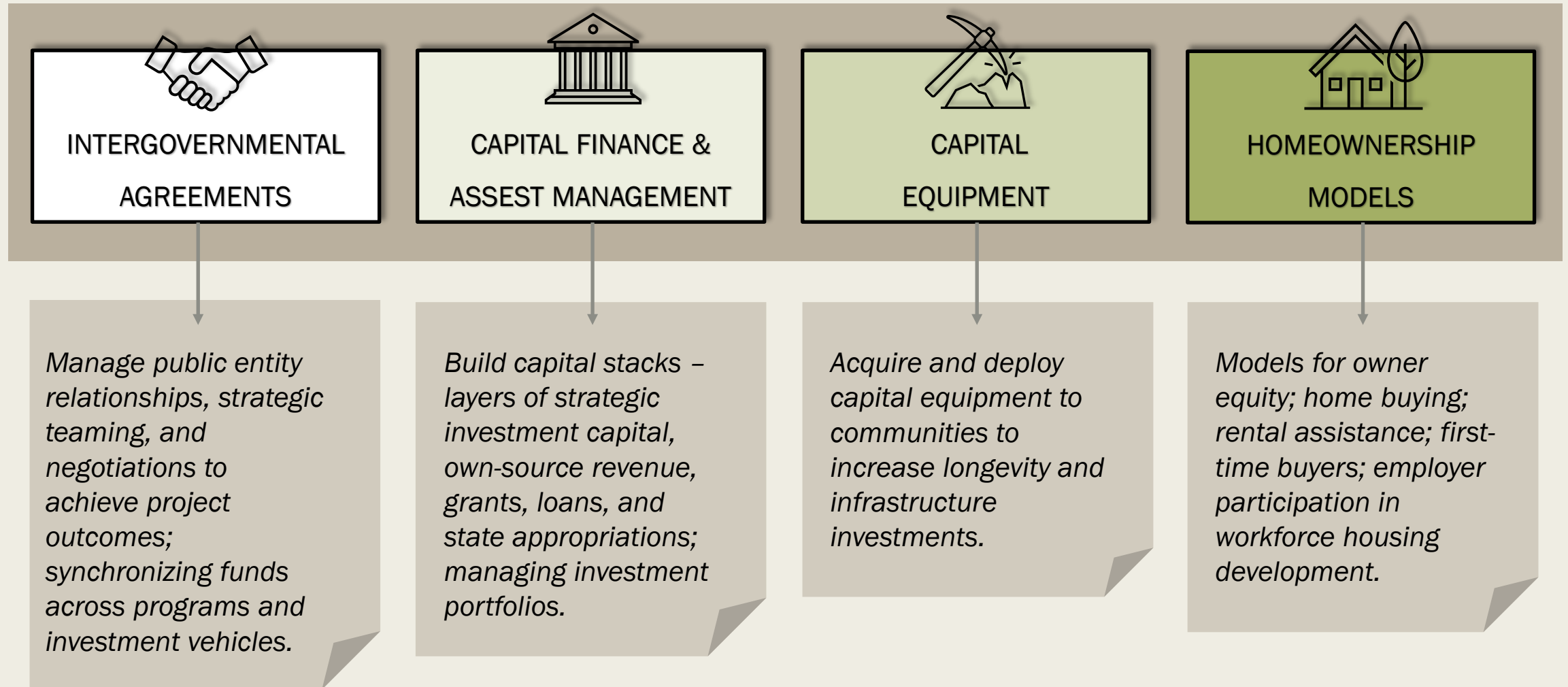
Visualize and analyze the community's data with collaborative maps, dashboards, and reporting for context and further analysis.



Negotiate public-private development agreements with private investors, land developers, and housing developers.

PATHWAY TO PRODUCTION (cont.)

PATHWAY TO PRODUCTION (cont.)



NEXT STEPS

- Select 2 Tangible Pilot Projects Using the Readiness Scorecard.

One with a
High Readiness Assessment Score,
Near construction ready

&

One with a
Low Readiness Assessment Score,
Not much further along than a concept

- Develop a Specialized Pathway to Production for each project.
- Demonstrate and Test our Readiness Toolkit for rapid decision-making.
- After-action Reporting on process refinements, project success, and lessons learned.

ACKNOWLEDGEMENTS

Our Supporters at:

Our Expert Partners in Rural Housing:

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Nils Christoffersen,
*Executive Director – Wallowa
 Resources*



The Roundhouse Foundation

The Housing Innovation Partnership



Oregon Community Foundation