

Housing underproduction has consequences



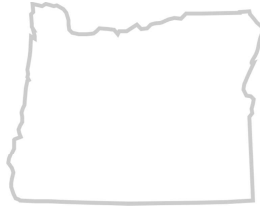
Oregon's housing deficit is over 150,000 units and grows every year.

OR builds at best ~20,000 units annually

13,000 this year

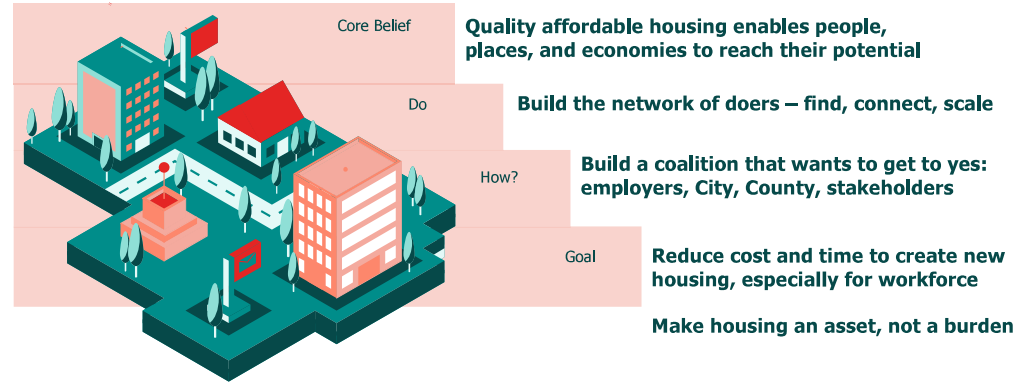
High housing costs and not enough of it prevents people, places, and economies from reaching their potential

To catch up and meet future demand, we need to produce 40,000 units annually --- everywhere, all types



We need to radically increase annual housing production.

Missing Middle Housing Fund



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What we do



Center the needs of employers – bring them to the table in significant ways through City leadership

Bring innovation, capital, and new partners to Boardman

Guide pilot projects that change HOW housing is created – create models for the whole county

Change the narrative from one of impossibility to possibility

Housing Production Innovation Opportunities



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What's happening NOW



Newberg revolving investment fund example

- Seed funding as innovation bait
- Rally the employers and ec dev orgs
- Hold a solutions summit
- Attract innovators - dev, finance, employment
- BUILD → 2.0 + zoning project

Santiam Canyon – rural timber towns

Tillamook – coast, AirBnB

Bend – high cost growing tech city

Gresham – urban, not much investment

Community Colleges – Living, Loving, Learning workforce housing

Manufacturing facilities – CLT, pre-fab metals, geopolymers concrete, etc.

No silver bullet: \$ needs to be FLEXIBLE, RISK TAKING, and CATALYTIC



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Employers need to lead – clout, land, resources, need



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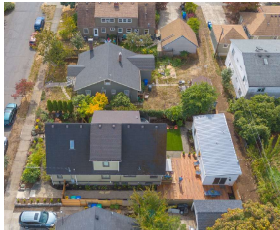
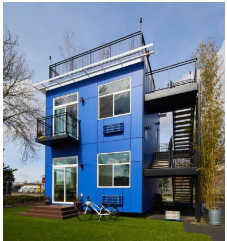
Innovators – find, connect, empower, scale



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Innovators – find, connect, empower, scale



- Financing
- Products/Assembly
- Zoning/permitting
- Labor education/expansion
- Cutting red tape

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Outside Oregon



- Missoula, MT
- Gwinnet County, GA
- Pittsburgh, PA
- Vancouver, WA
- Hanover, NH
- Vermont
- CHIPS
- CA Community Colleges

- Terner Center & Housing Lab (Bay area)
- Housing Innovation Collaborative (LA)
- Housing Innovation Alliance (Pgh)



Innovation is everywhere we look – no need to reinvent the wheel

All hands on deck!



Innovation abounds

**No silver bullets
silver buckshot**



**Connect across sectors, geography,
politics, industries**

We need everyone



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Where to start?



Get employers on the same page – they lead
Invite government – tools, expertise
Set the right goals – speed, innovation, workforce



Raise \$ - innovators/doers need bait
Put your stakeholders to work – align goals – DO (Summit)

Release an RFP – go FAST – invite the world to Boardman

Start building – all hands on deck
Use your \$ many times (revolving fund)



Encourage what else emerges

Representative Scharf added, *“This money will continue to reinvest itself over time, which is the most exciting part.”*