

What we've learned so far

- **Meetings:**
 - **Jan 17/Feb 15 – broad stakeholder groups**

Boardman Foods, 3Mile Canyon, NW Beef, Port of Morrow, BCDA/Chamber, Tillamook, City/County Council members, School District, FCS Security, Wind Wave, City Staff
 - **March 5 – City Council presentation**
 - **March 21 – Working Group**
 - **May 1 – City hires MMHF to advance SOW**
 - **August 6 – Let's Build Boardman**



Who we've interviewed/met with

- **Brandon Hammond – City Manager**
- **Carla McLane - City Planner**
- **Amanda Mickles – City Clerk**
- **Mayor Paul Keefer**
- **Matt Jensen - County Administrator**
- **Aaron Palmquist – Irrigon**
- **John Doherty – Heppner**
- **Jamie Stewart - Tillamook**
- **Michael Graham - Tillamook**
- **Debbie Radie – Boardman Foods**
- **Daisy Goebel - County Planner**
- **George Shimer – Parks and Rec**
- **Ethan Salas – City Council**
- **Brenda Profitt – City Council**
- **Cristina Cuevas – City Council**
- **Heather Baumgartner – City Council**
- **Richard Rockwell – City Council**
- **Rick Stokoe – Police Chief**
- **Leslie Pierson – Realtor**
- **Robert Echenrode – UEC**
- **Katrina Ward – UEC**
- **Jeff Wendler – 3 Mile Canyon Farms**
- **Mike Lees – Anderson Perry**
- **Torrie Griggs – Chamber**
- **Anna Brown – Port of Morrow**
- **Lisa Mittelsdorf – Port of Morrow**
- **Carmen Mendoza – Real Estate/Port of Morrow**
- **Now all of you and many more to come!**

Some definitions

Area Median Income – the midpoint of all incomes in a place

- **Morrow County AMI (2022 Census) = ~\$65,000/year**

Affordable Housing – subsidized housing for those making less than 80% of AMI (and mostly <60% AMI)

Workforce Housing – housing built specifically for middle income earners 80-120% AMI

- **Morrow County = ~\$65,000 - \$80,000/year**

Cost Burdened = spending more than 30% of your income on housing

This year's YTD Sales:

- **28 homes sold**
- **Avg sales price = \$383,493**
- **Median price = \$327,571**
- **1 attached, 6 man., 21 detached**
- **19 new construction**

For sale now (as of Aug 6):

- **23 on the market**
- **Median list price = \$439,040**
- **Range = \$255,000 - \$599,900**
- **3 manufactured, 9 detached, 11 attached,**
- **15 new or under construction, 8 resale**

Rentals:

- **Avg studio ~ \$1,045**
- **1BR ~ \$1,350**
- **3BR ~ \$2,000**

What we've learned so far

- **Key data points:**
 - 250 housing units needed NOW, minimum
 - ~60% of workforce leaves Boardman every day – lives somewhere else
 - Avg sales price = ~\$380K
 - New unit rents = ~\$1,900
 - Families often now living 2 or 3 per house
 - Here's who has trouble hiring or retaining:
 - School district, County, Port, Tillamook, Boardman Foods, 3 Mile, First Coast
 - The challenge is now COUNTY WIDE
- **What are people afraid of?**
 - Bad products and bad management – they know what that looks like
 - Not knowing their neighbors – growing so fast
 - No plan; no greenspace; wall to wall buildings

What we've learned so far

- **What do people actually want?**
 - Pride in where they live – EVERYONE said this = #1 most important
 - SHARED community vision – there is no shared plan, commitment, goal
 - A sense of community, especially at small scale – housing should BUILD connection
 - Choices – one size/price does NOT fit all
 - Ways to stay in Boardman through ALL stages of life – starter apartments, starter homes, raising family, retiring, senior care “
 - Amenities – without population density, a PLAN, and infrastructure, we won't have amenities – vicious cycle
 - American dream – own a home, send kids to college
 - Control over their destiny – change is already HERE – so how to shape it?

A few challenges

- In the 70's, Boardman *chose how it would change*, all at once. Hardly any communities ever get that chance – but Boardman can do it again. How?
- How do we respect our elders and culture, AND give young people and new residents the best opportunity to grow their families here and become *tomorrow's* seniors and leaders?
- How do we act NOW by using the best practices already moving in other places? No need to reinvent wheels – just need to begin.



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THROUGH
WORKFORCE
HOUSING**



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84 attendees

- Several City Councilors
- Police chief, City Manager, City Planner, Port, Chamber, Tillamook, Boardman Foods, land-owners, longtime business owners, County, other Morrow County cities, innovators from across the state and country, utilities, state rep, etc.
- Solutions brainstormed in morning
- Lunch sponsored by City, Boardman Foods, Tillamook
- Six task forces launched in afternoon
- Happy hour sponsored by Hayden Homes

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Six task forces were launched to carry the day's work forward:

- 1. CITY – Improve accessibility to zoning and regulations**
- 2. CITY – Create a comprehensive vision and master plan** for workforce housing, and **development code updates** to facilitate the vision
- 3. CITY – Establish a revolving predevelopment loan fund** for housing and innovation
- 4. PARTNERS – Establish a quarterly expo** for landowners and housing innovators to create new projects and/or pilots
- 5. PARTNERS – Build a career and technical education (CTE) brick and mortar facility** to develop a skilled construction trades workforce
- 6. PARTNERS – Develop a framework for employer investment in workforce housing**

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MMHF Recommendations:

- 1. Continue planning, zoning, regulatory, and strategic work via planning staff –** incorporate these workforce housing efforts into all of it
- 2. Establish a revolving predevelopment loan fund** for housing and innovation
- 3. Support partners to connect landowners and development projects –** public/private RFP(s) to catalyze city and private land development – get started AND align with strategic planning – transparency and forward progress are key
- 4. Support partners to build a career and technical education (CTE) brick and mortar** facility to develop a skilled construction trades workforce AND attract housing innovation companies to set up manufacturing facilities in Boardman