

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

- **Interviews so far:**
 - Brandon Hammond
 - Carla McLane
 - Mayor Keefer
 - Matt Jensen - County Admin
 - Matt Combe – School District
 - Aaron Palmquist – Irrigon
 - John Doherty – Heppner
 - Jamie Stewart - Tillamook
 - Michael Graham - Tillamook
 - Debbie Radie – Boardman Foods
 - Daisy Goebel - County Planner

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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
 - Median 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

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- **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?

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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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What comes next?



Bring community together – AUGUST 6

- Workforce Housing Innovation Summit - Let's Build Boardman

Working Groups on the move

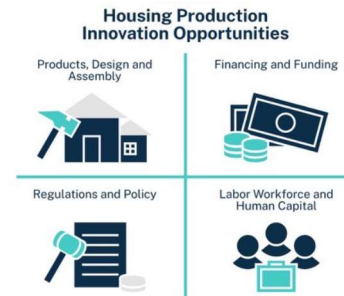
1. Event planning – we've done this before
2. Development – combine local knowledge w/ outside innovation
3. Policy – be bold, but don't do everything at once
4. Financing tools – think outside the box

Want to get involved?

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Think outside the box – why not Boardman?



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