



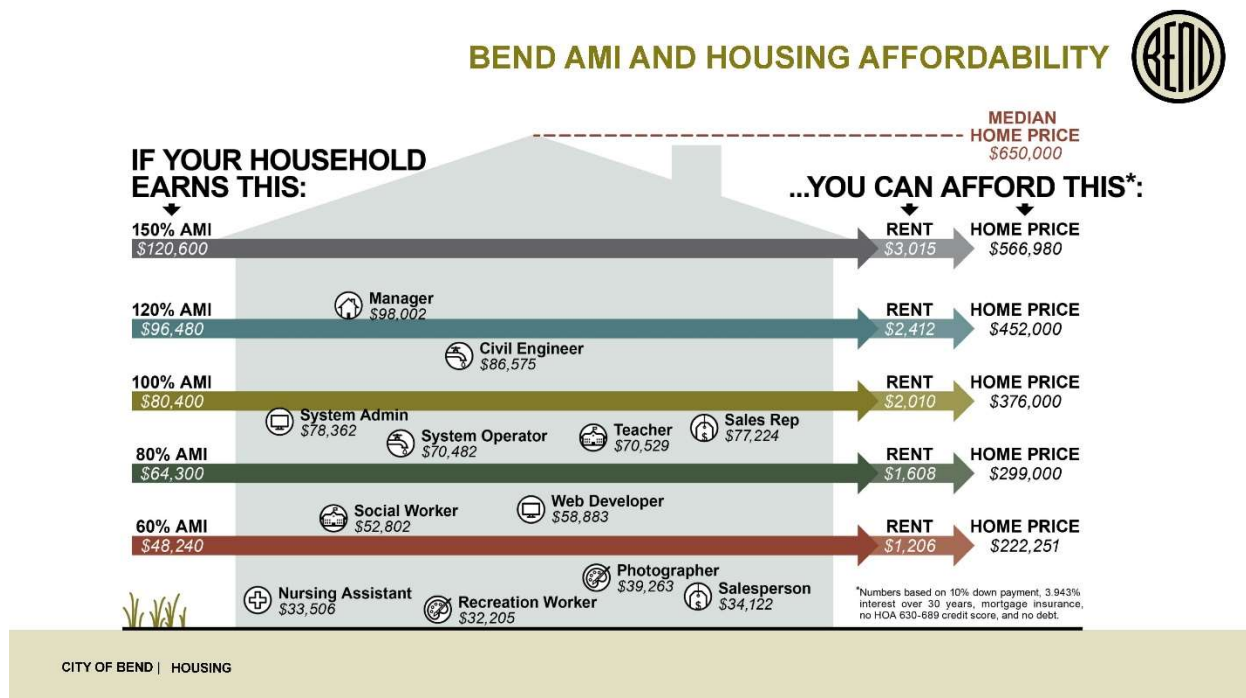
Bend Chamber Workforce Housing Initiative Proposal to Deschutes County Commission

The availability and cost of housing is at a critical level in Bend, making it too expensive for many to live in a reasonable proximity to where they work. And employers know that housing is one of their biggest hurdles in hiring and retaining employees. Housing that is out of reach for many results in a lack of labor and a growing disconnect between who works and lives in Bend and other areas in Deschutes County.

Put simply, the cost of finding a place to live – whether that means paying the rent, or a home mortgage, is driving away those who would otherwise be available to work here. And employers are seeing this significantly impact available talent.

This impacts the stability of services in our community, including healthcare, education, law enforcement, service industries and many other essential jobs. Many people working in these fields, who in the past would have had little trouble finding a place to live in Bend, are now priced out of the housing market.

The Bend Chamber is leading an initiative with employers and community partners to build more workforce housing as quickly as possible.



Note that the median home price in Bend is now greater than \$720,000 (source – City of Bend)



The Solution(s)

Build In, Build Up and Build Out

Solving the Bend and regional housing shortage will require multiple strategies, including:

- Building Auxiliary Dwelling Units (ADUs) in Bend and adjacent Deschutes County rural areas
- Creating well-planned living spaces within existing neighborhoods
- Allowing for higher buildings and more density in designated urban areas in Bend
- Starting the process of strategic additions to our Urban Growth Boundary to increase the amount of land on which we can build

In a survey conducted by the Chamber in late 2021, Bend residents were ready to talk about how to accommodate more housing.

- 67% said they or someone they know has had to leave Bend or couldn't move here due to lack of affordable housing
- 58% said that rising rents was the most worrisome issue
- 68% support building specific urban areas where housing is denser, and buildings are taller

Bend Chamber Workforce Housing Initiative

The Chamber has implemented a comprehensive strategy to support more workforce housing and be a leading voice and convener for solutions. The initiative includes the following:

1. An annual poll on the severity of and support for workforce housing strategies and projects
2. A comprehensive guide for property owners to building ADUs (in partnership with Leadership Bend, a program of the Bend Chamber)
3. A workforce housing policy summit to identify and vet new state legislation in preparation for the 2023 session
4. A contracted workforce housing accelerator position that would identify and convene expertise and interested parties to remove obstacles for a variety of lower-cost workforce and mid-range housing projects. This contractor will also work with developers to identify partnerships and assist in convening employers, developers, financiers, and investors to increase housing stock.
5. A social media platform to share ideas, perspectives, and garner support for more housing

Funding from Deschutes County will match the amount of funds the Chamber is proposing to raise from the City of Bend's community development grant. The Chamber will match these grants with contributions from area employers who are impacted by high housing costs and a shrinking labor force due to cost-of-living/housing disparities.

We propose this funding request come from the County's Oregon Lottery funds supporting economic development, or the County's ARPA allocation, depending on what is most applicable and appropriate.



Workforce Housing Budget -

Housing Accelerator Position	\$90,000
Overhead (Office, meeting space, office equipment & supplies)	\$6,000
Initiative/Position Development, Supervision, Administrative Support	\$10,500
Collateral Support (materials, presentations)	\$5,000
TOTAL	\$111,500
Communications & Collateral	
ADU "how-to"	15,000
Annual survey	\$35,000
Advocacy (legislative and policy development)	\$12,000
Collateral	\$2,000
Events, policy workshops	\$10,000
Social Media	\$24,000
TOTAL BUDGET	\$209,500

FUNDING SOURCES	
Private sector (business) funding	\$100,000
City of Bend	\$50,000
Deschutes County	\$50,000
Bend Chamber	\$10,000
TOTAL REVENUE	\$210,000